



Action Requested/Required:

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: _____
- Hearing Date: _____
- Voting Date: _____

Department: Police Presenter(s) & Title: Chief Marty Ferrell

Agenda Item Title:

Police Department building upgrades.

Summary:

The police department requests approval on the attached quote for building upgrades.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

Motion to award a contract to JP's Painting and Carpentry to make renovations to the Public Safety Building in an amount not to exceed \$197,764.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Please see Attachment

PROPOSAL

Owner: Jottie Peyton
Cell: 678-925-9192
Email: jpspaintingandcarpentry@yahoo.com
 160 Woods Ct. Ball ground GA 30107



Canton Police Station

Attention: Karen Murphy & Chief Marty Ferrell

Estimate #	1463
Date	5/24/2025

Item	Description	Amount
Framing/Ceilings/Walls/Doors		\$54,307.50
Framing	<p>Scope of Work:</p> <p>1st Floor</p> <ul style="list-style-type: none"> - Gym: <ul style="list-style-type: none"> o Remove wall between briefing room and hallway entrance: 28' LF + 6' LF (to include closet along this wall) o Remove wall between briefing room and Sgt Office: 24' LF (option to raise ceiling 12" at Sgt office to match height of briefing room) o Build new 28' wall, and new wall to connect 6.5' wall to create new hallway at entrance between gym and entrance from main hall; total 34.5' LF of wall 2nd Floor – Main Entrance Level <ul style="list-style-type: none"> - Lobby/Clerks office: <ul style="list-style-type: none"> o Remove 32' LF wall where front lobby glass window is currently and side wall of clerks office (wall is non load bearing except one 18"x18" support post to remain) o At approximately 16" behind existing clerks office/lobby wall (spanning 12.5'), build new wall across entire front entrance of lobby to span approximately 25' LF o Remove French doors at hallway behind clerks office; Frame a solid wall at this location approximately 60"x80" - Mail Room: <ul style="list-style-type: none"> o Cut opening in Drywall and reframe for new 30"x80" door entrance from clerks office to enter mailroom approximately where copiers are currently (adjacent to officers hallway) o Relocate current entrance door to mailroom from officers hallway bringing door out approximately 25" from existing location (to relocate fire extinguisher at this location) 3rd Floor <ul style="list-style-type: none"> - Large Training Room: <ul style="list-style-type: none"> o Remove and replace 5 doors @ 30"x82" (doors to be solid core, smooth finish, with 2 rectangular panels to match existing in building); Customer to provide door hardware, contractor to install door hardware provided o Remove 5 transom windows and 5 windows to offices; add framing at these window locations for drywall installations o Remove and replace 60"x80" French doors; new doors to be solid 2 panel doors no glass - Small Training Room: <ul style="list-style-type: none"> o Remove existing stage 16'x10'x12" (keep existing flooring underneath in-tact) o Remove and replace 60"x80" French doors; new doors to be solid 2 panel doors no glass - Office Spaces: <ul style="list-style-type: none"> o Remove and replace existing entrance doors to (3) offices; 2 @ 	\$16,704.00

Item	Description	Amount
	<p>30"x80", 1 @ 36"x80" (new doors to be solid core, 2 panel, smooth finish to match existing doors in building; customer to provide door hardware)</p> <ul style="list-style-type: none"> o To remove transoms above these 3 doors being replaced; add wall framing where transoms were located to accept new drywall <p>- Lobby Area/Elevator Entrance:</p> <ul style="list-style-type: none"> o Remove existing balcony railing spanning 115"; Frame out wall at this location measuring 115"x108"; New wall to line up past window with balcony slightly overhanging past new wall; To finish balcony overhang with wood trim detail <p>Any wall removal must be confirmed with stamped engineer's approval prior to removal to ensure structural stability</p> <p>Note: Above pricing assumes metal framing to be used in ALL wall additions.</p> <p>*If wood framing is to be used instead of metal framing, a deduction of \$1750 to complete the scope of work within this line item will be applied.</p>	

Item	Description	Amount
Install Drywall	<p>Scope of Work:</p> <p>1st Floor</p> <ul style="list-style-type: none"> - Gym: <ul style="list-style-type: none"> o Remove wall between briefing room and hallway entrance: 28' LF + 6' LF (to include closet along this wall) o Remove wall between briefing room and Sgt Office: 24' LF (option to raise ceiling 12" at Sgt office to match height of briefing room) o Build new 28' wall, and new wall to connect 6.5' wall to create new hallway at entrance between gym and entrance from main hall; total 34.5' LF of wall <p>2nd Floor – Main Entrance Level</p> <ul style="list-style-type: none"> - Lobby/Clerks office: <ul style="list-style-type: none"> o Remove 32' LF wall where front lobby glass window is currently and side wall of clerks office (wall is non load bearing except one 18"x18" support post to remain) o At approximately 16" behind existing clerks office/lobby wall (spanning 12.5'), build new wall across entire front entrance of lobby to span approximately 25' LF o Remove French doors at hallway behind clerks office; Frame a solid wall at this location approximately 60"x80" - Mail Room: <ul style="list-style-type: none"> o Cut opening in Drywall and reframe for new 30"x80" door entrance from clerks office to enter mailroom approximately where copiers are currently (adjacent to officers hallway) o Relocate current entrance door to mailroom from officers hallway bringing door out approximately 25" from existing location (to relocate fire extinguisher at this location) <p>3rd Floor</p> <ul style="list-style-type: none"> - Large Training Room: <ul style="list-style-type: none"> o Remove and replace 5 doors @ 30"x82" (doors to be solid core, smooth finish, with 2 rectangular panels to match existing in building); Customer to provide door hardware, contractor to install door hardware provided o Remove 5 transom windows and 5 windows to offices; add framing at these window locations for drywall installations o Remove and replace 60"x80" French doors; new doors to be solid 2 panel doors no glass - Small Training Room: <ul style="list-style-type: none"> o Remove existing stage 16'x10'x12" (keep existing flooring underneath in-tact) o Remove and replace 60"x80" French doors; new doors to be solid 2 panel doors no glass - Office Spaces: <ul style="list-style-type: none"> o Remove and replace existing entrance doors to (3) offices; 2 @ 30"x80", 1 @ 36"x80" (new doors to be solid core, 2 panel, smooth finish to match existing doors in building; customer to provide door hardware) o To remove transoms above these 3 doors being replaced; add wall framing where transoms were located to accept new drywall - Lobby Area/Elevator Entrance: <ul style="list-style-type: none"> o Remove existing balcony railing spanning 115"; Frame out wall at this location measuring 115"x108"; New wall to line up past window with balcony slightly overhanging past new wall; To finish balcony overhang with wood trim detail 	\$11,932.50
Install Drop Ceiling	<p>Scope of Work:</p> <p>2'x2' Ceiling Tiles to match existing as close as possible-</p> <p>2nd Floor – Main Entrance Level</p> <ul style="list-style-type: none"> - Lobby/Clerks office: <ul style="list-style-type: none"> o Remove existing circular drywall ceiling; install new drop ceiling at this location to match surrounding area; approximately 14'x14' <p>*Line item to include adding drop ceiling tiles and drop ceiling framing as necessary where walls were removed/added (see framing details for additional notes to these locations)</p> <p>Approximately 500 SF</p>	\$5,805.00

Item	Description	Amount
Install New interior doors	<p>Install New Interior Doors; Doors to match existing doors in building to be solid core with no windowes, to have 2 panel with smooth finish.</p> <p>New Doors to be located at the following:</p> <p>2nd floor:</p> <p>Entrance into clerks office from lobby at new wall installation (1) new single door</p> <p>Entrance to mail room from clerks office (1) new single door</p> <p>3rd floor:</p> <p>Large Training Room (5) new single door(s); (1) new french door</p> <p>Small Training Room (1) new french door</p> <p>Office Spaces (3) new single door(s)</p> <p>Customer to provide door handles;</p> <p>Contractor to re-use existing door hinges where possible</p> <p>Note*</p> <p>Pricing based on Metal door frames per commercial building code guidelines; If alternative materials are desired pricing to be adjusted accordingly</p>	\$19,866.00
Mechanical Trades		\$34,293.75
Electrical	<p>Scope of Work:</p> <p>1st Floor</p> <p>- Kitchen Area:</p> <ul style="list-style-type: none"> o 1 @ Relocate existing electrical approximately 3' lower on same stud o 7 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights <p>- Lt. Office:</p> <ul style="list-style-type: none"> o 1 @ Add new electrical outlet near window <p>- Cpt. Ray Office:</p> <ul style="list-style-type: none"> o 2 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights o Replace light switch with dimmer switch <p>- Gym:</p> <ul style="list-style-type: none"> o 6 @ remove existing can lights, Replace with new 6" LED "puck lights" o 4 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights o 8 @ Install 48" x 24" LED panel lights; to take place of (4) existing 24" x 24" LED Panel lights, and 9 can lights <p>2nd Floor – Main Entrance Level</p> <p>- Lobby:</p> <ul style="list-style-type: none"> o 6 @ remove existing can lights, Replace with new 6" LED "puck lights" <p>- Elevator/Lobby:</p> <ul style="list-style-type: none"> o 3 @ remove existing can lights, Replace with new 6" LED "puck lights" <p>- Clerks Office:</p> <ul style="list-style-type: none"> o 6 @ Install 48" x 24" LED panel lights; to take place of (4) existing 24" x 24" LED Panel lights, and 12 can lights <p>- Mailroom:</p> <ul style="list-style-type: none"> o 2 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights <p>- Mini Kitchen/Server Room:</p> <ul style="list-style-type: none"> o 2 @ Install 6" LED "puck" lights; to take place of (1) existing 48" 	\$33,326.25

Item	Description	Amount
	<p>fluorescent Panel light, and 1 can light</p> <ul style="list-style-type: none"> - File Room: <ul style="list-style-type: none"> o 2 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights - The Etowah Room: <ul style="list-style-type: none"> o 6 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights - Conference Room Hall <ul style="list-style-type: none"> o 4 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights o 3 @ remove existing can lights, Replace with new 6" LED "puck lights" <p>3rd Floor</p> <ul style="list-style-type: none"> - Media Room: <ul style="list-style-type: none"> o Remove (15) existing can lights, Replace with (12) new 6" LED "puck lights" o Re-locate existing light switch from existing location down wall approximately 29' LF to entrance of media room from large training room - Large Training Room: <ul style="list-style-type: none"> o Remove (12) existing fluorescent 48" x 24" lights, Replace with (15) new 48"x24" LED Panel lights - Small Training Room: <ul style="list-style-type: none"> o 6 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights o 8 @ remove existing can lights, Replace with new 6" LED "puck lights" o Relocate (3) existing outlets to be higher on wall allowing for hidden tv cables - Hallway: <ul style="list-style-type: none"> o 6 @ Remove existing fluorescent 48" x 24" lights, Replace with new 48"x24" LED Panel lights - Lobby/Elevator Entrance: <ul style="list-style-type: none"> o Remove (7) existing can lights, Replace with (7) new 6" LED "puck lights" o Put all 7 can lights on 1 switch. Currently 7 can lights operated by 3 separate switches <p>Line item to include all necessary labor and materials to perform the above scope of work.</p>	
Plumbing	<p>Scope of Work:</p> <p>1st Floor</p> <ul style="list-style-type: none"> - Main Hallway: <ul style="list-style-type: none"> o Delete water line/cap line and cover with drywall o Relocate water line up wall across ceiling (approximately 15') to new gym area 	\$967.50
Flooring		\$38,100.00

Item	Description	Amount
Install LVP Flooring	<p>Scope of Work:</p> <p>1st Floor - Gym area hallway/employee entrance: Install LVP 353 SF (Actual) - Gym area closet: Install LVP 50 SF (Actual)</p> <p>2nd Floor – Main Entrance Level - Lobby: Install LVP 282 SF (Actual) with 2 transitions - Conference Room Hall: Install LVP 324 (Actual)</p> <p>3rd Floor - Small Training Room: Install LVP 769 SF (Actual)</p> <p>Flooring Description:</p> <p>Material: Luxury Vinyl Plank/Tile Specs: Happy Feet Style: Marathon 3 Color: gray fox Material: Flooring Transitions. SPECS: tbd</p> <p>Line item to include all materials and labor necessary for this installation</p> <p>Line item to include installation of Shoe Molding. If Desired shoe molding is primed contractor to include caulking of seam.</p> <p>Notes:</p> <p>Pricing based on assumption LVP is to be installed over existing flooring;</p> <p>Pricing based on assumption all flooring is level and ready to accept new flooring, if additional work is necessary to level flooring additional cost to be incurred</p> <p>Exlcusions:</p> <p>This line item does not include painting-related items, such as the application of prime white on shoe-moulding or touch-up painting for baseboards, door jams, risers, and skirtboards. While we strive to avoid the necessity for touch-up painting, it is often an inevitable aspect of this kind of work.</p> <p>Pricing based on assumption all areas to receive carpet are to be cleared and empty ready for carpet installation prior to project commencement. If relocating furnishings is required additional cost to be incurred.</p>	\$18,000.00

Item	Description	Amount
Install Carpet	<p>Scope of Work: Install Carpet Tiles</p> <p>1st Floor - Lt. Office: Install Carpet (12'x17') approximately 25 yds (with 1 transition) - Cpt. Ray Office: Install Carpet (11'x15') approximately 20 yds (with 1 transition) 2nd Floor – Main Entrance Level - Records area/Clerks office: Install Carpet 60 YDS (approximate) - Mailroom: Install Carpet 20 YDS (approximate) 3rd Floor - Large Training Room: Install Carpet 160 YDS (Approximate); to be installed directly over existing hardwood floors; To remove shoe molding prior to installation - Office Spaces: Install carpet in 3 offices totaling 75 YDS (Approximate) (To include 3 transitions from LVP in hallway)</p> <p>-Carpet Description-</p> <p>Brand: Philadelphia Style: Fractured Color: 00500 Material: Pressure Sensitive Carpet Tile Adhesive/Glue. SPECS: STIX 2199- 3.25 Gal Spread Rate: 100 square ft per 1 gal.</p> <p>Line item to include all materials and labor necessary for this installation</p> <p>Notes:</p> <p>Pricing based on assumption carpet is to be installed over existing flooring;</p> <p>Pricing based on assumption all flooring is level and ready to accept new flooring, if additional work is necessary to level flooring additional cost to be incurred</p> <p>Exlcusions:</p> <p>This line item does not include painting-related items, such as the application of prime white on shoe-moulding or touch-up painting for baseboards, door jams, risers, and skirtboards. While we strive to avoid the necessity for touch-up painting, it is often an inevitable aspect of this kind of work.</p> <p>Pricing based on assumption all areas to receive carpet are to be cleared and empty ready for carpet installation prior to project commencement. If relocating furnishings is required additional cost to be incurred.</p>	\$20,100.00
Glass		\$4,287.00

Item	Description	Amount
Window Tint	<p>Scope of Work: Tint Glass</p> <p>2nd Floor</p> <ul style="list-style-type: none"> - Conference Room Hall: Tint Window/Door (4.5'x8.5') and add signage between PD and Court <p>3rd Floor</p> <ul style="list-style-type: none"> - Lobby Area/Elevator entrance <ul style="list-style-type: none"> o Tint windows at this location <p>To include 2 lobby windows measuring approximately 3'x5' each</p> <p>To include 2nd floor lobby windows 5 @ approximately 2'x2'</p> <p>To include 2nd floor elevator lobby window approximately 4.5' x 10'</p> <p>Note*</p> <p>Line item includes tinting glass to match front entrance door; Frosted or other glass options available at additional cost if desired</p>	\$2,352.00
Install Window(s)	<p>Scope of Work:</p> <p>2nd Floor-</p> <ul style="list-style-type: none"> - Lobby/Clerks office: <ul style="list-style-type: none"> o Install (3) tempered glass sections: to be frameless; Each to measure approximately 36" x 48" ; installed next to each other; to have slide access below (municipal court clerks desk as example) 	\$1,935.00
		
Painting & Carpentry		\$63,700.00

Item	Description	Amount
1st Floor	<p>Painting and Carpentry:</p> <ul style="list-style-type: none"> • Kitchen Area • Replace cabinets and countertops/sink • Add 6" wide cabinet for time clock area • Add Lazy Susan on left side blind corner • Main Hallway Area • Paint door on evidence room • Paint door on kitchen area • Paint walls, trim, and doors for 2 bathrooms • Paint door, trim on IT room • CID Conference Room • Add box around white board • Add coffee bar area • Capt and Lt Offices • Paint walls, trim and doors • Paint storage room • Gym Area • Paint walls, trim, and doors in gym area and hallway <p>*Price includes all materials for paint, cabinets, countertops, sinks, fridges</p> <p>*Price does not include cabinet hardware/handles/pulls (to be chosen by customer)</p> <p>*Paint will match previously painted areas on 2nd floor</p> <p>*Countertops/Cabinets will match coffee bar in conference r</p>	\$24,800.00

Item	Description	Amount
2nd Floor	Painting and Carpentry: <ul style="list-style-type: none"> • Records Area and Lobby • Paint all walls, trim, and doors • Prime/prep/paint all new sheetrock • Main Entrance • Paint entrance in glassed in area • Court Lobby Area • Paint walls, trim in both bathrooms • Court Room • Paint walls, trim in 4 offices • Paint walls, trim in hallways outside of offices • Paint walls, trim entrance to court room and stairs going to basement • Teresa's Office • Paint walls, trim, and door • Paint walls, trim in coffee area • Conference Room Hall • Paint walls, trim and doors in hallway • Paint walls, trim and doors in 2 bathrooms • Admin Hall • Paint Doors 	\$17,900.00

Item	Description	Amount
3rd Floor	Painting and Carpentry: <ul style="list-style-type: none"> • Stairway • Paint walls, trim, and handrails • Media Room • Paint walls, trim, and doors • Large Training Room • Paint walls, trim • Add L-Shaped coffee bar 6' w/ 2 refrigerators (refrigerators included) • Wilsonart solid surface countertop included. • Storage Room Training • Repair drywall/Paint walls, trim • Small Training Room • Paint walls, trim • Office Spaces (3) • Paint walls, trim • Hallway/Kitchen Area • Paint bathroom doors • Paint hallway, kitchen, and 3 bathrooms. • Lobby Area (Near Elevator). • Paint walls, trim, and doors 	\$21,000.00
Required Extras		
Structural Engineering	Collaborating with structural engineer firm to provide stamped engineer's letter confirming structural stability when removing any walls as no load bearing supports to be removed. If unforeseen load bearing supports are discovered additional cost to be incurred by customer in order to procure additional engineer letter detailing requirements for proper safe beam replacement.	\$1,005.00
Dumpster- 30 yd	Approximately 5-7 Tons of Debris	\$2,070.00

Price listed on proposal is valid for 30 days from date listed on document. Price includes all labor, materials, and associated taxes. JP's to provide warranty on workmanship or installation errors used for this scope of work for a period of 1 year from completion of project in addition to any manufacturers material warranty. We use high quality building materials and ensure all work is done per manufacturer guidelines. The undersigned hereby accepts this Proposal including the terms and conditions, and agrees that this writing shall be a binding contract and authorizes JP's to proceed with the work.

Sub Total	\$197,763.25
Total	\$197,763.25

S P E C I A L I N S T R U C T I O N S

Payments:

1. Initial Deposit - 20% of Total Contract Price Due upon execution of the agreement or project commencement. Covers initial mobilization, permits, and material procurement.
2. Progress Payment 1 - 30% Due upon completion of Floor 1, including all phases (Demo/Framing, MEP Rough-In, Drywall & Finishes). Subject to milestone verification or inspection approval.
3. Progress Payment 2 - 30% Due upon completion of Floor 2, including all phases. Includes release of any approved change orders to date.
4. Final Payment - 20% Due upon completion of Floor 3 and entire project, following final inspection, approval, and resolution of punch list items. Retainage (up to 5% of each prior payment) to be released at this stage.

Exclusions:

This estimate does not include moving/relocating of furnishings. Customers should prepare areas to receive construction beforehand by relocating all small or fragile items, as well as computers, electronic devices, and any other furnishings. If rooms to receive remodeling work require moving furniture or other items additional cost to be incurred by customer.

All numbers based on approximate values at time of inspection. Due to wall movement and some unknown details total price may vary slightly if additional material and labor is required.

Electrical based on assumption all wiring is currently to code and visible. If any unforeseen circuits are uncovered during wall movement additional cost could be incurred in order to facilitate bringing circuitry to code.

If any additional work is necessary outside of the above scope of work, additional cost to be incurred.

Framing Note:

Above pricing assumes metal framing to be used in ALL wall additions.

Terms & Conditions

Nature of Work. JP's Painting & Carpentry ("Contractor") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. Contractor does not provide engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance. Contractor is not responsible for structural integrity and design, including compliance with codes. If plans, specifications or other design documents have been furnished to Contractor, Customer warrants that they are sufficient and conform to all applicable laws and building codes. Contractor is not responsible for loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by Contractor from the contract documents. Customer warrants all structures to be in sound condition capable of withstanding normal construction operations. No permitting is included in cost provided above unless otherwise stated in agreement; Projects require permitting will need to be addressed with client and written consent provided by both client and contractor, as additional cost to be incurred in association with permitting projects..

•**Indemnification.** To the fullest extent permitted by law, JP's Painting & Carpentry shall indemnify and hold harmless the customer and any prudent parties against all claims, damages, and losses directly caused by , JP's Painting & Carpentry work under this Contract provided that any such claim, damage, loss or expense is caused in whole or in part, and only to the extent from a negligent act or omission of JP's Painting & Carpentry anyone for whose work JP's Painting & Carpentry responsible under this contract. IN NO EVENT SHALL SUCH LIABILITY INCLUDE INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, UNMITIGATED, OR CONSEQUENTIAL DAMAGES.

•**Asbestos and Toxic Materials.** This proposal and contract is based upon the work to be performed by Contractor not involving asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the scope of work identified in this agreement. Contractor is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing or toxic material. If such materials are encountered, Contractor shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site.

•**Insurance.** Contractor shall carry worker's compensation, automobile liability, general liability and such other insurance as required by law. Contractor will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages, upon request. Customer shall purchase and maintain builder's risk and property insurance, upon the full value of the entire Project, including the labor, material and equipment furnished by Contractor, covering fire, extended coverage, windstorm, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted and Contractor's equipment is removed from the premises.

•**Additional Insured.** If Customer requires and Contractor agrees to name Customer or others as an additional insured on Contractor's liability insurance policy, Customer and Contractor agree that the naming of Customer or other parties as an additional insured is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Contractor and is not intended to make the Contractor's insurer liable for claims that are due to the fault of the additional insured.

•**Changes in the Work and Extra Work.** Customer shall be entitled to order changes in the Work and the total contact price adjusted accordingly. Any work not shown on this agreement and added to the project at the request of the client p shall be considered an order for extra work. Any carpentry work required to replace rotten or missing wood or deteriorated materials shall be done on a labor and material basis as an extra unless specifically included in the Scope of Work section.

• **Availability of Site.** Contractor shall be provided with direct access to the work site for the passage of trucks and materials and direct access to property. Contractor shall not be required to begin work until underlying areas are ready and acceptable to receive Contractor's work and sufficient areas are available and free from dirt, snow, ice, water or debris to allow continuous full operation until job completion. The expense of snow, ice, water or debris removal and any extra trips by Contractor to the job as a result of the job not being ready Contractor may charge as an extra.

•**Site Conditions.** Contractor shall not be responsible for additional costs due to the existence of utilities, deteriorated deck, other deteriorated building materials or latent conditions that are not disclosed in writing to Contractor.

•**Price Volatility.** Asphalt, steel products, isocyanurate, and other building products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Contractor. If there is a substantial increase in these or other products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to the contractor, upon submittal of written documentation and advance notice to Customer.

•**Fumes and Emissions.** Owner and Contractor acknowledge that odors and emissions from building products will be released, and noise will be generated as part of the construction operations to be performed by Contractor. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that building products emit fumes, vapors and odors during the application process. Customer shall hold Contractor harmless from claims from third parties relating to fumes and odors that are emitted during normal construction processes.

•**Back Charges.** No back charges or claims for payment of services rendered or materials and equipment furnished by Customer to Contractor shall be valid unless previously authorized in writing by Contractor and unless written notice is given to Contractor within ten (10) days of the event, act or omission which is the basis of the back charge.

•**Damages and Delays.** Contractor will not be responsible for damage done to Contractor's work by others. Any repairing of the same by Contractor will be charged at regular scheduled rates over and above the amount of this proposal. Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.

PERFORMANCE BOND

Bond Number: 67524449

KNOW ALL PERSONS BY THESE PRESENTS, That we Jp's Painting & Carpentry LLC of 160 Woods Ct, Ball Ground, GA 30107, hereinafter referred to as the Principal, and WESTERN SURETY COMPANY, as Surety, are held and firmly bound unto City of Canton Police Station of GA, hereinafter referred to as the Oblige, in the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Oblige, dated the 5th day of May, 2025, for Interior Painting of Canton Police Department.

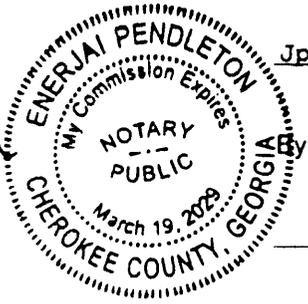
NOW, THEREFORE, if the Principal shall faithfully perform such contract or shall indemnify and save harmless the Oblige from all cost and damage by reason of Principal's failure so to do, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

ANY PROCEEDING, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

NO RIGHT OF ACTION shall accrue on this Bond to or for the use of any person or corporation other than the Oblige named herein or the heirs, executors, administrators or successors of the Oblige.

SIGNED, SEALED AND DATED this 24th day of June, 2025.

State: Georgia
County: Cherokee
Notary: Enerjai Pendleton



Jp's Painting & Carpentry LLC
(Principal)

[Signature] (Seal)

WESTERN SURETY COMPANY
(Surety)

By Kimberly R Dickerson (Seal)
Attorney-in-Fact

PAYMENT BOND

Bond Number: 67524449

KNOW ALL PERSONS BY THESE PRESENTS, That we Jp's Painting & Carpentry LLC of 160 Woods Ct, Ball Ground, GA 30107, hereinafter referred to as the Principal, and WESTERN SURETY COMPANY, as Surety, are held and firmly bound unto City of Canton Police Station of _____, hereinafter referred to as the Obligee, in the sum of Two Hundred Thousand and 00/100 Dollars (\$ 200,000.00), for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated 5th day of May, 2025, for Interior Painting of Canton Police Department

copy of which contract is by reference made a part hereof.

NOW, THEREFORE, if Principal shall, in accordance with applicable Statutes, promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to Surety being waived, then this obligation to be void; otherwise to remain in full force and effect.

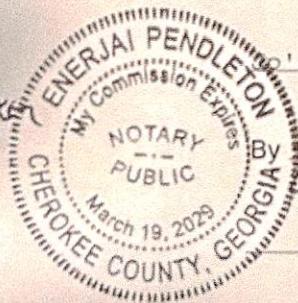
No suit or action shall be commenced hereunder

- (a) After the expiration of one (1) year following the date on which Principal ceased work on said contract it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.
- (b) Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the project, or any part thereof, is situated, or in the United States District Court for the district in which the project, or any part thereof, is situated, and not elsewhere.

The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder.

SIGNED, SEALED AND DATED this 24th day of June, 2025.

State: Georgia
County: Cherokee
Notary: Enerjai Pendleton



Jp's Painting & Carpentry LLC
(Principal) By [Signature] (Seal)

WESTERN SURETY COMPANY
(Surety)

By _____ (Seal)
Kimberly R Dickerson Attorney-in-Fact

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 67524449

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Kimberly R Dickerson

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Jp's Painting & Carpentry LLC

Obligee: City of Canton Police Station

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

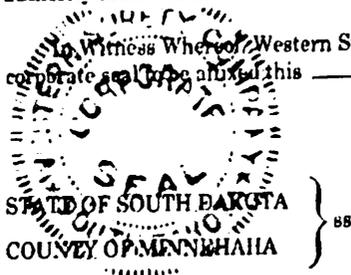
"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

If Bond No. 67524449 is not issued on or before midnight of July 7th, 2026, all authority conferred in this Power of Attorney shall expire and terminate.

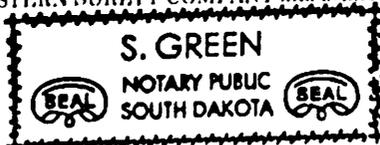
I, Witness Whereof Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 20th day of June, 2025.



WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

On this 20th day of June, in the year 2025, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



S. Green
Notary Public - South Dakota

My Commission Expires February 12, 2027

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 20th day of June, 2025.

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President