

## **City of Powder Springs**

ADA City Wide Upgrades  
4483 Pineview Dr.  
Powder Springs, GA. 30127

### **Summary of Scope**

This Scope of Work includes upgrading ADA access to multiple locations within the city based on general specifications provided by Bryan Grayson and observations made by contractor at site visit completed on 08/25/2025.

### **Detailed Scope of Work**

We have included the following items in our proposal:

#### **New City Hall 4483 Pineview Dr. Powder Springs, GA 30127**

1. Men's Restroom
  - 1.1. Add privacy lockset to entry door.
  - 1.2. Remove partition wall panels to water closet. (Repair holes in tile with grout).
  - 1.3. Add ADA grab bar at water closet.
  - 1.4. Add baby changing station.
  - 1.5. Change door plaque to say, "Family" ADA compliant.
2. Women's Restroom
  - 2.1. Add privacy lockset to entry door.
  - 2.2. Remove partition wall panels to water closets. (Repair holes in tile with grout).
  - 2.3. Add ADA grab bar at water closet.
  - 2.4. Remove existing right toilet.
  - 2.5. Repair drywall from termination of toilet flush valve kit.
  - 2.6. Remove tile from wall at rear behind toilet on the same horizontal line. Install new tile approved by owner to establish a new color pattern to make it appear to be an original design. (This solution is due to the inability to match existing tile). (However, if owner can provide the existing tile to match, the scope will be reduced to replacement of only the damaged portion of tile for plumbing rework.)
  - 2.7. Convert existing drain to the toilet into a clean out like the existing drain in the public restroom.
  - 2.8. Change door plaque to say, "Men/Women" ADA compliant.

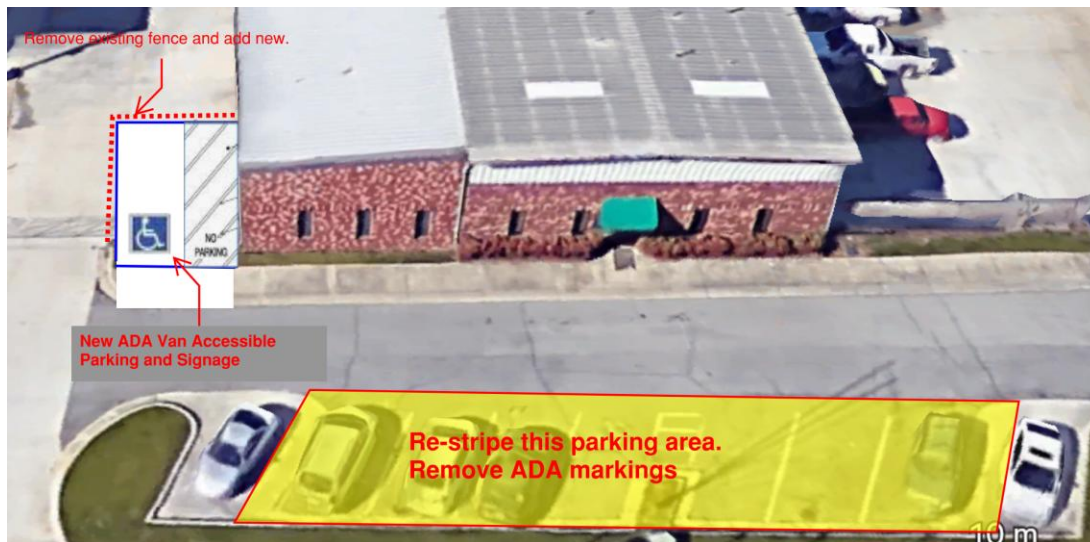
#### **Notes:**

- \*The vanity height is at 34" which meets the maximum height for ADA compliance. Therefore, removing the need to rework the sink heights.
- \*The paper towel/trash dispenser meets ADA requirements.

**Public Works Office  
3006 Spring Industrial Dr. Powder Springs, GA. 30127**

**1. Van Accessible Parking**

- 1.1. Remove existing fence from gate to building on front left side of the building.
- 1.2. Remove approximately 42lf of sidewalk, landscaping, curb and gutter and dispose.
- 1.3. Add concrete drive to connect to existing concrete at front left side of building.
- 1.4. Install new fence from gate to accommodate new van with accessible parking space to secure front parking lot to rear of site.
- 1.5. Add ADA signage and striping.
- 1.6. Add curb stop.



**2. Sidewalks**

- 2.1. Demo existing ADA ramp at front door and pour new sidewalk to match existing elevations left and right of door access.
- 2.2. Install new ADA ramp access to existing sidewalk as depicted in drawing leading to van accessible ADA space.

**3. Front Door Keypad Access**

- 3.1. Add keypad ADA access to front door with opener.

**4. Existing Parking**

- 4.1. Remove existing parking lot striping directly facing front door of building and restripe. Current ADA striping will be eliminated.



**Police Department  
1114 Richard D Sailors Pkwy. Powder Springs, GA. 30127**

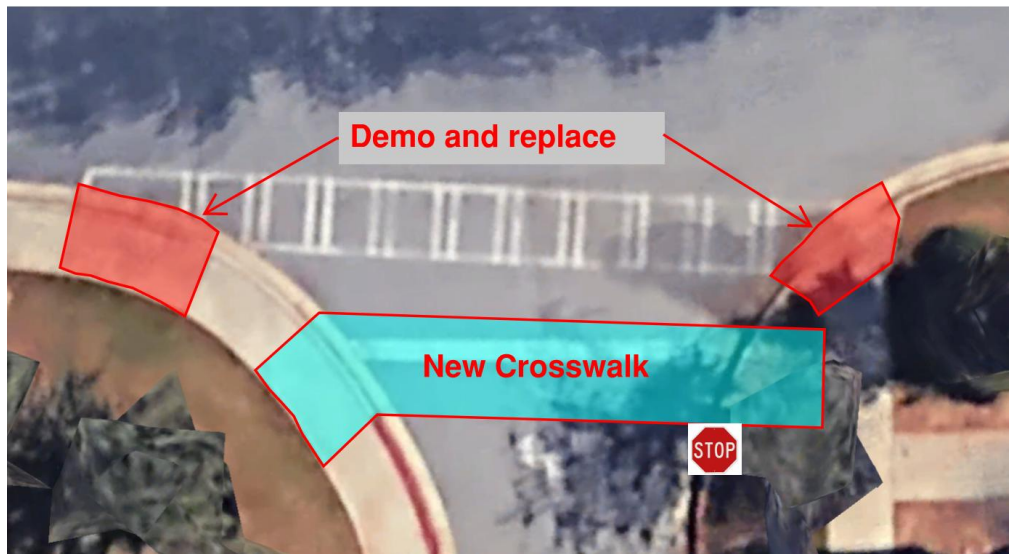
1. ADA Parking Left of front door.
  - 1.1. Rework the two parking spaces left of the front door to ADA Van Accessible (1) parking space. Restripe existing parking space to meet ADA guidelines.
  - 1.2. Repurpose existing signage to fasten to the brick facade.
  - 1.3. Add ramp to the left ADA Van Accessible parking space.
2. ADA Parking right from the front door.
  - 2.1. Rework the existing (3) ADA car spaces to create (2) ADA van accessible spaces.
  - 2.2. Remove existing striping, signage and curb stops.
  - 2.3. Install (2) new curb stops.
  - 2.4. Repurpose (2) existing ADA signs by fastening to the brick façade.





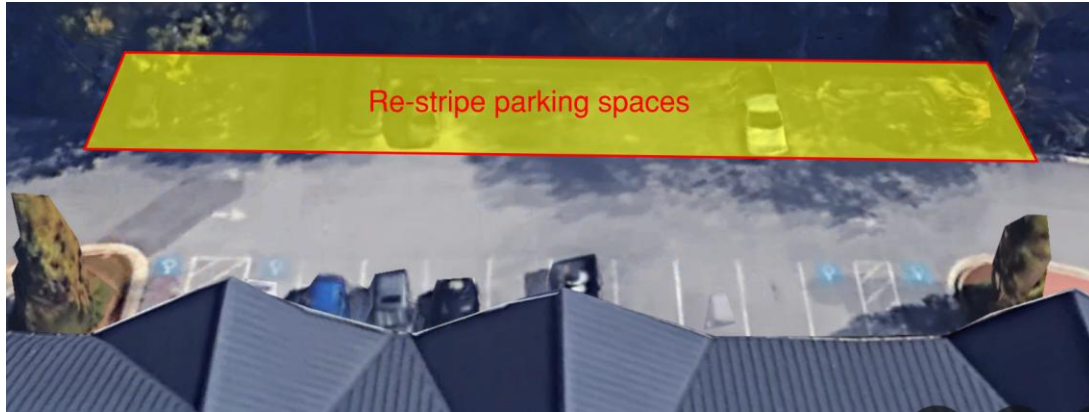
**Ford Center  
4181 Atlanta St. Powder Springs, GA. 30127**

- 1.1. Crosswalk Demo existing ramps, curb/gutter and sidewalk.
- 1.2. Remove old striping.
- 1.3. Install new sidewalks, curb and gutter to replace the ADA crosswalk access point.
- 1.4. Add new ramps, truncated domes, and sidewalk.
- 1.5. Relocate stop sign.
- 1.6. Install new stop line and crosswalk striping.
- 1.7. Install new crosswalk connecting sidewalk to parking across the street



**Ford Center  
4181 Atlanta St. Powder Springs, GA. 30127**

2. Ford Center Library Sidewalk and ADA Parking
  - 2.1. Demo curb and gutter at door entry access areas (2).
  - 2.2. Install new curb, gutter and sidewalk to accommodate a 5 foot width of sidewalk at the (2) existing door access points.
  - 2.3. Demo curb and gutter to install new ADA access ramp.
  - 2.4. Form and pour new ADA access ramp at left side of the parking spaces facing the library side entrance.
  - 2.5. Install ADA sign (1).
  - 2.6. Add ADA striping and markings at new ADA Van Access parking space.
  - 2.7. Re-stripe existing parking spaces directly facing library side entrance and the opposite side of parking lot.
  - 2.8. Install new crosswalk striping from ADA sidewalk ramp to parking spaces across the parking lot.



### Ford Center

JOC Construction, LLC

Georgia/ Arizona/ New Mexico/ Kansas/ Colorado/ North Carolina/ South Carolina/ Tennessee/ Florida

[www.joc-construction.com](http://www.joc-construction.com)

**4181 Atlanta St. Powder Springs, GA. 30127**

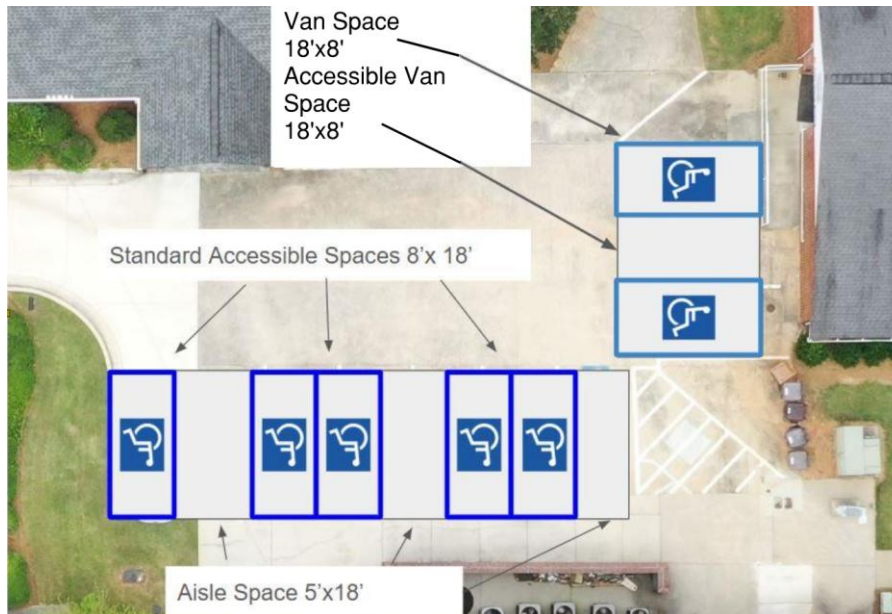
**3. Ford Center South Parking Lot Striping**

- 3.1. Remove (4) ADA parking sign from parking spaces.
- 3.2. Re-stripe parking spaces where (4) ADA signs were removed.



**4. Ford Center Senior Activities Building Parking Lot**

- 4.1. Restripe parking area to accommodate new ADA parking layout.



**Ford Center**



September 9, 2025

**4181 Atlanta St. Powder Springs, GA. 30127**

- 5. Ford Center Senior Activities Building.
  - 5.1. Add handrail to interior ADA ramp exterior wall.



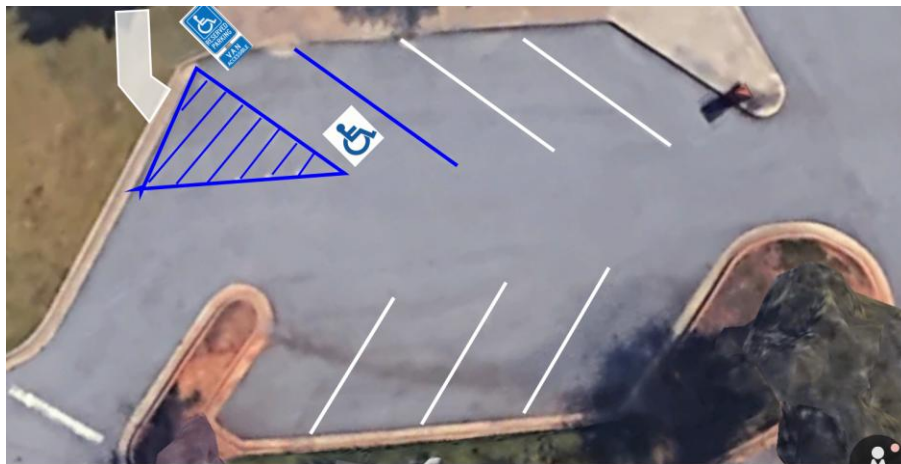
**Powder Springs Park (Old Museum)**

JOC Construction, LLC  
Georgia/ Arizona/ New Mexico/ Kansas/ Colorado/ North Carolina/ South Carolina/ Tennessee/ Florida  
[www.joc-construction.com](http://www.joc-construction.com)



**4100 Lewis Ext, Powder Springs, GA. 30127**

1. ADA ramp and sidewalk
  - 1.1. Cut existing curbing and add ADA ramp and sidewalk to old museum building ramp.
2. Parking lot striping
  - 2.1. Add ADA parking lot space and re-stripe parking lot as indicated on drawing.



### **Details that apply to all work**

1. This proposal is based on normally expected conditions as observed upon site visit.
2. Contractor shall utilize the latest issue of the SOURCEWELL Specifications for all work.
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.
5. Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to beginning work.
6. All salvageable materials remain the property of the Owner.
7. Contractor shall coordinate inspections as required / if required.
8. Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including wood, plastic, paper or other means for sealing / protecting furniture, sidewalks, doors or windows, etc.
9. Contractor shall be responsible for daily job site clean-up and will make provisions for disposing of all of his trade's debris. There shall not at any time be any material or debris left on site that could endanger the public.
10. Contractor shall be responsible for 48 hours advanced notice to coordinate Utility Interruptions.

### **Schedule**

1. The total estimated duration to complete this project including an allotment for administrative time, submittal processing, inspection time, punch list remediation, and closeout time will be **[90] Days** from the time JOC Construction receives purchase order from client, however, should there be any circumstances that impede progress that are out of the control of JOC Construction Inc. a time extension equal to documented days lost will be issued.

### **Owners' Responsibilities**

1. Provide access to job site and prompt response to RFI and submittal information submitted by contractor.
2. Provide reimbursement for any fees associated with tapping/beginning service for utilities and permitting as necessary.

### **Closeout**

1. Contractor must remove all excess materials, debris, tools and equipment from the site.
2. Owner shall be provided with 1 Electronic Copy of the Operations and Maintenance manual for the project with retainage billing.
3. Owner will be provided a 1 year warranty from Contractor on furnished material and workmanship.

### Clarifications

1. At the time of the issuance of a purchase order, it is understood that permits are required. If the contractor will be responsible for obtaining applicable permits for the above mentioned work, then Owner will be responsible for reimbursement of any fees that may be charged to contractor associated with permitting as well as any and all fees and expenses (i.e. permit fees, professional design and engineering fees as outlined in the Construction Task Catalog) incurred as described in the EZIQC master document.
2. Prevailing wages have **NOT** been included in this proposal.
3. This proposal is based on Normal Working Hours as defined by Monday through Friday, 7AM to 5PM EST.
4. Hazardous Material Removal or handling has not been included in this proposal.
5. Any reference to match existing shall describe closest match available. Due to aging of materials, discontinued items, and minor batch color discrepancies from manufacturers, it is not always possible to find an exact match for existing materials.
6. All concrete shall be standard 3000psi.



"General Decision Number: GA20250304 05/30/2025

Superseded General Decision Number: GA20240304

State: Georgia

Construction Type: Building

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories)

County: Cobb County in Georgia.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"> <li>. Executive Order 14026 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li> </ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"> <li>. Executive Order 13658 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li> </ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	02/07/2025
2	04/11/2025
3	05/30/2025

\* ASBE0048-003 04/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 33.90	18.80
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CARP1263-001 10/01/2023		
	Rates	Fringes
MILLWRIGHT.....	\$ 31.58	17.05
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ELEC0613-004 03/03/2025		
	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring).....	\$ 38.65	33%
-----		
ELEC0613-005 03/03/2025		
	Rates	Fringes
ELECTRICIAN (Low Voltage Wiring).....	\$ 38.65	33%
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ENGI0926-004 07/01/2024		
	Rates	Fringes
POWER EQUIPMENT OPERATOR: Backhoe/Excavator/Trackhoe..	\$ 28.00	12.03
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ENGI0926-005 07/01/2022		
	Rates	Fringes
POWER EQUIPMENT OPERATOR: Crane.....	\$ 34.66	13.83
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ENGI0926-006 08/01/2024		
	Rates	Fringes
POWER EQUIPMENT OPERATOR: Forklift.....	\$ 31.65	15.03
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IRON0387-002 01/28/2025		
	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 32.00	15.05
IRONWORKER, STRUCTURAL.....	\$ 32.00	15.05
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PLUM0072-003 08/01/2024		
	Rates	Fringes

## PIPEFITTER

(Excluding HVAC Pipe and Unit Installation).....	\$ 39.13	13.31
(HVAC Pipe Installation Only).....	\$ 31.68	13.31
(HVAC Unit Installation Only).....	\$ 39.13	13.31
PLUMBER.....	\$ 39.13	13.31

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SHEE0085-022 07/01/2024

	Rates	Fringes
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SHEET METAL WORKER (Excludes HVAC Duct Installation).....	\$ 34.58	16.49
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 35.21	17.72

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\* UAVG-GA-0001 01/01/2025

	Rates	Fringes
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IRONWORKER, REINFORCING.....	\$ 31.31	17.68
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\* SUGA2017-019 04/15/2021

	Rates	Fringes
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CARPENTER (Form Work Only).....	\$ 18.02	0.00
CARPENTER, Excludes Form Work....	\$ 21.06	3.54
CEMENT MASON/CONCRETE FINISHER...	\$ 10.00 **	0.00
GLAZIER.....	\$ 21.77	6.36
INSTALLER - GUARDRAIL.....	\$ 20.00	0.00
LABORER: Asphalt, Includes Raker, Shoveler, Spreader and Distributor.....	\$ 15.69 **	0.00
LABORER: Common or General.....	\$ 13.92 **	0.00
LABORER: Pipelayer.....	\$ 12.55 **	1.90
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 20.24	0.00
OPERATOR: Bulldozer.....	\$ 15.23 **	0.00
OPERATOR: Grader/Blade.....	\$ 16.80 **	0.00
OPERATOR: Loader.....	\$ 21.32	0.00
OPERATOR: Roller.....	\$ 16.82 **	1.19
PAINTER (Brush and Roller).....	\$ 16.14 **	0.00
PAINTER: Spray.....	\$ 16.29 **	0.00

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.



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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the

classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The "SU" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The "SA" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on

a wage determination matter  
d) an initial conformance (additional classification  
and rate) determination

On survey related matters, initial contact, including requests  
for summaries of surveys, should be directed to the WHD Branch  
of Wage Surveys. Requests can be submitted via email to  
davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as  
conformance decisions, requests for initial decisions should be  
directed to the WHD Branch of Construction Wage Determinations.  
Requests can be submitted via email to BCWD-Office@dol.gov or  
by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested  
party (those affected by the action) that disagrees with the  
decision can request review and reconsideration from the Wage  
and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7).  
Requests for review and reconsideration can be submitted via  
email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the  
interested party's position and any information (wage payment  
data, project description, area practice material, etc.) that  
the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an  
interested party may appeal directly to the Administrative  
Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"