



## City Council Meeting - Final

June 17, 2024  
7:00 PM

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- A. ATH2024-091** Authorization of Recommendation 24-036 for the renovation of the Police Department Locker Room in the amount of \$90,994.89 to be completed by Osprey Management LLC (1640 Powers Ferry Road, Building 26, Suite 200, Marietta, Ga 30067) using Gordian ezIQC contract (Sourcewell#GA-ST08-040820-OML / State of Georgia #99999-SPD-S20200901-00014) and authorize the Mayor to sign and execute all related documents.



# City of Smyrna

## Issue Sheet

A Max Bacon  
City Hall  
2800 King Street  
Smyrna, GA 30080

File Number: ATH2024-091

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**Agenda Date:** 6/17/2024

**In Control:** City Council

**File Type:** Authorization

**Agenda Section:**

**Agenda Number: A.**

Formal Business

**Department:** Police Department

**Agenda Title:**

Authorization of Recommendation 24-036 for the renovation of the Police Department Locker Room in the amount of \$90,994.89 to be completed by Osprey Management LLC (1640 Powers Ferry Road, Building 26, Suite 200, Marietta, Ga 30067) using Gordian ezIQC contract (Sourcewell#GA-ST08-040820-OML / State of Georgia #99999-SPD-S20200901-00014) and authorize the Mayor to sign and execute all related documents.

***Ward 3 Councilmember - Travis Lindley***

**ISSUE AND BACKGROUND:**

The Smyrna Police Department budgeted in FY2023 CIP to renovate and refresh the men's and women's locker room, including replacement of flooring, shower tile, restroom countertops, painting, and replacement of metal lockers with modern wood lockers. We requested a proposal from Osprey Management LLC using Gordian ezIQC contract (Sourcewell # GA-ST08-040820-OML / State of Georgia # 99999-SPD-S20200901-00014). Gordian is a Job Order Contracting (JOC) platform that allows us to perform construction projects quickly and easily and reduces engineering and design time by awarding contracts for renovation, repair, and construction projects. We recommend the award of the Police Department locker room renovation to Osprey Management LLC. Lockers will be purchased separately and installed by City Staff.

**RECOMMENDATION / REQUESTED ACTION:**

Police Department and Purchasing staff recommend approval of the authorization of Recommendation 24-036 for the renovation of the Police Department Locker Room in the amount of \$90,994.89 to be completed by Osprey Management LLC (1640 Powers Ferry Road, Building 26, Suite 200, Marietta, Ga 30067) using Gordian ezIQC contract (Sourcewell#GA-ST08-040820-OML / State of Georgia #99999-SPD-S20200901-00014) and authorize the Mayor to sign and execute all related documents.

**Work Order Signature Document****EZIQC Contract No.: GA-ST08-040820-OML**☒**New Work Order****Modify an Existing Work Order**

Work Order Number: 127850.00

Work Order Date: 05/13/2024

Work Order Title: COS- PD Locker Room Renovation

Owner Name: City of Smyrna

Contractor Name: Osprey Management LLC

Contact: Robert Early

Contact: Kenny Sicard

Phone: 6786317059

Phone: (770) 726-2556

**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-ST08-040820-OML.

Brief Work Order Description:

COS- PD Locker Room Renovation

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

Will apply:



Will not apply:

**Work Order Firm Fixed Price: \$90,994.89**

Owner Purchase Order Number:

**Approvals**\_\_\_\_\_  
Owner\_\_\_\_\_  
Date\_\_\_\_\_  
Contractor\_\_\_\_\_  
Date

## Detailed Scope of Work

**To:** Kenny Sicard  
 Osprey Management LLC  
 1640 Powers Ferry Rd  
 Marietta, GA 30067  
 (770) 726-2556

**From:** Robert Early  
 City of Smyrna

6786317059

**Date Printed:** May 13, 2024

**Work Order Number:** 127850.00

**Work Order Title:** COS- PD Locker Room Renovation

**Brief Scope:** COS- PD Locker Room Renovation

☐

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.

See attached scope of work

\_\_\_\_\_  
 Contractor

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner

\_\_\_\_\_  
 Date

# Contractor's Price Proposal - Summary

**Date:** May 13, 2024

**IQC Master Contract #:** GA-ST08-040820-OML

**Work Order Number:** 127850.00

**Owner PO #:**

**Work Order Title:** COS- PD Locker Room Renovation

**Contractor:** Osprey Management LLC

**Proposal Name:** COS- PD Locker Room Renovation rev

**Proposal Value:** \$90,994.89

01 - General Requirements	\$29,553.98
06 - Wood, Plastic, and Composites	\$194.26
08 - Openings	\$470.23
09 - Finishes	\$56,024.94
10 - Specialties	\$1,156.32
12 - Furnishings	\$3,388.79
22 - Plumbing	\$206.37
Proposal Total	\$90,994.89

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:** %

# Contractor's Price Proposal - Detail

**Date:** May 13, 2024  
**IQC Master Contract #:** GA-ST08-040820-OML  
**Work Order Number:** 127850.00  
**Owner PO #:**  
**Work Order Title:** COS- PD Locker Room Renovation  
**Contractor:** Osprey Management LLC  
**Proposal Name:** COS- PD Locker Room Renovation rev  
**Proposal Value:** \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,752.60
				Installation	
				Quantity	
				2,502.36	
			x	Unit Price	
				1.00	
			x	Factor	
				1.1000	
			=	Total	
				2,752.60	
				Payment & Performance Bond	
2	01 22 20 00 0006		HR	CarpenterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$9,301.77
				Installation	
				Quantity	
				150.00	
			x	Unit Price	
				57.89	
			x	Factor	
				1.0712	
			=	Total	
				9,301.77	
				Demo of countertops & haul to dumpster.2 guys *2 days * 8 hour days=32	
				Prep stud walls to accept new drywall. 2 guys for three days for 8 hours a day. 8*3*2=48	
				Remove the doors from the frames and sand then reinstall	
				2 guys 2 doors 1.5 hours a door 2*1.5*2=6; Total 6+48=54hrs	
				Two guys to remove, move to storage and reinstall partitions & accessories. Two guys for four days=16x4=64	
3	01 22 20 00 0006	0001	MOD	For Foreperson, Add	\$232.18
				Installation	
				Quantity	
				75.00	
			x	Unit Price	
				2.89	
			x	Factor	
				1.0712	
			=	Total	
				232.18	
4	01 22 20 00 0024		HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$7,123.39
				Installation	
				Quantity	
				96.00	
			x	Unit Price	
				69.27	
			x	Factor	
				1.0712	
			=	Total	
				7,123.39	
				2 guys to remove toilets, urinals, sinks and shower heads/control handles and move them to storage container or storage room. 1 hour to remove 2 hours to install per fixture.	
				4 shower heads and mixer handles, 4 toilets, 3 urinals, 5 sinks	
				removal: 4+4+3+5=16 16*1=16	
				Install: 4+4+3+5=16 16*2=32	
				16+32=48	
				48*2 guys=96	
5	01 22 20 00 0024	0001	MOD	For Foreperson, Add	\$177.90
				Installation	
				Quantity	
				48.00	
			x	Unit Price	
				3.46	
			x	Factor	
				1.0712	
			=	Total	
				177.90	
6	01 22 20 00 0034		HR	Tile LayerFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$6,005.58
				Installation	
				Quantity	
				120.00	
			x	Unit Price	
				46.72	
			x	Factor	
				1.0712	
			=	Total	
				6,005.58	
				3 guys for 40 hours per person to use a jack hammer with chisel attachment to demo tile floors in both the mens and womens	
				3*40=120	

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 127850.00  
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**Proposal Value:** \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
7	01 22 20 00 0034	0001	MOD	For Foreperson, Add	\$100.26
			Installation	Quantity 40.00 x Unit Price 2.34 x Factor 1.0712 = Total 100.26	
8	01 45 23 00 0093		EA	First Unit, Moisture Condition By Relative Humidity, ASTM C427	\$498.44
			Installation	Quantity 1.00 x Unit Price 465.31 x Factor 1.0712 = Total 498.44	
				Moisture testing	
9	01 45 23 00 0094		EA	Moisture Condition By Relative Humidity, ASTM C427, Additional Unit	\$747.68
			Installation	Quantity 3.00 x Unit Price 232.66 x Factor 1.0712 = Total 747.68	
10	01 52 13 00 0032		MO	8' x 8' x 40' Storage Container	\$1,109.93
			Installation	Quantity 4.00 x Unit Price 259.04 x Factor 1.0712 = Total 1,109.93	
				To store materials temporarily	
11	01 52 13 00 0032	0016	MOD	For Each Delivery And Removal, Two Round Trips, Add	\$347.35
			Installation	Quantity 1.00 x Unit Price 324.26 x Factor 1.0712 = Total 347.35	
12	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,156.90
			Installation	Quantity 2.00 x Unit Price 540.00 x Factor 1.0712 = Total 1,156.90	
				For construction debris	
Subtotal for 01 - General Requirements					\$29,553.98
06 - Wood, Plastic, and Composites					
13	06 11 16 00 0133		LF	2" x 4" Pressure Treated Wood Blocking To Wood	\$194.26
			Installation	Quantity 45.00 x Unit Price 4.03 x Factor 1.0712 = Total 194.26	
				New blocking for new countertop and knee bracing	
Subtotal for 06 - Wood, Plastic, and Composites					\$194.26
08 - Openings					
14	08 14 16 00 0722		EA	Two Coats, Clear Or Colored Catalyzed Polyurethane Factory Finish For Flush Wood DoorIncludes (2) coats any standard manufacturer color on six sides.	\$158.82
			Installation	Quantity 2.00 x Unit Price 74.13 x Factor 1.0712 = Total 158.82	
				poly finish on doors after they are stained	
15	08 71 11 00 0027		PR	4-1/2" x 4-1/2" Heavy Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$108.62
		X	Installation	Quantity 3.00 x Unit Price 33.80 x Factor 1.0712 = Total 108.62	
				Remove and reinstall 6 door hinges	

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 127850.00

Work Order Title: COS- PD Locker Room Renovation

Proposal Name: COS- PD Locker Room Renovation rev

Proposal Value: \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
08 - Openings					
16	08 71 11 00 2554		EA	Removal And Reinstallation Of Kick Plate	\$31.69
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 14.79 x 1.0712 = 31.69	
				2 Doors with kick plate	
17	08 71 11 00 2555		EA	Removal And Reinstallation Of Push Plate	\$25.34
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 11.83 x 1.0712 = 25.34	
				2 doors with push plates	
18	08 71 11 00 2556		EA	Removal And Reinstallation Of Surface Mounted Door Closer Or Holder	\$126.74
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 59.16 x 1.0712 = 126.74	
				2 doors with closers	
19	08 71 11 00 2557		EA	Removal And Reinstallation Of Door Handles	\$19.02
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 8.88 x 1.0712 = 19.02	
				2 doors with a door handle	
Subtotal for 08 - Openings					\$470.23
09 - Finishes					
20	09 01 20 91 0028		SF	>250 SF, Chip, Clean And Repair Plaster/Stucco	\$4,355.30
				Quantity Unit Price Factor = Total	
			Installation	440.50 x 9.23 x 1.0712 = 4,355.30	
				paint chipping in the women's bathroom on all walls. needs to be scrapped and smik coated with mud to a level 4 finish	
21	09 01 60 91 0012		SY	Grinding Of Existing Concrete Floor Prior To Installation Of FlooringUp to 1/8" of material per pass	\$2,844.94
				Quantity Unit Price Factor = Total	
			Installation	525.91 x 5.05 x 1.0712 = 2,844.94	
				Grinding subfloor under old tile to prep for new mortar bed	
22	09 01 60 91 0018		SF	Fluorochemical Acrylate Copolymer Masonry/Tile/Stone/Terrazzo Floor Sealant	\$1,109.70
				Quantity Unit Price Factor = Total	
			Installation	1,113.91 x 0.93 x 1.0712 = 1,109.69	
				Sealant on new tile to reduce grout staining.	
23	09 05 71 00 0004		SF	Vinyl, Linoleum, LVT And Vinyl Strip Flooring Acoustical Underlayment (Impacta, Soundseal VC300)	\$3,282.07
				Quantity Unit Price Factor = Total	
			Installation	1,126.44 x 2.72 x 1.0712 = 3,282.07	
				New underlayment for LVT in mens and women's locker room area	
24	09 28 13 00 0003		SF	1/2" Cementitious Backer Units For Installation On Floors	\$2,306.87
				Quantity Unit Price Factor = Total	
			Installation	588.00 x 2.81 x 1.0712 = 1,769.92	
			Demolition	1,113.91 x 0.45 x 1.0712 = 536.95	
				Demo all backer board from walls by the toilet and shower in mens and womens	



## Contractor's Price Proposal - Detail Continues..

Work Order Number: 127850.00

Work Order Title: COS- PD Locker Room Renovation

Proposal Name: COS- PD Locker Room Renovation rev

Proposal Value: \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
25	09 28 13 00 0003	0063	MOD	For Installation On Wall, Add	\$220.45
			Installation	Quantity 588.00 x Unit Price 0.35 x Factor 1.0712 = Total 220.45	
26	09 29 10 00 0017		SF	5/8" Moisture Resistant Gypsum Board	\$523.50
			Installation	Quantity 270.00 x Unit Price 1.81 x Factor 1.0712 = Total 523.50	
				New drywall installed on the wall with the urinals, and toiles in men's and the wall with the toilets in the women's	
27	09 29 10 00 0017	0054	MOD	For >128 To 320, Add	\$83.88
			Installation	Quantity 270.00 x Unit Price 0.29 x Factor 1.0712 = Total 83.87	
28	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$138.83
			Installation	Quantity 270.00 x Unit Price 0.48 x Factor 1.0712 = Total 138.83	
				Tape and mud to a level 4 finish where the new drywall was installed in the men's and women's restrooms	
29	09 29 10 00 0038	0043	MOD	For >128 To 320, Add	\$31.81
			Installation	Quantity 270.00 x Unit Price 0.11 x Factor 1.0712 = Total 31.81	
30	09 29 10 00 0044		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board	\$56.69
			Installation	Quantity 54.00 x Unit Price 0.98 x Factor 1.0712 = Total 56.69	
				tape and mud the corner beads in the men and women's locker rooms where new drywall was installed	
31	09 29 10 00 0047		LF	Up To 10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum Board	\$34.79
			Installation	Quantity 29.00 x Unit Price 1.12 x Factor 1.0712 = Total 34.79	
				tape and mud the top corner beads in the men and women's locker rooms where new drywall was installed	
32	09 29 10 00 0051		LF	Corner Bead, Galvanized Steel For Gypsum Board	\$136.51
			Installation	Quantity 54.00 x Unit Price 2.36 x Factor 1.0712 = Total 136.51	
				Install corner beads in 6 corners between the men's and women's locker rooms on new drywall	
33	09 29 10 00 0051	0013	MOD	For Up To 100, Add	\$11.57
			Installation	Quantity 54.00 x Unit Price 0.20 x Factor 1.0712 = Total 11.57	
34	09 30 13 00 0006		SF	Less than 8" x 8" Mounted Ceramic Wall TileIncludes glazed porcelain, unglazed porcelain and glazed ceramic tiles. Tiles mounted from back, side or front in 12" x 12", 12" x 24", or similar sized sheets.	\$2,147.80
			Installation	Quantity 0.00 x Unit Price 9.04 x Factor 1.0712 = Total 0.00	
			Demolition	1,113.91 x 1.80 x 1.0712 = 2,147.80	
				Tile removed from the wall but toilets, urinals, and in shower in men and women.	

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 127850.00

**Work Order Title:** COS- PD Locker Room Renovation

**Proposal Name:** COS- PD Locker Room Renovation rev

**Proposal Value:** \$90,994.89

Sect.		Item		Modifier.		UOM		Description		Line Total				
Labor	Equip.	Material	(Excluded if marked with an X)											
09 - Finishes														
35	09	30	13	00	0007		SF	8" x 8" And Larger Unmounted Ceramic Wall TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.			\$6,292.36			
							Installation	Quantity	Unit Price	Factor =	Total			
								588.00	x	9.99	x	1.0712	=	6,292.36
							New wall tile in the men's and women's showers							
36	09	31	13	00	0002		SF	Thin Set - Latex Portland Cement Mortar			\$617.27			
							Installation	Quantity	Unit Price	Factor =	Total			
								588.00	x	0.98	x	1.0712	=	617.27
							Thin set mortar in the men's and women's shower to adhere tile.							
37	09	32	13	00	0002		SF	3/4" Minimum Thickness Portland Cement Mortar Setting BedFor residential floors. Includes 15 LB felt and wire reinforcement.			\$1,909.77			
							Installation	Quantity	Unit Price	Factor =	Total			
								525.91	x	3.39	x	1.0712	=	1,909.77
							New mortar be in the toilet/ shower/ and sink areas in mens and womens							
38	09	34	00	00	0024		SF	0.008" Polyethylene Membrane With Polypropylene Fleece Laminated On Both Sides, Bonded Waterproof Underlayment Membrane (Schluter® KERDI 200/5M)			\$4,534.24			
							Installation	Quantity	Unit Price	Factor =	Total			
								1,113.91	x	3.80	x	1.0712	=	4,534.24
							Waterproofing membrane under all new tile floors and in the showers walls							
39	09	39	00	00	0035		LF	3/8" Height, Aluminum Transition Trim For Tile (Schluter® RENO-U)			\$132.21			
							Installation	Quantity	Unit Price	Factor =	Total			
								25.50	x	4.84	x	1.0712	=	132.21
							Transition from the tile to the LVT 7'11" in the women's and 17' 6" in the mens							
40	09	39	00	00	0040		LF	3/8" Height, Aluminum Edge Protection Trim For Tile (Schluter® QUADEC)			\$507.11			
							Installation	Quantity	Unit Price	Factor =	Total			
								90.00	x	5.26	x	1.0712	=	507.11
							Schluter at all outside tile terminations 10 spots 9' high 9*10=90							
41	09	65	13	13	0007		LF	4" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors			\$1,773.91			
							Installation	Quantity	Unit Price	Factor =	Total			
								360.00	x	3.86	x	1.0712	=	1,488.54
							Demolition	360.00	x	0.74	x	1.0712	=	285.37
							Charcole 4"cove base							
42	09	65	13	13	0007	0456	MOD	For >240 To 960, Deduct			-\$119.55			
							Installation	Quantity	Unit Price	Factor =	Total			
								360.00	x	-0.31	x	1.0712	=	-119.55
43	09	65	13	33	0002		SF	1/8" Thick, Flexible Self Leveling Cementitious Underlayment With Liquid Latex Modifiers			\$480.12			
							Installation	Quantity	Unit Price	Factor =	Total			
								337.00	x	1.33	x	1.0712	=	480.12
							30% of total floor area to help with self leveling.							

## Contractor's Price Proposal - Detail Continues..

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Proposal Value: \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>09 - Finishes</b>					
44	09 65 23 00 0004		SF	0.16" Overall Thickness, 0.020" Wear Layer, Vinyl Plank Flooring (Armstrong® Luxe Plank™)	\$14,205.58
				Quantity Unit Price Factor = Total	
			Installation	1,126.44 x 11.35 x 1.0712 = 13,695.39	
			Demolition	1,082.44 x 0.44 x 1.0712 = 510.18	
				Demo of old LVT and installation of new LVT. Difference due to some carpet remains under the lockers	
45	09 65 23 00 0004 0138		MOD	For >1,000, Deduct	-\$1,266.97
				Quantity Unit Price Factor = Total	
			Installation	1,126.44 x -1.05 x 1.0712 = -1,266.97	
46	09 68 16 00 0071		SY	Nylon Indoor/Outdoor Carpet	\$131.50
				Quantity Unit Price Factor = Total	
			Installation	0.00 x 48.20 x 1.0712 = 0.00	
			Demolition	44.00 x 2.79 x 1.0712 = 131.50	
				Demo carpet in mens under lockers and in womens	
47	09 91 23 00 0062		LF	1 Coat Paint, Cut-in Brush Work, Paint Interior Plaster/Drywall Walls	\$64.22
				Quantity Unit Price Factor = Total	
			Installation	461.15 x 0.13 x 1.0712 = 64.22	
				cut in to prevent paint on the drop ceiling around the perimeter of both mens and womens	
48	09 91 23 00 0062 0281		MOD	For >250 To 500, Add	\$9.88
				Quantity Unit Price Factor = Total	
			Installation	461.15 x 0.02 x 1.0712 = 9.88	
49	09 91 23 00 0067		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$2,560.26
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x 0.65 x 1.0712 = 2,560.26	
				one coat primer throughout the men and womens locker room and vestibules	
50	09 91 23 00 0067 0260		MOD	For Epoxy Paint, Add	\$393.89
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x 0.10 x 1.0712 = 393.89	
51	09 91 23 00 0067 0282		MOD	For >2,500 To 5,000, Deduct	-\$118.17
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x -0.03 x 1.0712 = -118.17	
52	09 91 23 00 0069		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$5,041.74
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x 1.28 x 1.0712 = 5,041.74	
				2 coats paint throughout the men and womens locker room and vestibules	
53	09 91 23 00 0069 0260		MOD	For Epoxy Paint, Add	\$748.38
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x 0.19 x 1.0712 = 748.38	
54	09 91 23 00 0069 0282		MOD	For >2,500 To 5,000, Deduct	-\$236.33
				Quantity Unit Price Factor = Total	
			Installation	3,677.05 x -0.06 x 1.0712 = -236.33	

## Contractor's Price Proposal - Detail Continues..

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Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
55	09 91 23 00 0158		SF	1 Coat Primer, Brush Work, Pain Interior Drywall/Plaster Ceiling	\$122.75
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 0.85 x 1.0712 = 122.75	
				1 coat primer on the ceiling in mens and womens vestibules	
56	09 91 23 00 0158 0260		MOD	For Epoxy Paint, Add	\$15.88
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 0.11 x 1.0712 = 15.88	
57	09 91 23 00 0158 0280		MOD	For >100 To 250, Add	\$34.66
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 0.24 x 1.0712 = 34.66	
58	09 91 23 00 0163		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	\$192.06
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 1.33 x 1.0712 = 192.06	
				2 coat paint on the ceiling in mens and womens vestibules	
59	09 91 23 00 0163 0260		MOD	For Epoxy Paint, Add	\$25.99
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 0.18 x 1.0712 = 25.99	
60	09 91 23 00 0163 0280		MOD	For >100 To 250, Add	\$53.43
				Quantity Unit Price Factor = Total	
			Installation	134.81 x 0.37 x 1.0712 = 53.43	
61	09 91 23 00 0252		LF	1 Coat Primer, Brush/Roller Work, Paint Interior Metal Door Frame And Trim	\$154.68
				Quantity Unit Price Factor = Total	
			Installation	152.00 x 0.95 x 1.0712 = 154.68	
				Prime the inside and outside door frames on 4 doors	
62	09 91 23 00 0254		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Metal Door Frame And Trim	\$328.90
				Quantity Unit Price Factor = Total	
			Installation	152.00 x 2.02 x 1.0712 = 328.90	
				Paint the inside and outside door frames on 4 doors	
63	09 93 23 13 0008		EA	Stain Wood Door, 1 Coat Stain With Brush And Wipe Off Wood Door (Per Face)	\$87.52
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 40.85 x 1.0712 = 87.52	
				apply new stain to 2 doors after they have been sanded.	
64	09 93 23 13 0008 0396		MOD	For Up To 4, Add	\$62.94
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 29.38 x 1.0712 = 62.94	

**Subtotal for 09 - Finishes \$56,024.94**

## 10 - Specialties

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 127850.00  
**Work Order Title:** COS- PD Locker Room Renovation

**Proposal Name:** COS- PD Locker Room Renovation rev  
**Proposal Value:** \$90,994.89

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
10 - Specialties					
65	10 21 13 43 0005		EA	Replacement Of 58" Aluminum Wall U Bracket	\$1,156.32
				Quantity	Unit Price
			Installation	18.00 x	59.97 x
					Factor =
					Total 1,156.32
				New brackets are needed for partition and urinal screens to the walls	
				3 per toilet *4=12	
				3 per urinal screen *2=6	
				12+6=18	
Subtotal for 10 - Specialties					\$1,156.32
12 - Furnishings					
66	12 36 61 16 0005		SF	1/2" Thick, Solid Color, Solid Surface Countertop With 4" Backsplash	\$2,042.65
				Quantity	Unit Price
			Installation	32.00 x	59.59 x
					Factor =
					Total 2,042.65
				New granite countertops to be installed	
67	12 36 61 16 0005 0021		MOD	For Up To 50, Add	\$674.26
				Quantity	Unit Price
			Installation	32.00 x	19.67 x
					Factor =
					Total 674.26
68	12 36 61 16 0006		LF	1/2" Thick, Solid Color, Solid Surface End Splash For Solid Surface Countertops	\$197.02
				Quantity	Unit Price
			Installation	8.00 x	22.99 x
					Factor =
					Total 197.02
				Side wall backsplash on both lavatories	
69	12 36 61 16 0007		EA	Cutout For Undercounter Sink In Solid Surface CountertopNot including integral seamed sinks	\$474.86
				Quantity	Unit Price
			Installation	5.00 x	88.66 x
					Factor =
					Total 474.86
				Cut out for sinks	
Subtotal for 12 - Furnishings					\$3,388.79
22 - Plumbing					
70	22 01 40 81 0031		EA	Removal And Replacement Of Toilet Closet Bolt, 5/16" x 3" With Nuts And Washers	\$126.06
				Quantity	Unit Price
			Installation	8.00 x	14.71 x
					Factor =
					Total 126.06
				4 toilets 2 bolts per toilet=8	
71	22 41 39 00 0047		EA	Removal And Replacement Of Wax Ring SealExcludes removal of toilet	\$80.31
				Quantity	Unit Price
			Installation	7.00 x	10.71 x
					Factor =
					Total 80.31
				new wax ring and rubber ring for toilets and urinals	
				4 toilets + 3 uninals = 7	
Subtotal for 22 - Plumbing					\$206.37

Contractor's Price Proposal - Detail Continues..

Work Order Number: 127850.00  
Work Order Title: COS- PD Locker Room Renovation

Proposal Total	\$90,994.89
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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 Smyrna

## Detailed Scope of Work

**Print Date:** May 13, 2024  
**Work Order Number:** 127850.00  
**Work Order Title:** COS- PD Locker Room Renovation  
**Contractor:** GA-ST08-040820-OML - Osprey Management LLC  
**Brief Scope:** COS- PD Locker Room Renovation

**To:** Kenny Sicard  
Osprey Management LLC  
1640 Powers Ferry Rd  
Marietta, GA 30067  
(770) 726-2556

**From:** Robert Early  
City of Smyrna

6786317059

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:

See attached scope of work

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Contractor**

\_\_\_\_\_  
**Date**



## Scope of Work

April 11, 2024

City of Smyrna

Police Department Locker Refresh

Osprey Project Number: GA0210-199

EZIQC #: 127850.00

### General

1. Summary Scope: Locker room refresh.
2. **Project Address:** 2646 Atlanta Rd. SE, Smyrna, GA. 30080.
3. Osprey's proposal package is based on the following documents and this Scope of Work
  - a. Drawings: N/A
  - b. Specifications: N/A
  - c. Additional Documents: N/A
4. Submittals:
  - a. N/A

### **GENERAL NOTE:**

1. Davis-Bacon wage rates do not apply.
2. ***All work to be normal business hours (8:00am – 5:00 pm)***
3. Contractor shall field verify all dimensions given below.

### **09-60-00 Flooring**

- 09.1 Remove and discard the existing Ceramic floor tile and wall tile in the Men's and Women's bathrooms by the sinks, showers, and toilets.
  - If a mud bed is present on the tile floor includes demolition and installation of new mud bed.
    - a. May not know until we start the demo. (Price as both with and without mud bed)
  - Include removal of all Durock on walls, screws, and nails.
- 09.2 Remove and discard all 4" rubber cove base in Men's and Women's locker rooms and entry ways.
- 09.3 Remove and discard all LVP in Men's locker room and entry way.
- 09.4 Remove and discard all carpet in Women's locker room and entry way.
- 09.5 Prep sub floor in all areas of both Men's and Women's locker rooms.



- 09.6 Furnish and install a 12" x 12" ceramic floor tile by the sinks, toilets, and shower areas in both Men's and Women's.
- Grout to be a charcoal color.
  - All tile areas have proper slopes to in floor drains.
  - Tile floors match existing tile footprint.
- 09.7 Furnish and install new Durock on the walls of the showers in the Men's and Women's.
- 09.8 Furnish and apply a waterproof membrane to the walls of the showers.
- 09.9 Furnish and install 12" x 24" ceramic wall tile in the showers in both the Men's and Women's.
- Grout to be a charcoal color.
- 09.10 Furnish and install new waterproof LVP throughout the locker room and entry ways of both Men's and Women's.
- LVP to be of similar color to existing in Men's locker room.
  - LVP layout to match existing in the Men's and match the carpet footprint in the Women's.
- 09.11 Furnish and install new 4" rubber cove base throughout the Men's and Women's locker rooms and entry ways.
- Cove base color is Charcoal.
- 09.12 Furnish and apply sealant to all walls and floor tile.

#### **09-20-00 Plaster and Gypsum Board**

- 04.1 Install 5/8" sheetrock to the walls by the toilets where the tile was removed.
- 04.2 Mud and tape all joints and screw holes.
- Sand joints and corners to a level 4 finish.
- 04.3 Scrape all chipping paint in the women's locker room.
- 04.4 Skim coat mud on walls where the paint was flaking to create a smooth finish.
- Sand to a level 4 finish.
- 04.5 Patch all holes and corner beads in both Men's and Women's locker rooms and entry ways.
- Sand to a level 4 finish.

#### **09-90-00 Coatings**

- 09.1. Scrape all chipping paint in the women's locker room.
- 09.2. Skim coat mud on walls where the paint was flaking to create a smooth finish.
- Sand to a level 4 finish.
- 09.3. Patch all holes in both Men's and Women's locker rooms and entry ways.
- 09.4. Properly protect all equipment, flooring, and furniture from overspray or spilled paint.
- 09.5. Supply and Install (1) coat primer and (2) coats of paint on all walls in Men's and Women's locker rooms.
- Paint is to be Sherwin Williams Agreeable Grey.
- 09.6. Supply and install (1) coat primer and (2) coats paint to all door frames on the inside of the locker rooms and entry way.
- Paint selection: TBD.

#### **10-21-00 Toilet Specialties**

- 10.1 Remove and store on site all stall partitions and urinal screens with all hardware.
- 10.2 Remove and store on site all toilet accessories including in the showers with hardware.
  - Some new hardware may be required.
- 10.3 Reinstall all toilet partitions and urinal screens after all the tile on the floors are installed and walls have been painted.
- 10.4 Reinstall all toilet accessories including the showers after all the walls have been painted and/or tiled.

#### **08-10-00 Doors**

- 26.1. Remove doors to Men's bathroom.
  - Save all hardware for reinstallation.
- 26.2. Remove kickplates and push plates and save for reinstallation.
- 26.3. Sand the finish off both sides of 2 wood doors.
- 26.4. Stain both sides of doors with similar stain color.
- 26.5. Apply a seal coat to both sides of both doors.
- 26.6. Reinstall hardware and hang doors.

#### **10-21-00 Casework**

- 10.1. Remove and trash all countertops and back splashes in both locker rooms.
- 10.2. Remove all support blocking and support legs for the countertops.
- 10.3. Add new blocking and support brackets to the wall for new granite countertops.
- 10.4. Install new granite countertops and 4" back splashes.
  - Countertops are TBD but light in color.
  - Tier 1 or tier 2 granite.
- 10.5. Caulk all joints with clear silicone.

#### **22-40-00 Plumbing**

- 22.1. Remove all toilets and urinals in the Men's/Women's locker rooms and store onsite.
  - Men's - (2) two toilets and (3) three urinals.
  - Women's - (2) two toilets.
  - Temporarily cap supply and drain lines.
- 22.2. Reinstall toilets in both locker rooms once the flooring and painting has been completed.
- 22.3. Remove all shower heads and trim plate in the locker rooms and store onsite.
  - Men's - (2) two showers.
  - Women's - (2) two showers.
  - Temporarily cap supply and drain lines.
- 22.4. Remove all sinks and faucets in both locker rooms and store on site.
  - Men's - (3) three.
  - Women's - (2) two.
  - Temporarily cap supply and drain lines.
- 22.5. Reinstall sinks and faucets after new counter tops have been installed.
  - The counter soap dispensers are to be trashed.

**Alt Bid:**

**09-20-00 Plaster and Gypsum Board**

- 04.1 Install 5/8" sheetrock to the walls in the showers.
- 04.2 Mud and tape all joints and screw holes.
  - Sand joints and corners to a level 4 finish.
- 04.3 Furnish and install plastic paneling designed for showers to manufacture specs to create a watertight finish.
  - Provide submittals with bid.

**Safety:**

1. All work shall be performed in accordance with OSHA and EM 385-1-1 Safety Standards.

**DETAILS THAT APPLY TO ALL WORK AREAS:**

1. Contractors shall utilize the latest issue of the NJPA Specifications and perform all work to the latest building codes.
2. Always maintain clean work areas. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractors shall take extra precautions to pick up all debris, from the ground and all surrounding area, and finishing with magnetic pickup to ensure safety and cleanliness.
3. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
4. Contractor shall verify all new and existing conditions and dimensions at job site prior to the start of construction and during construction.
5. The Contractor shall perform all work, make all deliveries, and have access to work areas during normal business hours, upon written permission of the Owner, may make deliveries and have access to work areas at any hour of any day, but shall bear without any contribution from the Owner, any extra expense and responsibility for doing so, including, without limitation, its own overtime expense.
6. Contractors shall coordinate inspections as required.
7. Contractors are required to move any furniture or artwork necessary to complete tasks.
8. Contractors shall provide a detailed schedule to submit with this proposal package.
9. Contractor shall coordinate all parking with the CoS prior to beginning work.
10. Contractors shall obtain approvals in advance for all lay down and storage areas.
11. All salvageable materials remain the property of the CoS unless otherwise agreed.
12. Contractors shall coordinate inspections as required.
13. Contractors are responsible for protection of all existing surfaces including those not in the scope of work from construction dust, debris, or damage during construction through final acceptance.
14. Final clean up and disposal: remove debris, rubbish, and waste material from the property. Upon completion of work, all construction areas shall be left clean and free from debris.

15. Prior to the commencement of work, the contractor will provide a list of all employees to the CoS. All Contractor employees, vendors, and subcontractors (i.e. anyone entering the property associated in any manner with the Contractor and/or this project) are required to have valid unexpired photo identification.
16. Closeout:
  - a. Clean the entire work area.
  - b. Meet all close-out submittal requirements as identified in the contract documents.
  - c. Promptly remove from site all tools, equipment, and excess materials.
17. This proposal assumes the inclusion of partial progress payments throughout the course of construction.

#### **EXCLUSIONS:**

1. This proposal does not include the testing or abatement of any hazardous material. The material that is being removed has not been identified as Presumed Asbestos-Containing Material.
2. City of Smyrna is responsible for removing all floating and wall mounted lockers and benches from the locker rooms before we start work.
3. No electrical or mechanical is included in our scope of work.

#### **PROJECT SCHEDULE:**

1. **Work to be performed during normal business hours (Monday – Friday 8:00 a.m. to 5:00 p.m.).**
2. Project construction will be scheduled upon receipt of the Purchase Order.
3. The Contractor will coordinate a specific schedule for on-site activities with the Owner's representative.

#### **PERMITTING:**

At the time of issuance of a Purchase Order for this Work, permits are not included in the Scope of Work.

#### **CoS RESPONSIBILITIES:**

1. CoS shall provide access to the worksite during specified working hours.
2. CoS is responsible for pulling and payment of the permit.
3. Provide a staging area for equipment, vehicles and materials delivered to the site.
4. Provide location for dumpster adjacent to project site.
5. Supply prompt approval/comments on any submittals or RFI's submitted by the Contractor to CoS.
6. **Notify, coordinate, relocate and re-route all vehicles and pedestrians to accommodate progression of the work per the construction schedule.**

**CONTRACT DOCUMENT ORDER OF PRECEDENCE:**

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
  - a. Other documents referenced immediately above.
2. EZIQC master contract documents

# CITY OF SMYRNA BID AUTHORITY FORM

The below listed items are approved in the FY 2023 budget for the Police Department.

## Account Information

Org 30190201 Object 541350 Project Locker Room Refresh 22319

Org, Object & Project are conventions used in the new Tyler MUNIS software system. Org relates to the department. Object relates to the expense account. A project number is required for CIP or SPLOST projects.


Amount Budgeted \$171,200.00 Anticipated Cost \$115,885.00

Please authorize the Purchasing Division to issue ☐ Request for Quotation ☐ Request for Proposal for the below listed item(s): **Explain in detail sufficient for an outside auditor to understand.**

Renovation and refresh of men's and women's locker rooms, including replacement of flooring throughout, painting, refresh and re-install of toilets, and replacement of sinks and vanities. Anticipated cost also includes replacement of existing metal lockers with modern wood lockers. (renovation cost approx \$90k, locker replacement approx \$25k)

Bids must be out for a minimum of 15 days. Opening date will be approximately 20 days after the below authorization by the City Administrator.

I request that the bids be opened no later than: June 18, 2024

  
Department Head

5/23/2024  
Date

- I verify that:
- a) ☐ the above listed items are budgeted for the Department indicated and that the funds are available for this expenditure.
  - b) ☐ the above listed items are budgeted for the Department indicated, however, the funds are not available at this time. Funds should be available by \_\_\_\_\_
  - c) ☐ the above listed items are not budgeted for the Department indicated.
  - d) ☒ the above listed project is budgeted in the CIP fund. -Lo
  - e) ☐ the above listed project is budgeted and approved as a CDBG project.

  
Finance Director

5/28/2024  
Date

- ☒ Authorization to bid is approved for the above items. (Forward to Purchasing)  
☐ Authorization to bid is denied for the above items. (Return to Department)

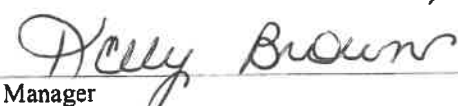
  
City Administrator

06/03/2024  
Date

24-036 Bid Number Assigned

6/3/24 Received Date

contingent Opening Date

  
Purchasing Manager

CITY OF SMYRNA  
PURCHASING DEPARTMENT  
2800 KING STREET  
SMYRNA, GEORGIA 30080  
678-631-5406

TO: Chief Keith Zgonc, Smyrna Police Department  
Robert Early, Building & Plants Manager

FROM: Kelly Brown, Purchasing Manager

DATE: June 4, 2024

SUBJECT: Recommendation – 24-036 Police Department Locker Room Renovation

The Smyrna Police Department budgeted in FY2023 CIP to renovate and refresh the men's and women's locker room, including replacement of flooring, shower tile, restroom countertops, painting, and replacement of metal lockers with modern wood lockers. We requested a proposal from Osprey Management LLC using Gordian ezIQC contract (Sourcewell # GA-ST08-040820-OML / State of Georgia # 99999-SPD-S20200901-00014). Gordian is a Job Order Contracting (JOC) platform that allows us to perform construction projects quickly and easily and reduces engineering and design time by awarding contracts for renovation, repair, and construction projects. We recommend the award of the Police Department locker room renovation to Osprey Management LLC.

Firm	Bid Amount
<b>Osprey Management LLC</b>	<b>\$90,994.89</b>
*Lockers will be purchased separately and installed by city staff	Estimated cost \$25,000

It is the recommendation of Purchasing that this project be awarded to Osprey Management LLC in the amount of \$90,994.89. Please prepare any necessary paperwork to present to the Mayor and Council for approval.

Osprey Management LLC  
1640 Powers Ferry Road  
Building 26, Suite 200  
Marietta, GA 30067