



LAWRENCEVILLE

GEORGIA

DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Monday, November 10, 2025
5:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Regular Meeting Minutes for September 8, 2025
- [2.](#) Approval of Executive Session Minutes for September 8, 2025

Downtown Development Business

- [3.](#) November 2025 Downtown Development Authority Treasurer's Report
- [4.](#) Proposed DDA Budget for 2026
- [5.](#) Officer Elections
- [6.](#) Proposed DDA Calendar for 2026
- [7.](#) 130 South Clayton Street Update
- [8.](#) Eaton Street Assemblage
- [9.](#) Approval for Appraisal Invoice for Huff Street – Deauville Site
- [10.](#) Approval for Lose Design Invoice
- [11.](#) Hotel FF&E (Furniture, Fixtures, & Equipment)
- [12.](#) Hotel Laundry Equipment
- [13.](#) Hotel Low Voltage Contract

Mainstreet Business

Other Business

Citizen Comments

Executive Session - Real Estate

Final Adjournment



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Regular Meeting Minutes for September 8, 2025

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Regular Meeting Minutes for September 8, 2025

Summary: Approval of Regular Meeting Minutes for September 8, 2025



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

Item: Approval of Executive Session Minutes for September 8, 2025

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval of Executive Session Minutes for September 8, 2025

Summary: Approval of Executive Session Minutes for September 8, 2025



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: November 2025 Downtown Development Authority Treasurer's Report

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Board Member Joanie Perry Ward, Treasurer

Action Requested: November 2025 Downtown Development Authority Treasurer's Report

Summary: November 2025 Downtown Development Authority Treasurer's Report

Attachment:

- November 2025 Downtown Development Authority Treasurer's Report

Downtown Development Authority of Lawrenceville**Report : 11/1/2025****Since Our Last Meeting****Checking Account - Regular checking**

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
09/30/25	Balance from last meeting				\$402,658.96
10/06/25	Terra Alma LLC - retail curating	251006		\$35,000.00	\$367,658.96
10/15/25	LoopNet - auto pay	251015		\$285.60	\$367,373.36
10/15/25	Lee Merritt *	1085		\$5,520.57	\$361,852.79
10/20/25	KB Advisory Group- TAD revisions	2025102		\$11,600.00	\$350,252.79
10/20/25	Wire fee for KB Advisory payment			\$30.00	\$350,222.79
10/21/25	Lose Design- Huff St. concept design	9		\$3,863.50	\$346,359.29
10/27/25	Mark Bevens - façade grant	1086		\$2,500.00	\$343,859.29
10/29/25	Costar - auto pay	251029		\$1,049.00	\$342,810.29
10/31/25	Joanie P. Ward **	1080		\$1,234.97	\$341,575.32
10/31/25	Interest		\$30.89		\$341,606.21
	Totals		\$30.89	\$61,083.64	
10/31/25	Actual Account Balance				\$341,606.21

* reimburse Lee for expenses for strategic leadership trip to Montreal

** reimburse Joanie for registration for Peer to Peer to Charleston

Money Market Account - Real Estate

Date	Description	Check/Ref #	Deposits	Withdrawals	Balance
9/30/2025	Balance from last meeting				\$102,403.08
10/08/25	Lawrenceville Utility -135 Clayton	51008		\$607.00	\$101,796.08
10/31/25	Interest		\$17.32		\$101,813.40
	Totals		\$17.32	\$607.00	
10/31/25	Actual Account Balance				101,813.40



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Proposed DDA Budget for 2026

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Proposed DDA Budget for 2026

Summary: Proposed DDA Budget for 2026



LAWRENCEVILLE

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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Officer Elections

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Officer Elections

Summary: Officer Elections



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Proposed DDA Calendar for 2026

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Proposed DDA Calendar for 2026

Summary: Proposed DDA Calendar for 2026

Attachment:

- Proposed DDA Calendar for 2026



LAWRENCEVILLE

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2026 DOWNTOWN DEVELOPMENT AUTHORITY MEETING SCHEDULE

DOWNTOWN DEVELOPMENT AUTHORITY MEETINGS ARE HELD AT 5:00 pm
IN THE COUNCIL CHAMBERS OF CITY HALL
Meetings are held on the 3rd floor if there is conflict.

Meeting Date
01-12-2026
02-09-2026
03-02-2026
04-13-2026
05-11-2026
06-08-2026
07-13-2026
08-10-2026
09-14-2026
10-12-2026
11-09-2026
12-14-2026



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: 130 South Clayton Street Update

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: 130 South Clayton Street Update

Summary: 130 South Clayton Street Update



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AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Eaton Street Assemblage

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Eaton Street Assemblage

Summary: Eaton Street Assemblage

Attachment:

- Eaton Street Sales Contract

REAL ESTATE AGREEMENT

THIS AGREEMENT, made this 1st day of October, 2025, by and among MARTEETH PROPERTIES LLC, a Georgia limited liability company (herein referred to as the "Seller"), DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY LAWRENCEVILLE (herein referred to as the "Purchaser") and MAHAFFEY PICKENS TUCKER, LLP, having its offices in Lawrenceville, Georgia ("Escrow Agent").

RECITALS

A. Seller is the owner of that certain tract of real property located in Land Lot 146 of the 5th Land District, the City of Lawrenceville, Gwinnett County, Georgia, being more particularly described on Exhibit A which is attached hereto and incorporated herein by reference ("Property").

B. Seller desires to sell the Property to Purchaser and Purchaser desires to purchase the Property from Seller.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

1. PURCHASE PRICE. Subject to the terms and conditions herein, Seller shall sell and transfer the Property to Purchaser and Purchaser shall purchase the Property from Seller. Purchaser shall pay to Seller the purchase price of SIX HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$618,000.00).

2. EARNEST MONEY. The Purchaser, on or before two (2) business days after the final execution of this Agreement by the Seller, shall deliver to the Escrow Agent the Purchaser's check in the amount of FIVE THOUSAND AND NO/100THS DOLLARS (\$5,000.00) (herein referred to as the "Earnest Money"). The Earnest Money held by Escrow Agent shall be applied against the Purchase Price at the Closing, subject to the terms and conditions of this Agreement and the Escrow Agreement with Escrow Agent or otherwise disbursed as provided herein.

B. Investment of Earnest Money. Escrow Agent shall invest the Earnest Money in accordance with the provisions of Paragraph 14.1 below.

3. SURVEY. The Purchaser may, at its sole cost and expense, cause a Georgia registered land surveyor (herein referred to as the "Surveyor") to make a boundary survey (herein referred to as the "Survey") of the Property for the purpose of determining the exact number of acres within the boundary of the Property (to the nearest one thousandth (1/1000th) of an acre), the boundary lines of the Property, the location of all rights-of-way, buffers, easements and encroachments, if any, affecting the Property and any portion of the Property located within an area of special flood hazard

as designated by the United States Department of Housing and Urban Development, the Federal Emergency Management Agency or any similar federal, state or local agency. In the event the Purchaser elects to obtain a Survey, the Seller agrees to deliver to Purchaser at the Closing, in addition to a limited warranty deed using the legal description included herein, a quitclaim deed based on the Survey.

4. CONVEYANCE OF TITLE. Seller shall convey good and marketable fee simple title to the Property to the Purchaser pursuant to recordable limited warranty deed. The Property shall be conveyed free and clear of all liens, encumbrances and other exceptions to title, except for: (i) those title encumbrances and other exceptions which are approved by Purchaser in the exercise of its sole discretion; (ii) those other title exceptions which are waived by Purchaser pursuant to the provisions of this Agreement; and (iii) the lien for ad valorem taxes not yet due and payable (the "Permitted Title Exceptions"). Not later than the expiration of the Inspection Period, as hereinafter defined, the Purchaser shall deliver to the Seller a statement of any objections to the Seller's title (including the Existing Title Exceptions) and the Seller shall have the right (but not the obligation) within a reasonable time thereafter in which to cure any such objections. In the event that the Seller fails to cure any such objections by Closing, Purchaser may (i) terminate this Agreement and recover the Earnest Money previously paid by Purchaser, (ii) remove any such objections (but only as to monetary liens created, assumed or suffered by Seller against the Property) and pay the same at Closing from the Purchase Price in accordance with the amount of money due and payable for such monetary lien, or (iii) waive such objections and close the transaction contemplated by this Agreement in accordance with all of the terms and provisions hereof.

5. RIGHT OF INSPECTION.

A. General. The Seller agrees that, at all times before the Closing, the Purchaser and its agents shall have the right and privilege of going upon the Property to inspect, examine and survey the Property, to plan for the development and use thereof. This right and privilege shall include the right to locate utilities, review any zoning conditions or requirements, review any protective or restrictive covenants, make soil tests, borings, percolation tests and such other inspections, examinations and tests the Purchaser deems necessary to prepare for the development of the Property; provided, however that no grading shall be done and no trees or bushes shall be cut except as may be necessary to clear the view for survey purposes. Purchaser indemnifies and holds Seller harmless from and against loss or damage Seller may incur and any and all liens that may arise as a result of Purchaser's activities or the activities of Purchaser's agents, representatives or designees on the Property and against any and all claims for death or injury to persons or property arising out of or connected with Purchaser's (or its agents, representatives or designees) going upon the Property pursuant to the provisions of this Paragraph 5 or otherwise, and against all costs, expenses and liabilities occurring in or in connection with any such claim or proceeding brought thereon, including, without limitation, court costs and reasonable and actual attorney's fees. This indemnity shall survive the Closing or any termination of this Agreement.

B. Right to Terminate. In the event the Purchaser determines, in its sole and absolute discretion, that the Property is not acceptable for its intended use, the Purchaser shall have the exclusive right and option to terminate this Agreement on or before twenty (20) days after the

Effective Date (such date being herein referred to as the "Expiration Date"), in which event the Earnest Money shall be delivered by the Escrow Agent to the Purchaser. The term "Inspection Period", as used in this Agreement, means the period from the date of final execution of this Agreement through the Expiration Date. If Purchaser elects to terminate this Agreement during the Inspection Period, upon written request of Seller, Purchaser agrees to provide Seller with copies of all surveys, reports, tests, studies or any other documents or writings of any kind dealing with the Property which come into Purchaser's possession of control during the pendency of this Agreement.

C. Delivery of Due Diligence Documents. Within ten (10) business days after the Effective Date, as herein defined, Seller will provide to Purchaser a copy of any title information within Seller's possession, a copy of the most recent survey of the Property, and a copy of environmental reports relative to the Property which have been obtained by Seller, if any. Purchaser acknowledges that any materials provided pursuant to this Paragraph by Seller to Purchaser are made without any representations or warranties as to the accuracy or contents thereof, and Purchaser acknowledges and agrees that it shall not be entitled to rely upon any of such materials. Despite the provision of the materials provided in this Paragraph 5(C), Purchaser acknowledges that it shall be solely responsible for ordering its own title insurance commitment and title insurance policy, providing a current survey, obtaining an environmental audit or report relative to the Property, and any other inspections and reports desired by Purchaser, all at Purchaser's sole expense.

6. CLOSING.

A. Closing. The Closing shall be on or before ten (10) days after the Expiration Date (hereinafter referred to as the "Closing Date"). The Closing shall be held in Lawrenceville, Georgia at the offices of Escrow Agent at a time and date which is mutually agreeable to Seller and Purchaser; and Purchaser agrees to provide Seller two (2) days written notice of the date and time for Closing, accompanied with drafts of all documents to be executed by Seller at Closing. At the Closing, the Seller shall execute and deliver to the Purchaser a limited warranty deed conveying good and marketable fee simple title to the Property free and clear of all liens and encumbrances except the Permitted Title Exceptions.

B. Taxes. Real property ad valorem taxes assessed against the Property for the year in which the Closing occurs shall be prorated as of the Closing Date. In the event tax bills for the year in which the Closing occurs have not been issued at the time of the Closing, the proration shall be made on the basis of the taxes actually paid for the immediately preceding year. In the event the amount of such taxes is not finally determined at the date of Closing, an appropriate adjustment shall be made between Seller and Purchaser by payment of the difference, if any, when the actual amount of such taxes becomes known. If the Property is included within a larger parcel for taxing purposes, Seller agrees to cause the taxes to be paid on the real property of which the Property forms a part on or before the date such tax bills become delinquent. At the time that the tax bills are received for the year in which the Closing occurs (whether before or after the Closing), the Purchaser and the Seller shall make any adjustments made necessary by reason thereof.

C. Documents. The Seller and the Purchaser agree that such documents as may be legally necessary or appropriate to carry out the terms of this Agreement shall be executed and

delivered by each party to the other at the Closing, including, but not limited to, an affidavit from the Seller that has as its subject matter averments that, to the actual knowledge of the person signing the affidavit for Seller, (i) there are no rights or claims of parties in possession not shown by the public records, (ii) there are no liens or encumbrances other than those as to which specific provision is made at Closing, (iii) there are no liens, or rights to a lien, for services incurred by Seller (including, but not limited to, real estate brokerage services incurred by Seller), labor or material furnished at the request of Seller and not shown by the public records, (iv) the Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended, and the Regulations thereunder, and (v) the Seller is not a "non-resident" within the meaning of O.C.G.A. § 48-7-128 (or if Seller is a "non-resident" within the meaning of such code section, that Seller will do all things necessary to comply at Closing with the provisions of O.C.G.A. Section 48-7-128). The owner's affidavit to be executed by Seller at Closing shall expressly state that nothing contained therein shall in any way be deemed to modify or enlarge the other representations contained in this Agreement or the limited warranty of title which is to be contained in the deed of conveyance from Seller to Purchaser. Seller shall provide evidence of authority for the person or persons executing documents on behalf of the Seller satisfactory to the Purchaser's title insurance company.

D. Expenses of Closing. The Seller shall pay the cost of the State of Georgia transfer tax due on the conveyance of the Property, if any. The Purchaser shall pay the survey costs, title examination costs, title certification costs, title insurance premiums, any fees charged by the Escrow Agent, and any other costs incurred by the Purchaser. Each party shall bear the expense of its own legal counsel.

7. SELLER'S REPRESENTATIONS.

A. The Seller makes the following representations and warranties:

(i) Seller owns fee simple title to the Property, subject to those title exceptions disclosed in such title insurance policy;

(ii) this Agreement has been properly executed on behalf of Seller by its duly authorized officer and any and all actions, which are or may be necessary to fully authorize Seller to enter into and perform this Agreement have been properly obtained;

(iii) the execution and delivery of this Agreement and the consummation of the transactions contemplated herein shall not constitute a default by Seller of any other agreement to which Seller is a party;

(iv) Seller has not engaged any broker or agent with respect to the purchase and sale contemplated under this Agreement and there are no leasing agreements or other agreements arising through Seller with any third parties concerning leasing of the Property; and

(v) there are no leases whose term (or any extension thereof) would extend beyond the Closing Date or give the right of possession of the Property or any portion thereof beyond the Closing Date;

(vi) Seller has not received any notice from any governmental authority of any taking of the Property or any portion thereof by eminent domain and, to its knowledge, no condemnation or any taking of the Property is contemplated or threatened by any such governmental authority;

(vii) to the best of Seller's knowledge, without independent investigation, neither the Property nor any portion thereof is in violation of any federal, state or local law, ordinance or regulation relating to any Hazardous Substances and there exists no presence, use, treatment, storage, release or disposal of any Hazardous Substances at, on or beneath the Property which has created or is likely to create any liability (public or private) of owners or occupants of the Property under any current federal, state or local law or regulation or which would require reporting to a governmental agency. No Hazardous Substances are present at, on or beneath any parcel of property or property adjacent to the Property and no parcel or property adjacent to the Property is in violation of any laws, ordinances, rules or regulations with respect to Hazardous Substances. As used herein, the term "Hazardous Substances" means petroleum, petroleum products, asbestos, asbestos containing materials, polychlorinated bi-phenyls ("PCBs") any other hazardous, toxic or dangerous substance, material, or waste as defined for purposes of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9061 ("CERCLA"); Hazardous Materials Transportation Act, 49 U.S.C. Section 1802 ("HMTA"); the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 ("RCRA"), and all amendments to the foregoing, or any other federal, state or local law, ordinance, rule or regulation applicable to the Property, and establishing liability, standards or required action as to discharge, spillage, storage, uncontrolled loss, seepage, filtration, disposal, removal, use or existence of a hazardous, toxic or dangerous substance, material or waste. No asbestos, asbestos containing materials or PCBs are contained in or stored on or under the Property. There has never been a landfill containing decomposable material, petroleum wells, mineral-bearing mines, sewage treatment facilities, storage tanks, sink holes, radon or other toxic emissions in, on or under the Property; and

(viii) to the best of Seller's knowledge, there are no pending or threatened actions, suits, proceedings or bankruptcies against Seller of the Property which might affect the Property, Seller's title thereto, or the ability of Seller to perform its obligations hereunder.

B. Seller take such steps as necessary to become active in good standing with eh the Georgia Secretary of State prior to the closing.

C. Seller will not take, or cause to be taken, any action, which would cause or threaten to cause, any of the representations stated herein to become incorrect or untrue.

8. PURCHASER'S REPRESENTATIONS.

A. Purchaser represents to Seller as follows:

(i) this Agreement has been properly executed on behalf of Purchaser by its duly authorized officer and any and all actions which are or may be necessary to fully authorize Purchaser to enter into and perform this Agreement have been properly obtained;

(ii) the execution and delivery of this Agreement and the consummation of the transactions contemplated herein shall not constitute a default by Purchaser of any other agreement to which Purchaser is a party; and

(iii) Purchaser has not engaged any broker with respect to the purchase and sale of the Property contemplated under this Agreement.

B. Purchaser will not take, or cause to be taken, any action which would cause or threaten to cause, any of the representations stated herein to become incorrect or untrue.

9. CONDITIONS PRECEDENT.

The Purchaser's obligation to purchase the Property hereunder is expressly made subject too the satisfaction (or waiver by the Purchaser) of each of the following conditions, on or before the Closing Date (or any earlier date expressly set forth below), in addition to all other conditions set forth in this Agreement:

- (i) the Property, same will be in the same condition as existed on the date of the end of the Inspection Period, reasonable wear and tear only excepted;
- (ii) that all representations of Seller contained in Paragraph 7 of this Agreement be true and correct in all material respects as of the date of Closing.

If any of the above conditions set forth in this Paragraph 9 have not been duly satisfied by either Closing Date or earlier date specified as to each condition, the Purchaser may rescind this Agreement a to any property that has not already be closed, by written notice to the Seller on or before the respective Closing Date or the earlier date expressly set forth above, in which event the Earnest Money shall be promptly refunded to the Purchaser by the Escrow Agent. Thereafter, the parties hereto shall have no further rights, duties or obligations hereunder, except as is otherwise specifically provided in this Agreement. In the event that the party having the right to rescind this Agreement does not so elect to rescind this Agreement on or before the Closing Date or earlier date specified above, then such condition shall be deemed waived and this Agreement shall continue in full force and effect.

10. BROKERAGE COMMISSION; DISCLOSURE. The parties acknowledge that there are no Brokers representing either the Seller or the Purchaser in this transaction. It is understood and agreed that no commission shall be due hereunder for any reason whatsoever. Purchaser and Seller each hereby indemnifies the other against and agrees to hold harmless the other from any and all claims for real estate commissions or similar fees arising out of or in any way connected with any claimed agency relationship with the indemnitor and relating to the purchase and sale of

the Property contemplated by this Agreement or any cancellation or termination of this Agreement. At Closing, Seller and Purchaser shall each execute and deliver an affidavit confirming the foregoing in order to release any lien rights pursuant to the Commercial Real Estate Broker Lien Act, O.C.G.A. § 44-14-600, et. seq. The Purchaser acknowledges that Greg Cantrell, who is a member of the Downtown Development Authority of the City of Lawrenceville, are real estate brokers licensed in the State of Georgia, but are receiving no commission on this Agreement.

11. DAMAGE AND CONDEMNATION.

A. Risk of Loss. The Seller shall bear all risk of loss with respect to the Property until the Closing.

B. Condemnation. In the event of any condemnation with respect to any material portion of the Property, the Purchaser may elect to (i) terminate this Agreement and receive a refund of the Earnest Money or (ii) consummate the purchase of the Property in accordance with the terms and provisions hereof and without any diminution in the purchase price on account of such condemnation in which event the Seller shall, at the Closing, pay to the Purchaser all condemnation awards and other payments previously received in connection with such condemnation and assign to the Purchaser all of Seller's rights to receive any award payable on account of such condemnation.

12. NOTICES.

Any notice, approval, requests, demands, tenders, or other communication which may be required or permitted to be given or delivered hereunder shall be in writing and shall be deemed to have been given, delivered and received (i) as of the date when the notice is actually delivered, or (ii) if mailed, in the United States Mail, certified, return receipt requested, to the address for each party set forth below, as of the date which is the date of the post mark on such notice, or (iii) if delivered by courier or express mail service, telegram or mailgram, to the address for each party set forth below, where the carrier provides or retains evidence of the date of delivery, as of the date of such delivery, or (iv) one (1) day after being delivered to a nationally recognized commercial courier for next day delivery, to the address for each party set forth below, or (v) when transmitted by email (provided that confirmation thereof is delivered by certified or registered mail) to the email address for each party set forth below.

SELLER:

Marteeth Properties, LLC
1414 Azalea Drive
Lawrenceville, Georgia 30043
Attn: Jeremy Martin Mazzawi
Email: marteeth@gmail.com

PURCHASER:

Downtown Development Authority of
City of Lawrenceville.
Post Office Box 2200
Lawrenceville, Georgia 30046
Attn: Barry Mock, Executive Director
Email: Barry.Mock@lawrencevillegaweb.org

And

Downtown Development Authority of
City of Lawrenceville.
Post Office Box 502
Lawrenceville, Georgia 30046
Attn: Lee Merritt, Chairman
Email: lee@office-warehouse.com
With a copy to:

Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30045
Attn: Jeffrey R. Mahaffey
Email: jmahaffey@mptlawfirm.com

Any party may by notice to the other in the manner provided above, designate a different address for receiving notices under this Agreement. Any notice which is delivered to the notice address on a non-business day shall be deemed given the next business day if left at the notice address; or, if not left at the notice address, the next business day when re-delivered to the notice address. The refusal to accept delivery shall not prevent any notice from being effectively given. A non-business day is a Saturday, Sunday or any legal holiday when national banks are closed for business to the general public.

13. DEFAULT.

A. Remedies of Purchaser.

(i) In the event the Closing does not occur in accordance with the terms of this Agreement because of the inability of the Seller to convey good and marketable fee simple title to the Property because of title defects or objections, the Purchaser's sole right and exclusive remedy shall be either to (a) terminate this Agreement in which event the Earnest Money previously paid by Purchaser shall be immediately refunded to the Purchaser or (b) waive such inability and proceed to close the transaction without regard thereto. Despite the provisions of this Paragraph 14A(i), Purchaser may cure any monetary liens created, assumed or suffered by Seller against the Property and pay the same at Closing from the purchase price in accordance with the provisions of Paragraph 4 of this Agreement.

(ii) In the event the Closing does not occur in accordance with the terms of this Agreement due to the default of the Seller hereunder, the Purchaser shall have the right of specific performance, but not damages, except as provided immediately below, against Seller. In addition to the right to specific performance, Purchaser shall have the right to damages against Seller if and only if Seller, either before or during the term that this Agreement remains in effect, sells, assigns, rents, leases, conveys (absolutely or as security), grants a security interest in, or otherwise encumbers or disposes of, any portion of the Property or any interest or rights therein without the express prior written consent of the Purchaser (provided, however, the Seller shall have the right to encumber the Property with mortgages or deeds to secure debt provided the indebtedness secured does not exceed the Purchase Price and may be paid in full without any premium or penalty on the Closing Date). Neither an uncured title defect or objection against the Property, nor the inability of the Seller to convey title because of the Seller's failure to obtain title to the Property pursuant to the Seller's Contract shall be deemed to be an event of default on the part of Seller hereunder.

B. Remedies of Seller. If the Closing does not occur in accordance with the terms of this Agreement due to the default of the Purchaser, or in the event of a breach by the Purchaser of its obligations hereunder, the Seller shall be entitled, as its sole right and exclusive remedy, to receive the Earnest Money previously paid by Purchaser as full, final and complete liquidated damages in accordance with and under the authority contained in O.C.G.A. § 13-6-7. The parties understand and agree that (i) actual damages would be difficult or impossible to ascertain in the event of such default or breach and (ii) the sum specified as liquidated damages is a reasonable estimation of the probable loss which would be sustained by the Seller by reason of such default or breach and is not a penalty or forfeiture. Seller hereby waives any right to damages (except as described in this Paragraph 14(B) or specific performance against the Purchaser.

14. ESCROW INSTRUCTIONS.

14.1 Investment of Earnest Money. Escrow Agent shall hold the Earnest Money in an insured non-interest bearing account at a banking institution with which Escrow Agent has an established banking relationship. Escrow Agent shall promptly advise Seller and Purchaser if the Earnest Money is not received by Escrow Agent in a timely fashion.

14.2 Disbursement of Funds. At such time as Escrow Agent receives written Notice from Seller or Purchaser, or both, stating the identity of the party to whom the Earnest Money is to be disbursed, Escrow Agent shall disburse such Earnest Money pursuant to such notice; provided, however, that if such notice is given by either Seller or Purchaser but not both, Escrow Agent shall notify the other party in writing of such notice and shall withhold disbursement of the Earnest Money for a period of fifteen (15) calendar days after giving such notice and if Escrow Agent receives written Notice from either Seller or Purchaser within such fifteen (15) day period, which notice countermands or disputes the earlier notice of disbursement, then Escrow Agent shall withhold such disbursement until both Seller and Purchaser can agree upon a disbursement of the Earnest Money. Notwithstanding the foregoing, if Purchaser notifies Escrow Agent on or before the expiration of the Inspection Period of its election to terminate this Agreement pursuant to Paragraph 6.B, then no confirming notice from Seller shall be required by

Escrow Agent, and Escrow Agent shall promptly disburse the Earnest Money as provided in Paragraph 6.B, without requesting or waiting for confirming notice from Seller. Seller and Purchaser agree to send to the other a duplicate copy of any written notice sent to Escrow Agent requesting disbursement or countermanding or disputing a request for disbursement.

14.3 Limited Liability. In performing any of its duties hereunder, Escrow Agent shall not incur any liability to anyone for any damages, losses or expenses, except for any gross negligence, willful misconduct or breach of trust by Escrow Agent under this Agreement, and, accordingly, Escrow Agent shall not incur any such liability with respect to the following: (a) any action taken or omitted in good faith upon advice of its legal counsel given with respect to any questions relating to the duties and responsibilities of Escrow Agent under this Agreement; or (b) any action taken or omitted in reliance on any instrument, including any written notice or instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions but also as to the truth and accuracy of any information contained therein, which Escrow Agent shall in good faith believe to be genuine, to have been signed or presented by a person or persons having authority to sign or present such instrument, and to conform with the provisions of this Agreement.

14.4 Disputes. Notwithstanding anything in this Agreement to the contrary, upon a dispute between Seller and Purchaser sufficient in the sole discretion of Escrow Agent to justify its doing so, or if Escrow Agent has not disbursed the Earnest Money on or before the thirtieth day (30th) day following the Closing Date specified in Paragraph 5.A (as the same may be extended as provided herein or by agreement of Purchaser and Seller), then Escrow Agent shall be entitled to tender into the registry or custody of any court of competent jurisdiction the Earnest Money, together with such pleadings as it may deem appropriate, and thereupon be discharged from all further duties and liabilities under this Agreement (other than with respect to any liabilities for gross negligence, willful misconduct or breach of trust by Escrow Agent).

14.5. Indemnity. Seller and Purchaser indemnify Escrow Agent against, and hold Escrow Agent harmless from, any and all claims, actions, demands, losses, damages, expenses (including, without limitation, court costs, attorneys' fees and accountant's fees) and liabilities that may be imposed upon performance of its duties under this Paragraph 14, including, without limitation, any litigation arising from this Agreement or involving the subject matter of this Agreement, but excluding any such claims, actions, demands, losses, damages, expenses and liabilities resulting from or arising out of any gross negligence, willful misconduct or breach of trust by Escrow Agent under this Agreement. If there is any litigation arising from this Agreement or involving the subject matter hereof, and if Seller and Purchaser are opposing parties in such litigation, then the party prevailing in such litigation shall be reimbursed promptly upon demand by the other such party in an amount equal to that amount which the prevailing party shall have paid Escrow Agent with respect to such litigation and its subject matter pursuant to the indemnification agreement contained in this Paragraph 14.5. The provisions of this Paragraph 14.5 shall survive the Closing or any termination, cancellation or rescission of this Agreement.

15. MISCELLANEOUS.

A. Termination. In the event this Agreement is terminated pursuant to the terms hereof or otherwise, the terminating party shall give notice thereof to the other party and this Agreement shall be null and void and of no force or effect and the parties shall have no rights, obligations or liabilities hereunder, except those which expressly survive the termination of this Agreement.

B. Waiver. The failure of any party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with any such term, condition or covenant under this Agreement.

C. Entire Agreement. This Agreement contains the sole and entire agreement of the Seller and the Purchaser with respect to the transaction contemplated hereunder and no representation, inducement, promise or agreement, parole or written, between the Purchaser and the Seller and not incorporated herein shall be of any force or effect. Any amendment to this Agreement shall be in writing and executed by the Purchaser and the Seller.

D. Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and the respective successors, successors in title and permitted assigns. Purchaser shall be entitled to assign its rights hereunder.

E. Time is of the Essence. Time is of the essence with respect to this Agreement.

F. Survival of Provisions. The provisions of this Agreement shall not merge into the documentation from this transaction and shall survive the Closing of this transaction and the execution and delivery of the deed pursuant hereto.

G. Applicable Law. This Agreement and all amendments hereto shall be governed by and construed under the laws of the State of Georgia.

H. Severability. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder hereof shall not be affected thereby, and each term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

I. Date of this Agreement. In the event that any date or deadline set forth in this Agreement occurs on a Saturday, Sunday or legal holiday, such date or deadline shall automatically be extended to the next date which is not a Saturday, Sunday or legal holiday. The date of "final execution" and the "Effective Date" of this Agreement shall be the date of the last signature of Purchaser and Seller to this Agreement.

J. Possession. Full and complete possession of the Property shall be delivered to Purchaser at respective Closing of each Parcel.

L. Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

[SIGNATURES COMMENCE ON FOLLOWING PAGE.]

EXHIBIT "A"
Legal Description

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 146 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia, being shown as Tract 1 containing 0.151 acres, Tract 2 containing 0.150 acres, and Tract 3 containing 0.151 acres, on that certain Boundary Retracement Survey prepared by Precision Planning, Inc. for The Downtown Development Authority of Lawrenceville, Georgia, dated January 31, 2022, Project Number S21245, and being more specifically described according to said Survey as follows:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, commence at the intersection of the northern right of way of Eaton Street (50 feet right of way) and the eastern right of way of North Clayton Street (80 feet right of way), and run thence along the northern right of way of Eaton Street a distance of 159.16 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING

FROM THE PLACE OR POINT OF BEGINNING as thus established, and leaving the right of way of Eaton Street, run North 18 degrees 54 minutes 15 seconds West a distance of 109.62 feet to a point; run thence North 67 degrees 40 minutes 10 seconds East a distance of 60.00 feet to a point; run thence North 67 degrees 40 minutes 10 seconds East a distance of 60.00 feet to a point; run thence North 67 degrees 40 minutes 10 seconds East a distance of 59.85 feet to a point; run thence South 19 degrees 10 minutes 2 seconds East a distance of 109.19 feet to a point located on the Northern right of way of Eaton Street marked by a Magnetic Nail Set; continue thence along said right of way of Eaton Street South 67 degrees 32 minutes 29 seconds West a distance of 60.36 feet to a point; continue thence along said right of way of Eaton Street South 67 degrees 32 minutes 29 seconds West a distance of 60.01 feet to a point, continue thence along said right of way of Eaton Street South 67 degrees 32 minutes 29 seconds West a distance of 60.01 feet to a point said point being THE TRUE PLACE OR POINT OF BEGINNING.

[LEGAL DESCRIPTION CONTINUED ON NEXT PAGE]

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, Commence at the Intersection of the Northerly Right-of-Way of Eaton Street (50' Right-of-Way) and the Easterly Right-of-Way of North Clayton Street (60' Right-of-Way); THENCE leaving said Intersection and traveling along said Right-of-Way of Eaton Street for a distance of 159.16 feet to a 1/2" Rebar Found with Cap (LSF 313), said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way of Eaton Street, North 67 degrees 32 minutes 29 seconds East for a distance of 203.38 feet to a Mag Nail Found with Washer (LSF 313); THENCE leaving Said Right-of-Way, South 19 degrees 44 minutes 06 seconds East for a distance of 50.06 feet to an Iron Pin Set on the Southerly Right-of-Way of Eaton Street (50' Right-of-Way); THENCE continuing along said Right-of-Way, South 67 degrees 32 minutes 29 seconds West for a distance of 204.10 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, North 18 degrees 54 minutes 15 seconds West for a distance of 50.10 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 0.234 acres (10,187 square feet) as shown on the Right-of-Way Abandonment Plat for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 1/30/2023.

CONVEYED SUBJECT TO

Said property is conveyed subject to the 20' Permanent Drainage Easement and 20' Permanent Sanitary Sewer Easement described below:

20' PERMANENT DRAINAGE EASEMENT

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, Commence at the Intersection of the Northerly Right-of-Way of Eaton Street (50' Right-of-Way) and the Easterly Right-of-Way of North Clayton Street (60' Right-of-Way); THENCE leaving said Intersection and traveling along said Right-of-Way of Eaton Street for a distance of 159.16 feet to a 1/2" Rebar Found with Cap (LSF 313); South 18 degrees 54 minutes 15 seconds East for a distance of 26.56 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established, North 69 degrees 34 minutes 43 seconds East for a distance of 203.55 feet to a Point; THENCE South 19 degrees 44 minutes 06 seconds

East for a distance of 16.27 feet to a Point; THENCE South 67 degrees 32 minutes 29 seconds West for a distance of 104.85 feet to a Point; THENCE South 69 degrees 34 minutes 43 seconds West for a distance of 99.09 feet to a Point; THENCE North 18 degrees 54 minutes 15 seconds West for a distance of 20.01 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 0.089 acres (3,879 square feet) as shown as 20' Permanent Drainage Easement on the Right-of-Way Abandonment Plat for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 1/30/23.

AND

20' PERMANENT SANITARY SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, Commence at the Intersection of the Northerly Right-of-Way of Eaton Street (50' Right-of-Way) and the Easterly Right-of-Way of North Clayton Street (60' Right-of-Way); THENCE leaving said Intersection and traveling along said Right-of-Way of Eaton Street for a distance of 159.16 feet to a 1/2" Rebar Found with Cap (LSF 313); South 18 degrees 54 minutes 15 seconds East for a distance of 20.17 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established, North 66 degrees 55 minutes 52 seconds East for a distance of 203.78 feet to a Point; THENCE South 19 degrees 44 minutes 06 seconds East for a distance of 20.03 feet to a Point; THENCE South 66 degrees 55 minutes 52 seconds West for a distance of 204.07 feet to a Point, THENCE South 18 degrees 54 minutes 15 seconds East for a distance of 20.04 feet to a Point; said point being **THE POINT OF BEGINNING**.

Said property contains 0.094 acres (4,079 square feet) as shown as 20' Permanent Sanitary Sewer Easement on the Right-of-Way Abandonment Plat for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 1/30/23.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item:	Approval for Appraisal Invoice for Huff Street – Deauville Site
Department:	Downtown Development Authority
Date of Meeting:	Monday, November 10, 2025
Fiscal Impact:	none
Presented By:	Chairman Lee Merritt
Action Requested:	Approval for Appraisal Invoice for Huff Street – Deauville Site

Summary: Approval for Appraisal Invoice for Huff Street – Deauville Site

Attachments:

- Invoice from Billingsley and Associates, Inc. for appraisal services for Huff Street area – Deauville Site

246 North Perry Street, Lawrenceville, Georgia 30046
770.963.7944 / www.billingsleyretter.com

246 North Perry Street, Lawrenceville, Georgia 30046
770.963.7944 / www.billingsleyretter.com

City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Invoice:	2025-1188
Date:	11/04/2025
Net Terms:	10 Days
Due Date:	11/14/2025

Description	Amount
Appraisal Services	
7.364-acres of Land North and South Sides of Huff Street Land Lot 143, 5th District Lawrenceville, Gwinnett County, Georgia 30046	\$850.00
Total	\$850.00

We appreciate your business.
Tax ID #58-2630992.
Please reference invoice number with payment.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Approval for Lose Design Invoice

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Approval for Lose Design Invoice

Summary: Approval for Lose Design Invoice

Attachments:

- Invoice from Lose Design, for conceptual designs

Lee Merritt
Downtown Development Authority of Lawrenceville
PO Box 502
Lawrenceville, GA 30046

October 28, 2025
Invoice No: 20251002

Project 25147 Huff Street Assemblage Conceptual Layout - Lawrenceville, Georgia

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Current services include concept plan completion.

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Professional Services from September 29, 2025 to October 26, 2025

01 Conceptual Design (Hourly, NTE \$10,000.00) - Previously Billed \$3,863.50

	Hours	Rate	Amount
Executive Management			
Alexander, Whitman	2.00	275.00	550.00
Land Planner			
Chapman, Macon	9.00	147.00	1,323.00
Totals	11.00		1,873.00
Total this Phase			\$1,873.00

Total this Invoice \$1,873.00

Thank you,



Sean Guth, AIA
President



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel FF&E (Furniture, Fixtures, & Equipment)

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

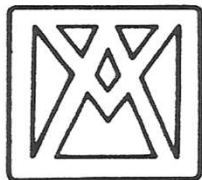
Presented By: Chairman Lee Merritt

Action Requested: Hotel FF&E (Furniture, Fixtures, & Equipment)

Summary: Hotel FF&E (Furniture, Fixtures, & Equipment)

Attachments:

- Lawrence Hotel FF&E Funding Request #1
- Lawrence Hotel FF&E Funding Schedule
- Lawrence Hotel FF&E Budget Summary



A D M ASSOCIATES
 960 PIEDMONT AVENUE, N.E.
 ATLANTA, GEORGIA 30309
 TELEPHONE: (404) 892-1975
 FAX: (404) 873-2811

THE LAWRENCE HOTEL - FF&E FUNDING REQUEST #1

Date: October 29, 2025

PAYMENT DATA

Subcontractors Name: ADM ASSOCIATES, INC.

Subcontract Number: N/A

Project Name: LAWRENCE HOTEL

Project Location: lawrenceville, Georgia

APPROVED FOR PAYMENT:

Date

PROJECT MANAGER

Payment Request No.	<u>LH-001</u>
Original Contract Price:	\$ <u>3,506,199.05</u>
Change Orders:	
Adjusted Contract Price:	_____
Current Funding Request:	\$ <u>1,228,754.51</u>
ADM Fee:	_____
TOTAL Due:	\$ <u>1,228,754.51</u>
Balance to Complete:	\$ <u>2,277,444.54</u>

PAYMENT SUMMARY:

Previous Payment Requests:	
Payment Due Now:	\$ <u>1,228,754.51</u>
TOTAL Funding Requests:	\$ <u>1,228,754.51</u>
Balance on Payments:	\$ <u>2,277,444.54</u>

WAIVER OF LIEN

State of GEORGIA County of FULTON

The Subcontractor certifies that all materials, labor and services furnished by him through the above mentioned Date of Requisition have been fully paid for and the premises of the above named Project cannot be made subject to any valid lien or claim to anyone who furnishes material, labor, or services to the Subcontractor for use in the Project; and the Subcontractor hereby releases Prime Contractors, Inc. and the Owner from any further liability in connection with all labor, material and services furnished by the Subcontractor through the Date of Requisition. The Subcontractor agrees to indemnify Prime Contractors, Inc. and the Owner for any cost, including attorney fees, incurred by Prime Contractors, Inc. and the Owner removing liens or claims by anyone who furnishes material, labor or services for use in said Project in accordance with the Subcontract. This Waiver of Lien is given in order to induce the above mentioned payment and on receipt of said payment by the Subcontractor, the Waiver of Lien becomes in full force and effect.

ADM ASSOCIATES, INC.



PRESIDENT

SIGNATURE AND TITLE

A D M ASSOCIATES
960 PIEDMONT AVENUE, N.E.
ATLANTA, GA. 30309
TEL. 404-892-1975
FAX 404-873-2811
adm@admbuys.com

LAWRENCE HOTEL - Current F.F. & E Budget

OCTOBER 29, 2025

Area	Original Target Budget	"As Specified" Budget	Previous Budget	Current Budget	Committed To Date	Invoiced To Date
GUESTROOMS & CORRIDOR		1,779,109.20		1,746,340.22	23,316.40	
PUBLIC AREA		536,969.72		618,767.54	95,237.16	
RESTAURANT		362,489.05		306,046.24	56,276.15	
MOCK UP ROOM		55,334.96		58,772.64	55,468.56	54,681.56
ADDITIVES		8,969.75		329,730.05	7,500.00	9,196.36
Subtotal		\$2,742,872.68		\$3,059,656.69	\$237,798.27	\$63,877.92
Additives						
Freight (increased to 12% -had been 9% too l		246,893.00		345,315.00	54,266.59	54,266.59
Sales Taxes 6% (not exempt now 6-24-25)		180,000.00		160,000.00	2,498.50	2,498.50
Warehouse & Installation (ALLOW)		220,000.00		see additives		
Price Escalation estimate DELETED		0.00				
Installation Barn Doors (allow) 120 @ 150		18,000.00		see additives		

Total F. F. & E. Budget	\$3,407,765.68	\$3,564,971.69	\$294,563.36	\$120,643.01
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Status	
Target Budget	
Current Budget	\$3,564,971.69
(Over) / Under Budget	

LAWRENCE HOTEL - FUNDING SCHEDULE						
OCTOBER 29, 2025						
APPROVED BUDGET		DRAW #1	DRAW #2	DRAW #3	DRAW #4	DRAW #5
	Updated 10-29-25	10/29/2025				
GUESTROOMS/CORRIDORS						
CASEGOODS	\$ 447,826.00	\$ 223,913.00				
UPHOLSTERY	\$ 104,768.80	\$ 89,278.40				
LIGHTING	\$ 66,077.50	\$ 43,038.75				
MIRRORS/ARTWORK	\$ 161,638.00	\$ 80,819.00				
BEDDING	\$ 129,617.07	\$ -				
CARPET/RUGS	\$ 148,731.70	\$ 74,365.85				
ACCESSORIES/PILLOWS	\$ 250,808.75	\$ -				
DRAPERY	\$ 232,093.95	\$ 188,584.56				
FLOORING	\$ 168,371.95	\$ 84,185.50				
WALLCOVERING (CORRIDORS)	\$ 36,406.50	\$ 25,484.55				
SUB-TOTAL:	\$ 1,746,340.22	\$ 809,669.61				
PUBLIC SPACE						
COURTYARD	\$ 130,380.93	\$ -				
LOBBY/ELEVATOR LOBBIES	\$ 109,266.85	\$ 67,833.90				
MARKET	\$ 30,136.96	\$ 8,900.00				
PREFUNCTION	\$ 90,749.60	\$ 25,320.00				
MEETING ROOMS	\$ 212,205.90	\$ 52,973.00				
RESTROOMS	\$ 20,778.60	\$ 10,390.00				
ENTRY/1ST FL. CORRIDOR	\$ 6,069.20	\$ -				
FITNESS CENTER	\$ 5,979.50	\$ 5,645.00				
MISCELLANEOUS	\$ 13,200.00	\$ -				
SUB-TOTAL:	\$ 618,767.54	\$ 171,061.90				
RESTAURANT						
ALL DINING AREAS	\$ 306,046.24	\$ 153,023.00				
ADDITIVES						
WH/INST, OVERAGES/TARIFFS	\$ 329,730.05	\$ -				
NET SUBTOTAL:	\$ 3,000,884.05	\$ 1,133,754.51				
FREIGHT ESTIMATE:	\$ 345,315.00	\$ 95,000.00				
SALES TAXES (@6%)	\$ 160,000.00					
CONTINGENCY						
TOTAL BUDGET	\$ 3,506,199.05	\$ 1,228,754.51				

NOTES:

1. The MODEL ROOM is not included in the above budget totals, or the funding requests.

2. Amounts of both budget and funding requests may vary as all the FF&E is purchased.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel Laundry Equipment

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Hotel Laundry Equipment

Summary: Hotel Laundry Equipment

Attachments:

- Lawrence Hotel Tri-State Laundry Companies Sales Quote
- Lawrence Hotel Laundry Equipment Cut Sheet
- Lawrence Hotel Laundry Equipment Warranty
- Lawrence Hotel Laundry Equipment Brochure M122
- Lawrence Hotel Laundry Equipment Brochure J Series



SALES AGREEMENT: S-QU055594

PO Box 69 Valdosta, GA 31603 (912) 285-9212
Drew Lamas * 912-657-8868 * drew.lamas@tlctrystate.com

Bill-To:
Hilton Tapestry - Lawrenceville
TBD - New Construction
Lawrenceville, GA 30042

Ship-To:
Hilton Tapestry - Lawrenceville
TBD - New Construction
Lawrenceville, GA 30042

Date: 11/4/2025
Requested By:
E-Mail: gwiney@northph.com
Phone:
Mobile:
Billing Terms: Cash on Delivery
Customer PO:
Expiration: 12/4/2025

Product No.	Description	Quantity	Unit Price	Disc	Ext. Price
36026V5J 284/6/3	Milnor Model 36026V5J 100 lb Capacity Washer/Extractor Rigid Mount; 15.3 Cubic Feet; 541 RPM; 150 G-Force E-P Plus Controller; RinSave Water Saver MAF, Roller Bearing, 5 HP Single Motor VFD Universal Temperature Control 6 Liquid Chemical Ports w/Signals-Dry Supply Chute Electrical Service 208-240V/60Hz/3Ph Initial for Voltage Verification: _____	2 EA	29,598.00		59,196.00
M122 NMR 208/6/3	Milnor Model M122 120 lb Capacity Dryer Natural Gas Heated; Programmable Microprocessor Control Reversing Stainless Steel Basket 35.9 Cu./Ft; 415,000 BTU Input @ 2,800 CFM AirFlow 16" Diameter Vent Connection Easy Access Lint Drawer Electrical Service 208V/60HZ/3PH Initial for Voltage Verification: _____	3 EA	11,568.00		34,704.00
WS-WHLFP715MC2FMI	Encore Model WHLFP715M 22 lb Capacity Washer Single Washer; Front Load; Coin Drop; Electrical Service 120v/60/1ph Initial for Voltage Verification: _____	2 EA	3,147.00		6,294.00
WS-DLHF0315EC2FMI	Encore Model DLHF0315E 22 lb Capacity Dryer Single Dryer; Electrically Heated; Coin Drop; Electrical Service 208-240v/60cy/1ph Initial for Voltage Verification: _____	2 EA	2,318.00		4,636.00
ES-71942-XD	ESD Model 71942-XD Coin Box	4 EA	45.00		180.00
SAL-FREIGHT	Budgetary Freight on New Equipment	1 EA	3,325.00		3,325.00
EQP-INS-OPL	Equipment Sales-Install-OPL Ins-Inhouse-New TLC Tri-State Laundry Companies to rig new equipment into facility - set new equipment in place, level, anchor and grout applicable equipment. Customer is responsible for providing free and clear ground access to laundry area and proper concrete foundation. All utility/mechanical connections to be done by others. TLC Tri-State Laundry Companies to return and perform start-up and training.	1 EA	5,800.00		5,800.00

EQUIPMENT-TERMS AND CONDITIONS OF SALE

1. These Terms and Conditions of Sale are incorporated by reference into the Sales Agreement signed by Purchaser on the first page thereof (hereinafter referred to as the "Agreement"). The Agreement supersedes any prior understanding or written or oral agreement between the parties and constitutes the entire agreement between the parties and any understanding or representation not contained herein is hereby expressly waived. It is expressly understood that no representative of the Seller has the power to modify the provisions hereof in any respect, that Seller shall not be bound by, or liable to, Purchaser for any representation, promise or endorsement made by any agent or person in Seller's employment not set forth in this Agreement, and no modification or amendment of this Agreement shall be binding on the Seller unless set forth in writing and signed by an authorized officer of the Seller.
2. If Purchaser claims sales or use tax exemption on all or part of the machinery and/or equipment subject to this Agreement (referred herein as the "Goods"), Purchaser must provide Seller with a tax exemption certificate acceptable to Seller. All typographical or clerical errors made by Seller in any quotation, acknowledgment or publication, including any price changes made by manufacturer of the Goods prior to Seller's placement of a binding order are subject to correction. Any changes in material or design can be made in the Goods sold by Seller and Seller is under no obligation to make such changes on Goods previously sold and delivered. Amounts charged on credit cards are limited. Seller may terminate this Agreement in its sole discretion based upon any reasonable negative credit review, site review and/or pricing discrepancy. In the event Seller receives any price increases on any of the Goods from any of the manufacturers of the Goods then Purchaser expressly agrees that Seller can pass on these price increases to Purchaser and the purchase price of the Goods shall be increased by the amount of these price increases.
3. If the full purchase price is not paid in cash at or before delivery, Purchaser may be required by Seller to execute and deliver to Seller, a promissory note or a series of promissory notes accompanied by an installment sales contract, equipment lease or security agreement, as applicable, UCC 1 or such other lien instrument in form appropriate for the state where the Goods will be located, provided, however, that title to all Goods referred to in this Agreement shall remain in Seller, until the full purchase price has been paid. If Purchaser fails to execute and deliver such promissory note or series of promissory notes and installment sales contract, equipment lease, security agreement, as applicable, or other lien instrument as Seller may request, the full purchase price shall forthwith become due and payable immediately. Until the full purchase price has been paid by Purchaser, Purchaser shall not remove any of the Goods from the premises where they were originally installed without the prior written consent of Seller. In addition, Seller is entitled to file a UCC 1 for a purchase money security interest in Goods to secure Seller's position with respect to possible other secured parties and other rights under Applicable Laws. Purchaser hereby acknowledges that Seller does not recommend or require any third-party financing institution in connection with financing, purchase or leasing the Goods specified in this Agreement, and Purchaser owes the amounts for the Goods set forth herein regardless of any third party Purchaser selects for financing.
4. To secure the payment of the purchase price of the Goods, the payment of interest and reasonable attorney's fees and other legal expenses incurred by Seller as hereinafter set forth, Purchaser hereby grants to Seller a security interest in all Goods and any and all equipment, parts, accessories, attachments, additions and other goods, and all replacements thereof, now or hereinafter installed in, affixed to or used in connection with said goods, and if Purchaser sells or otherwise disposes of the goods in violation of the terms of this Agreement, Seller shall have a security interest in the proceeds of such sale or disposition until all payments due from Purchaser to Seller are made in full (the "Collateral"). In the event Purchaser fails to pay when due any indebtedness secured by this Agreement, Purchaser shall be deemed in default under this Agreement, and Seller shall have all the rights and remedies granted under Applicable Law, including, but not limited to, the rights and remedies under the Uniform Commercial Code, and the right to replevin or repossess the Collateral. In addition, Seller may require Purchaser to assemble the Collateral and make it available to Seller at any place designated by Seller that is reasonably convenient to both parties. The respective names and addresses of Purchaser and Seller are set forth on the Sales Agreement, or as updated from time to time by the parties. Purchaser and Seller agree that this Agreement, or a copy thereof, may be used as a financing statement, and Purchaser hereby appoints Seller as Purchaser's attorney-in-fact for the limited purpose of filing a UCC-1 financing statement on the Collateral in any applicable jurisdiction.
5. In addition to the rights and remedies set forth above, if Purchaser is in default under any of the terms or provisions of this Agreement, Seller, at its option, may retain all payments made by Purchaser hereunder to offset any damages incurred by Seller and/or the purchase price not paid of the Goods. Purchaser agrees that if Purchaser is unable to fulfill the total covenants and obligations as provided for and contained in this Agreement, any money paid herewith as a deposit shall become the absolute property of Seller as partial compensation of Purchaser's failure to perform its agreement and such funds shall be applied to Seller's damages. However, Seller shall also be entitled to immediately proceed under any Applicable Laws to be compensated for all of the damages resulting from Purchaser's breach. If Seller or its assigns retakes possession of the Collateral, Seller shall keep all payments made by Purchaser, and all rights of Purchaser shall then be extinguished, and Seller may forthwith sell the Collateral at public or private sale. Any action required to be taken for Purchaser's failure to perform the terms and conditions of this Agreement shall result in Purchaser's being responsible for the payment of reasonable attorney's fees for any attorney engaged by Seller to protect its interests, all costs incurred, and interest at the maximum rate allowed by law from the date of Purchaser's breach hereof payable on demand, whether the parties litigate or not, including any appellate or bankruptcy proceeding.
6. Purchaser agrees that until the purchase price is paid in full or in the event that this Agreement is financed through the use of an installment sales contract or equipment lease, Purchaser will keep the Goods fully insured for the benefit of Seller and Purchaser as their respective interest may appear. Purchaser shall furnish the Seller with a policy or certificate thereof prior to the date the Goods are delivered. Purchaser agrees the amount of all insurance carried in the Collateral shall be an amount not less than that which shall provide for Seller to receive full compensation for the unpaid portion of the price due to Seller in case full or partial loss occur to Seller's goods. Coverage must be placed with a reputable or financially responsible carrier or carriers with a minimum A.M. Best rating of A+. Purchaser shall cause its insurers to endorse the required insurance hereunder to waive any rights of subrogation against the Seller and its indemnitees. This insurance must name the Seller and its indemnitees as additional insureds under an "Additional Insured" endorsement, and it must be primary over any insurance maintained by Seller and its indemnitees.
7. Delivery dates are estimates only, and not binding on Seller. Seller shall not be liable for any damages caused by delay in delivery beyond its control. In the event of delay, the date of delivery shall be extended for a period of time equal to the time lost by reason of the delay.
8. Except as may be set forth on page 1 of the Sales Agreement, all Goods are sold FOB Shipping Point. Purchaser shall pay all freight, cartage, shipping, and handling charges from the factory where the Goods have been manufactured. The risk of loss or damage from time of shipment of the Goods shall be borne by Purchaser when the Goods are tendered to the carrier. The same shall hold forth whether Seller delivers the Goods to a common carrier, an independent contractor or transport service whether provided by Seller or Purchaser. All transportation, freight, rigging or delivery prices are valid for 30 days. In the event any of these cost or prices have increased after 30 days from the date of this Agreement, then the Purchaser expressly agrees that Seller can pass on these increases in cost.
9. Unless set forth in this Agreement as mutually agreed upon, all delivery of Goods shall be curbside at the Seller's warehouse at the address above. Seller shall have no responsibility whatsoever to deliver, uncrate or set up any of Goods unless specified by mutual agreement in writing. Purchaser shall have the sole responsibility for all installation of the Goods and any permits required and for providing the connection of the Goods delivered to any plumbing, electric, gas, vent or other utility connections. If delivery to Purchaser's location is agreed, Purchaser shall be responsible for providing adequate access for delivery of Goods. Seller will store Goods in its warehouse at its discretion at no charge for up to 30 days for any Goods that are required to be shipped to its warehouse prior to shipment or deliver to Purchaser. After 30 days, Seller can assess a reasonable daily charge for this storage. Purchaser agrees to pay all storage charges incurred.
10. Pursuant to notices that may be required under Applicable Laws, there are no cash refunds, credit refunds or exchanges of merchandise under this Agreement.
11. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns, where permitted by this Agreement. Purchaser expressly agrees that this Agreement is binding upon it and is not subject to cancellation. Purchaser agrees that in the event of cancellation of this Agreement by mutual consent or by notice of right of cancellation embodied in this Agreement, then, and in that event, Purchaser will pay to the Seller any restocking charges, out of pocket costs, and the reasonable value of work done by Seller. This provision shall not give Purchaser the right of cancellation of this Agreement. The obligations of Purchaser and rights of Seller shall survive termination or expiration of this Agreement.
12. The right, title, and interest of Seller, in this Agreement and to the Goods referred to herein may be assigned without notice and the assignee shall acquire all of the rights and remedies of Seller but shall not be deemed to have assumed any of its obligations. Purchaser will not assert against the assignee of Seller, any defenses, counterclaims or setoffs available against the Seller.
13. If any provision is modified by statute or declared invalid, the remaining provisions shall nevertheless continue in full force and effect. Purchaser and Seller agree that this Agreement shall be construed and governed by the laws of the State of Seller's primary domicile (the "Applicable Laws") and that venue for any dispute or litigation arising out of this Agreement shall be in the appropriate State or Federal courts in the city or county nearest to Seller's primary domicile. The parties agree that any signatures or initials communicated electronically or by facsimile machine and any facsimile or photocopy or electronic copy of this Agreement including counterparts shall be valid and binding on the parties.
14. **WARRANTY DISCLAIMER. THE ONLY WARRANTIES, IF ANY EXPRESSLY STATED IN THE SALES AGREEMENT THAT APPLY TO THE GOODS ARE THOSE GIVEN BY THE ORIGINAL MANUFACTURER, AND ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THE SELLER HEREBY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY EMPLOYEE, AGENT OR OTHER PERSONS TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS GOODS.** Any description of the of Goods is for the sole purpose of identifying them and shall not be deemed to create an express warranty that the Goods shall conform to any such description; any sample or model is for illustrative purpose only and shall not be deemed to create an express warranty that the of Goods shall conform to the sample model; and no affirmation or promise, or description, or sample or model shall be deemed part of the basis of the bargain.
15. **PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM SELLER ANY INDIRECT DAMAGES, PUNITIVE DAMAGES, CONSEQUENTIAL DAMAGES, INCIDENTAL DAMAGES, DAMAGES FOR LOSS OF TIME, LOSS OF PROFIT, LOSS OF USE, MATERIALS IN GOODS, OR LOSS OF INCOME. PURCHASER HEREBY WAIVES ALL RIGHTS OF REFUSAL AND RETURN OF GOODS. PURCHASER ACKNOWLEDGES THAT PURCHASER IS NOT RELYING ON SELLER'S SKILL OR JUDGMENT TO SELECT OR FURNISH GOODS SUITABLE FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO WARRANTIES WHICH WOULD EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
16. **SELLER'S TOTAL LIABILITY UNDER THIS AGREEMENT, WHETHER IN LAW, EQUITY, CONTRACT, INFRINGEMENT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, SHALL NOT EXCEED THE PRICE PAID BY PURCHASER UNDER THE AGREEMENT FOR THE GOODS GIVING RISE TO THE CLAIM.** Purchaser shall fully indemnify, defend and hold harmless Seller and its affiliates and their respective shareholders, officers, directors, members, agents and employees against all expenses, costs (including reasonable attorneys' fees), claims, demands, damages, liability, suits or the like arising in connection with or out of (i) any breach by Purchaser of the Agreement; (ii) Seller's adherence to specifications or use of material furnished or specified by Purchaser or any of its agents; (iii) any damage to property or injury (including death) caused by the acts or omissions of Purchaser or its agents; or (iv) any damages arising out of the sale or exchange of all or a part of the Goods sold hereunder to a third party.
17. If Purchaser is trading-in equipment as part of this sale, Purchaser warrants and represents that Purchaser has good title, free and clear of all liens and encumbrances and further Purchaser agrees to indemnify, defend, and hold harmless Seller from all costs or claims whatsoever arising out of the trade-in equipment.
18. **PARTS WARRANTY:** (a) New equipment- one (1) year parts replacement; (b) Used equipment: Sold in "AS IS" condition with no warranty. As to (a) above this shall not include padding, be expandables. Purchaser shall be responsible for all freight and shipping costs incident thereto. Any improper installation or misuse of the Goods shall void this parts warranty. No labor warra
19. **TARIFFS:** Purchaser agrees that in the event that any tariffs, duties, import taxes or the like that at any time are increased or imposed in any way which increases the costs of any of the Goods herein, then these amounts shall be charged to and paid by the Purchaser and will be itemized separately to reflect this.

36026 V5J

100 lb. (45 kg) Capacity Rigid-Mount Washer-Extractor Specification Sheet



12.



STANDARD FEATURES:

- RinSave® water saving technology
- 7 speeds (2 wash, 1 distribution, 1 RinSave, 3 extract)
- E-P Plus® programmable controller
- Single-motor inverter drive
- Tall, lifting ribs
- Tapered roller bearings
- High M.A.F. (Mechanical Action Factor)
- Large cylinder perforations
- Fresh-water flushing chemical manifold
- Auto tension V-belt drive
- Six (6) liquid chemical injection ports
- Control is configurable to display language of choice
- 5-year limited warranty on frame, cylinder & shell



OPTIONAL FEATURES:

- Steam
- Electric heat
- 5 compartment flushing supply injector
- Prison package

Why Purchase Milnor?

BENEFIT: Saves water, energy and time. RinSave® water saver in conjunction with large cylinder perforations provides more efficient rinsing.

BENEFIT: Saves labor. Larger cylinder volume than most competitive, similar-sized washer-extractors provides greater productivity. More linen washed per day, or fewer hours required to process.

BENEFIT: Saves linen replacement costs. Faster process times reduce fabric wear, promoting longer linen life!

BENEFIT: Greater mechanical action (M.A.F.) leads to better wash quality.

Greater cylinder perforated area, tall rib construction and precise cylinder speeds generate better cleaning results, better rinsing, and better extraction.

BENEFIT: Better extraction saves dryer fuel. High extract provides excellent moisture removal. Lower extract speeds are available for uniforms, delicate textiles and blended fabrics.

BENEFIT: Fewer operator errors. E-P Plus® controller with back-lit LCD display allows operators to choose formulas from real words, not codes. Standard controller features English/Spanish (other languages optional). Controller also provides diagnostic and error messages, shortening training time of new employees.

BENEFIT: Faster repairs mean less downtime. Superior product support through local, highly-skilled dealers.



Superior cylinder design



Safe chemical injection



Solid industrial frame

Contact Milnor for your local, authorized dealer:

PELLERIN MILNOR CORPORATION

P.O. Box 400, Kenner, LA 70063 • t: 504-467-9591 • milnorinfo@milnor.com

36026 V5J

100 lb. (45 kg) Capacity Rigid-Mount Washer-Extractor Specification Sheet

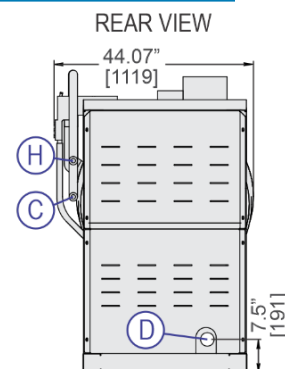
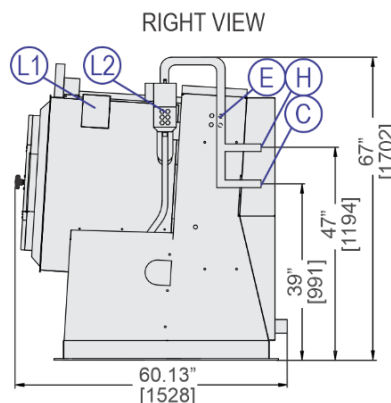
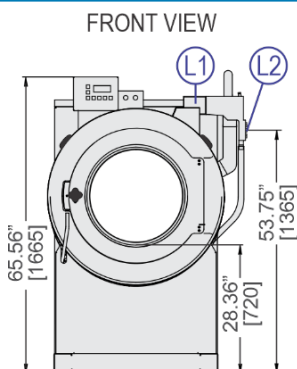


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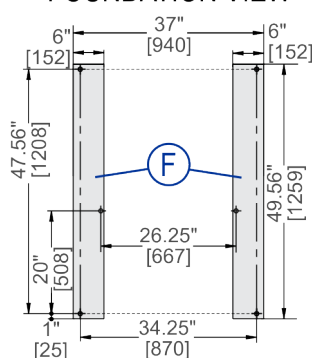
milnor.com

LEGEND

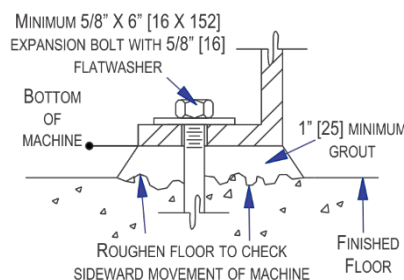
C	Cold water inlet, .75" (19 mm) NPT
D	Drain to rear, 3" (76 mm) pipe socket joint
E	Electrical connection
F	Foundation pads
H	Hot water inlet, .75" (19 mm) NPT
L1	Soap chute
L2	Liquid supply inlets



FOUNDATION VIEW



ANCHORING DETAIL



FLOOR
REQUIREMENT 12"
MINIMUM.

RECOMMENDED



MECHANICAL SPECIFICATIONS

Capacity – lb. (kg)	100 (45)
Cylinder Diameter x Depth – in. (mm)	36 x 26 (914 x 660)
Cylinder Volume – cu. ft. (L)	15.3 (434)
Door Opening – in. (mm)	21.69 (551)
Machine Dimensions (W x D x H) – in. (mm)	44.07 x 60.13 x 67 (1119 x 1528 x 1702)
Shipping Dimensions (W x D x H) – in. (mm)	75 x 60 x 73.5 (1905 x 1524 x 1867)
Motor – HP (kW)	5 (3.72)
Wash Speed – RPM	38 / 43
Distribution Speed – RPM	66
Extraction Speed – RPM	426 / 478 / 541
Extraction G-Force – for balanced loads	150
Static Weight – lb. (kg)♦	2171 (985)
Max. Dynamic Load RMS – lb. (kg)♦	2643 (1199)
Frequency - Hz♦	9.02
Water Pressure ^(Required) – psi (bar)	10-75 (.68-5.1)
Water Valve - Cv Rating at 72°F (22°C)	6.5 (25)
Minimum Recommended Distance Between Machines – in. (mm)	12 (305)

Specifications and appearance subject to change without notification.
B22SS22008/25132

ELECTRICAL SPECIFICATIONS

Voltage	Running Amps	Fuse (Amps)	Circuit Breaker (Amps)
220/3/50-60	9	FRN20	20
208, 240/3/60	10, 9	FRN20	20
380/3/50-60	5.7	FRS15	15
415/3/50	4.5	FRS15	15
480/3/60	4.5	FRS15	15

See Fuse and Wire Size manual MAEFUSE1BE for safety information. Contact factory regarding single phase availability.

▲ See dimensional drawing for complete details.

♦ It is the sole responsibility of the owner/user to assure that the floor and/ or any other supporting structure exceeds not only all applicable building codes, but also that the floor and/or any other supporting structure for each washer-extractor or group of washer-extractors has sufficient strength and rigidity (i.e., a natural or resonant frequency many times greater than the rotational machine speed with a reasonable factory of safety) to support the weight of all the fully loaded machine(s) including the weight of the water and goods, and including the published 360° rotating sinusoidal RMS forces that are transmitted by the machine(s). Contact the factory for additional machine data for use by a structural engineer.

■ Machine bases made from concrete should either be part of a monolithic structure or should be tied into foundation and not isolated from existing floor.

PELLERIN MILNOR CORPORATION LIMITED STANDARD WARRANTY

We warrant to the original purchaser that MILNOR machines including electronic hardware/software (hereafter referred to as "equipment"), will be free from defects in material and workmanship for a period of one year from the date of shipment (unless the time period is specifically extended for certain parts pursuant to a specific MILNOR published extended warranty) from our factory with no operating hour limitation. This warranty is contingent upon the equipment being installed, operated and serviced as specified in the operating manual supplied with the equipment, and operated under normal conditions by competent operators.

Providing we receive written notification of a warranted defect within 30 days of its discovery, we will at our option repair or replace the defective part or parts, FOB our factory. We retain the right to require inspection of the parts claimed defective in our factory prior to repairing or replacing same. We will not be responsible, or in any way liable, for unauthorized repairs or service to our equipment, and this warranty shall be void if the equipment is tampered with, modified, or abused, used for purposes not intended in the design and construction of the machine, or is repaired or altered in any way without MILNOR's written consent.

Parts damaged by exposure to weather, to aggressive water, or to chemical attack are not covered by this warranty. For parts which require routine replacement due to normal wear such as gaskets, contact points, brake and clutch linings, belts, hoses, and similar parts the warranty time period is 90 days.

We reserve the right to make changes in the design and/or construction of our equipment (including purchased components) without obligation to change any equipment previously supplied.

ANY SALE OR FURNISHING OF ANY EQUIPMENT BY MILNOR IS MADE ONLY UPON THE EXPRESS UNDERSTANDING THAT MILNOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE OR ANY OTHER WARRANTY IMPLIED BY LAW INCLUDING BUT NOT LIMITED TO REDHIBITION. MILNOR WILL NOT BE RESPONSIBLE FOR ANY COSTS OR DAMAGES ACTUALLY INCURRED OR REQUIRED AS A RESULT OF: THE FAILURE OF ANY OTHER PERSON OR ENTITY TO PERFORM ITS RESPONSIBILITIES, FIRE OR OTHER HAZARD, ACCIDENT, IMPROPER STORAGE, MIS-USE, NEGLIGENCE, POWER OR ENVIRONMENTAL CONTROL MALFUNCTIONS, DAMAGE FROM LIQUIDS, OR ANY OTHER CAUSE BEYOND THE NORMAL RANGE OF USE. REGARDLESS OF HOW CAUSED, IN NO EVENT SHALL MILNOR BE LIABLE FOR SPECIAL, INDIRECT, PUNITIVE, LIQUIDATED, OR CONSEQUENTIAL COSTS OR DAMAGES, OR ANY COSTS OR DAMAGES WHATSOEVER WHICH EXCEED THE PRICE PAID TO MILNOR FOR THE EQUIPMENT IT SELLS OR FURNISHES.

THE PROVISIONS ON THIS PAGE REPRESENT THE ONLY WARRANTY FROM MILNOR AND NO OTHER WARRANTY OR CONDITIONS, STATUTORY OR OTHERWISE, SHALL BE IMPLIED.

WE NEITHER ASSUME, NOR AUTHORIZE ANY EMPLOYEE OR OTHER PERSON TO ASSUME FOR US, ANY OTHER RESPONSIBILITY AND/OR LIABILITY IN CONNECTION WITH THE SALE OR FURNISHING OF OUR EQUIPMENT TO ANY BUYER.

120-lb Capacity OPL Dryer

Standard Features:

- 120-lb. capacity
- 35.90 cu. ft basket volume
- 415,000 btu/hr heat input, 2,800 cfm. airflow
- Radial airflow
- Self diagnostic microprocessor with patented auto drying feature
- Steel door with gasketless glass
- Reversing Basket
- Available in gas, steam and electric heat
- Four-Point Roller Support System
- Stainless steel basket

Optional Features:

- Stainless steel front and cabinet
- F.S.S. (Fire Suppression System)



M122 OPL Dryer

Why Purchase Milnor M122?

Engineer Driven Design That is Built to Last

Our dryers showcase an engineer-driven approach to design. Bearings are permanently lubricated on the motor and drive system. There are no chains used; rather, we use V-belts and pulleys for smooth, quiet, and trouble free operation. Our dryer cabinets are electrostatically powder-painted inside and out then baked at 420-degrees fahrenheit before final assembly - ensuring the hardest surface and the longest lasting finish in the industry.

Rugged Steel Door with Gasketless Door Glass

Our dryer doors are one solid piece of steel with gasketless glass. This eliminates the issue of glass falling out due to wear and tear on rubber gaskets that some manufacturers use to secure their glass. The security and durability that gasketless glass provides is essential to longevity.

Easy-to-Read, Multilingual Controls

Our dryers were one of the first computer operated dryers on the market and we continue to apply innovative technology to dryer operation. Our accessible design, easy-to-read LED screens and our user friendly multilingual interface positions Milnor as a leader in the laundry industry.

Your local Milnor independent authorized distributor



ML-122 Specifications

Maximum Capacity (dry weight)		120 lb	54.43 kg
Tumbler Diameter		44-1/8"	112.09 cm
Tumbler Depth		40-9/16"	103.02 cm
Tumbler Volume		35.90 cu ft	1,016.57 L
Tumbler / Drive Motor		1 hp	0.75 kW
Blower / Fan Motor		3 hp	2.24 kW
Door Opening (diameter)		31-3/8"	79.71 cm
Door Sill Height		26-5/8"	67.64 cm
Water Connection		3/4"-11.5 NH (North America) 3/4" B.S.P.T. (Outside North America)	
Dryers per 20'/40' Container		3 / 7	
Dryers per 48'/53' Container		9 / 10	
GAS MODEL	Voltage Available	208-480v 3ø 3,4w	50/60 Hz
	Approximate Net Weight	1,260 lb	571.5 kg
	Approximate Shipping Weight	1,430 lb	648.64 kg
	Airflow	60 Hz 2,800 cfm	79.29 cmm
		50 Hz 2,333 cfm	66.07 cmm
	Heat Input	415,000 Btu/hr	104,578 kcal/hr
	Exhaust Connection (diameter)	16"	40.64 cm
	Compressed Air Connection	1/4" Quick Connection	
	Compressed Air Volume	2.50 cfh	0.07 cmh
	Inlet Pipe Connection	1-1/4" F.N.P.T.	
ELECTRIC MODEL		1" F.B.S.P.T. (CE and Australia Only)	
	Voltage Available	208-480v 3ø 3,4w	50/60 Hz
	Approximate Net Weight	1,260 lb	571.5 kg
	Approximate Shipping Weight	1,430 lb	648.64 kg
	Airflow	60 Hz 2,800 cfm	79.29 cmm
		50 Hz 2,333 cfm	66.07 cmm
	Exhaust Connection (diameter)	16"	40.64 cm
	Compressed Air Connection	1/4" Quick Connection	
	Compressed Air Volume	2.50 cfh	0.07 cmh
	Oven Size	kW Btu/hr	kcal/hr
STEAM MODEL		72	245,729 61,923
	Voltage Available	208-480v 3ø 3,4w	50/60 Hz
	Approximate Net Weight	1,450 lb	657.71 kg
	Approximate Shipping Weight	1,500 lb	680.39 kg
	Airflow	60 Hz 2,800 cfm	79.29 cmm
		50 Hz 2,333 cfm	66.07 cmm
	Steam Consumption (Max)	450 lb/hr	204.12 kg/hr
	Operating Steam Pressure	125 psi max	8.62 bar
	Exhaust Connection (diameter)	16"	40.64 cm
	Compressed Air Connection	1/4" Quick Connection	
STEAM MODEL	Compressed Air Volume	3.25 cfh	0.09 cmh
	Boiler Horsepower (Normal Load)	13 Bhp	
	Supply Connection	(1) 1-1/4" N.P.T. (Female)	
	Return Connection	(1) 1-1/4" N.P.T. (Female)	

IMPORTANT: Dryer requires a clean, dry and regulated 80 PSI +/- 10 PSI (5.51 bar +/- 0.68 bar) air supply. REV 03/20/18

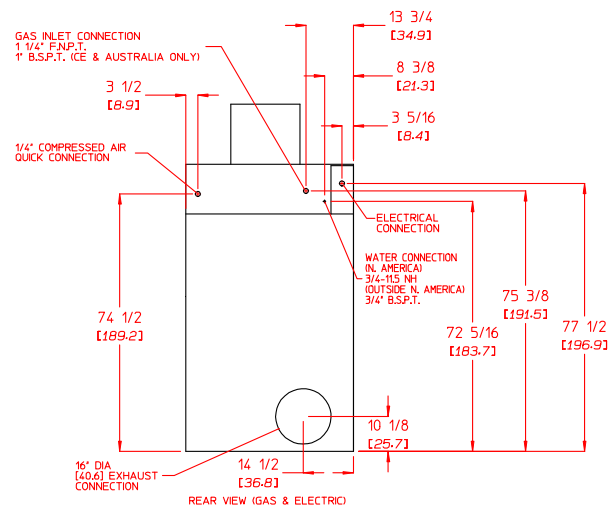
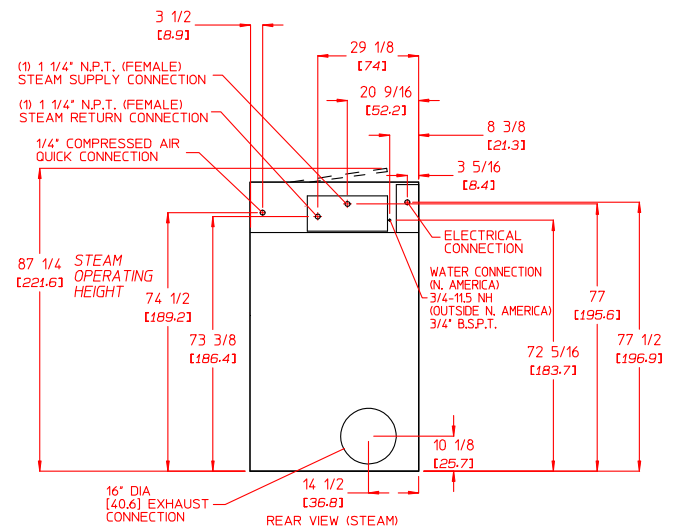
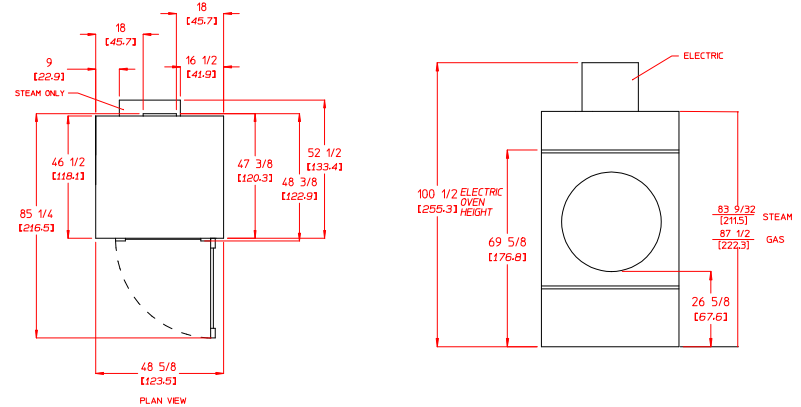
ML-122

DRYER NOTES:

- * DUCTWORK SIZE VARIES WITH INSTALLATION CONDITIONS.
- * EXHAUST STATIC PRESSURE MUST BE NO LESS THAN 0 AND MUST NOT EXCEED 0.37 (0.74 MB) WATER COLUMN.
- * DRYER REQUIRES A CLEAN, DRY, REGULATED 80 PSI +/- 10 PSI (5.5 BAR +/- 0.69 BAR) AIR SUPPLY.

STEAM DRYER NOTES:

- * SIZE OF PIPING TO DRYER VARIES WITH INSTALLATION CONDITIONS. CONTACT FACTORY FOR ASSISTANCE.
- * BACK DRAFT EXHAUST ADAPTER INCREASES DEPTH OF DRYER 10 INCHES (25.4cm)



Electrical Service Specifications

SERVICE VOLTAGE	PHASE	WIRE SERVICE	APPROX AMP DRAW	CIRCUIT BREAKER
72 kW Electric (Nominal)				
208	3ø	3	214	300
380	3ø	3	115	150
380	3ø	4	--	116
416	3ø	4	--	106
480	3ø	3	94	125
600	3ø	3	76	100
66 kW Electric (Nominal)				
230	3ø	3	178	250
400	3ø	4	--	102

Electrical Service Specifications

SERVICE VOLTAGE	PHASE	WIRE SERVICE	APPROX AMP DRAW	CIRCUIT BREAKER
GAS & STEAM				
208	3ø	3	14	20
220	3ø	3	--	11
230	3ø	3	12	15
240	3ø	3	--	11
380	3ø	4	--	6.0
400	3ø	4	--	6.0
416	3ø	4	--	6.0
440	3ø	3	7.0	15
460	3ø	3	7.0	15
480	3ø	3	7.0	15



Pellerin Milnor Corporation, PO Box 400, Kenner, LA 70063 USA,
Phone 504.712.7656 Toll Free: 800.469.8780 Fax: 504.468.3094



RIGID MOUNT WASHER-EXTRACTORS WITH E-P PLUS® CONTROL

PROGRAMMING FLEXIBILITY • SIX CAPACITIES • RINSAVE® WATER SAVER



36021V5J

HIGHLY PROGRAMMABLE CONTROL FOR EASE OF USE AND FLEXIBILITY

E-P PLUS® CONTROL

This comprehensive control can hold 30 wash formulas (including 10 pre-programmed for any of the eight industries), which allows the operator advanced flexibility. The E-P Plus owner/operator may manually create or modify formulas for accurate and proper washing. The E-P Plus control also features universal temperature control, programmable cooldown, programmable bath soak, and overnight soak. The two-line display notifies the operator of key benchmarks (wash step, time remaining, etc.), which increases productivity and reduces downtime.



Milnor's V-Series washer-extractors with the E-P Plus control are available in six capacities, ranging from 40-160 lb (18-72 kg). The continuously welded frame, flexible control, and standard RinSave® water saver, make these washer-extractors ideal for any commercial laundry application.



STANDARD FEATURES IMPROVE WASH QUALITY AND PROLONG LINEN LIFE

12.



RINSAVE® WATER SAVER

Milnor's RinSave® water saver feature is standard on all V-Series washers. The exclusive software allows for the basket to reach a precise G-force that "slings" the wash liquor (including water, chemistry, and soil) out of the goods after a wash step. This feature will save up to 2 rinses per load and fill/rinse time. Laundries with the RinSave feature will get more loads per hour to save you money!



Scan to see
cost savings



SUPERIOR CYLINDER DESIGN

Milnor's tall rib construction and precise cylinder speeds combine to provide excellent MAF – Mechanical Action Factor – delivering excellent wash quality and reducing time-consuming and costly rewashes.



36026 cylinder shown



SAFE CHEMICAL INJECTION



30022VRJ chemical
inlet shown

Chemicals are injected in the rear of the machine (unlike certain brands where chemicals are injected near the front of the machine at eyelevel). Chemicals are diluted and flushed into the sump of the washer-extractor so that raw chemical does not come in direct contact with the linen or the stainless steel.



CONTINUOUSLY WELDED FRAME

Milnor frames are designed to prevent concentration of stress in one spot and all structural components are tied together for optimum stress dispersion. This proven structural integrity means your machines will last longer.



30022VRJ frame shown



EFFICIENT MOTOR

A NEMA Premium® efficient inverter-driven motor reaches maximum extraction speed more efficiently, reducing peak electricity amperage draw compared to average commercial motors.

NEMA Premium® is a registered trademark of Baldor Electric Company.



DEPENDABILITY IN DESIGN

SPECIFICATIONS

	30015VRJ	30022VRJ	36021V5J	36026V5J	42026V5J	42030V6J
Capacity*—lb. (kg)	40 (18)	60 (27)	80 (36)	100 (45)	140 (63)	160 (72)
Cylinder diameter—in. (mm)	30 (762)	30 (762)	36 (914)	36 (914)	42 (1067)	42 (1067)
Cylinder depth—in. (mm)	15 (381)	22 (559)	21 (533)	26 (660)	26 (660)	30 (762)
Cylinder volume—cu. Ft. (L)	6.14 (174)	9 (255)	12.37 (350)	15.3 (434)	20.8 (590)	24 (679)
Door opening—in. (mm)	15.5 (394)	15.5 (394)	21.69 (550)	21.69 (550)	21.69 (550)	21.69 (551)
Overall width—in. (mm)	34.5 (876)	34.5 (876)	44.07 (1119)	44.07 (1119)	50.31 (1278)	50.31 (1278)
Overall depth—in. (mm)	48.61 (1234)	55.69 (1415)	55.15 (1401)	60.14 (1528)	77.69 (1974)	84.56 (2148)
Overall height—in. (mm)	57.29 (1455)	57.56 (1462)	67 (1702)	67 (1702)	69.63 (1768)	69.63 (1768)
Motor—HP (kW)	5 (3.72)	5 (3.72)	5 (3.72)	5 (3.72)	10 (7.45)	15 (11.18)
Wash Speeds—RPM	39 / 44	39 / 44	38 / 43	38 / 43	32 / 40	32 / 40
Extract Speeds—RPM	426 / 495 / 685	426 / 495 / 685	426 / 478 / 541	426 / 478 / 541	320 / 414 / 500	320 / 414 / 549
Distribution Speed—RPM	65	65	66	66	60	60
Max Extract Speed—RPM	685	685	541	541	500	549
Extraction G-Force	200	200	150	150	150	180
Inlet connection—in. (mm)	0.75 (19)	0.75 (19)	0.75 (19)	0.75 (19)	1.25 (32)	1.25 (32)
Drain valve—in. (mm)	3 (76)	3 (76)	3 (76)	3 (76)	3 (76)	3 (76)
Approx. gross weight—lb. (kg)	1082 (491)	1138 (516)	1455 (660)	1500 (680)	2054 (932)	2230 (1012)

Specifications and appearance subject to change without notification. Contact the factory for acoustics data. *Depending on density and soil content of goods.

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www.milnor.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA CATEGORY: DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS

Item: Hotel Low Voltage Contract

Department: Downtown Development Authority

Date of Meeting: Monday, November 10, 2025

Fiscal Impact: none

Presented By: Chairman Lee Merritt

Action Requested: Hotel Low Voltage Contract

Summary: Hotel Low Voltage Contract

Attachments:

- Tapestry Hotel – UnoNet Cabling Upgrade
- Tapestry Hotel LV Panduit

Proposal: Tapestry Hotel (Lawrenceville) LV Prewire

Subject Project: Tapestry Hotel (Lawrenceville)

Date: 08/14/2025 08/21/2025 **REV 08/31/20025**

Wiring Solutions Inc., is pleased to present the following proposal for the Tapestry Hotel (Lawrenceville). We appreciate the opportunity to offer our proposal for the aforementioned project. Our pricing encompasses the following: This is a confidential document only for the use to the person or company who is intended to. (Not others or any other electrical company)

This proposal is based on the following documents:

1 Addendum

- A. Specifications :
- B. Drawings:
- C. Addendum:

The accuracy and completeness of the contract documents is the sole responsibility of those who have prepared them. This proposal covers only the work that is adequately described and/or detailed in the above referenced contract documents.

Scope of Work: Low-voltage pre-wire cabling

1. Supply & Install Cat6, **RG6** & RG 11 non-plenum for the WAP, units & Common areas as per Telcom plan layouts (note there a discrepancy with electrical plans & Telcom plans **we will use the T-Plans 0.01 thru 1.0 dated 04-30-2025. Along with Convergent Services RFP dated 07/10/2025**
2. Supply & Install Cat6 non plenum to the Cameras locations per Telcom plan layouts
3. Supply & Install 16-2 speaker cables non shielded speaker locations to include VC per Telcom plan layouts
4. Supply & Install wiring for Microphone as per Telcom plan layouts
5. Supply & Install Fiber optic between MDF & IDF room per Telcom plan layouts
6. Supplied & Install Racks & Patch panels with cable management as per plan
7. WS will install plenum cable where is required
8. Price includes all cable support, termination, **testing to a level 3 Fluke spec** , plate cover.
9. **Cat6, keystone, patch panel, Rack All will be Panduit Brand**
10. No Low-voltage work for fire alarm, Access control
11. Exclude all equipment – cameras, WAP, servers, NVR, ETC.
12. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal. Wiring Solutions isn't responsible for any sheet rock, masonry, brick, damage or repair.

VE Suggestions:

- N/A

Add Ons & Deducts:

- N/A

Project Changes

- N/A

Payment terms: Will come up with an agreeable schedule of values. Payment will be accepted in either ACH or check or cash. A service charge of 1.5% on any unpaid balance becomes effective after 30days after invoicing. Overdue invoices are subject to interest at the maximum rate allowed by state law and collections charges (including reasonable attorney's fees). Payment to Wiring Solutions Inc. Is not dependent on payment terms from Owner or direct end-user.

Note that invoices need to be submitted by the 25th of every month

Inclusions:

1. ~~Components and materials as specified or of equal kind or quality may be required to provide a complete and operational system.~~
2. Complete grounding system
3. All work per industry standard and code
4. This pricing effort is based on all the above scope of work as listed only
5. The contract price shall be increased for any materials cost escalation imposed by material suppliers for cost changes imposed and effective more than thirty (30) calendar days subsequent to the date of acceptance of this proposal.
6. ~~Terms and conditions of this proposal are dependent on credit approval with Wiring Solutions Inc. or payment via major credit card~~
7. The attached Contract Addendum is hereby incorporated in this agreement. If any provision of the Contract Addendum is in conflict with this agreement, the provision within the Contract Addendum shall take precedent

Exclusion:

1. Wiring Solutions Inc. is not responsible for supplying bathroom exhaust fans & duck detectors unless noted in scope
2. Wiring Solutions Inc. Is not held responsible to damage of underground conduits to include telephone, security cables, fiber optic
- 3.No installation of appliances, dishwasher, Microwave, HVAC equipment etc.
5. Wiring Solutions Inc is not supplying Light fixtures, Lamps, Smoke Detector or Combination Detectors unless noted above
6. Wiring Solutions Inc is no responsible for damage / non-operative fixtures lamps etc. and accessories if provided by other's
7. No Low-voltage work included TV, Phone, Fire Alarm, Access control, CCTV, Or Low-voltage conduits Etc. unless noted scope
8. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal
9. BDA System
10. Generator
11. ATS
12. Generator Fuel.
- 13 EV Charger, EV conduit or Wiring unless noted above
- 11 Wiring Solutions Inc. is not responsible for supplying bathroom exhaust fans & duck detectors
- 12.Trench, boring, cutting, patching, compacting and concrete replacement or any type of concrete work will be done by others.
13. Any out-of-scope work. All out of scope work will be negotiated at our current time and material rates. All contract terms (proposal) and change orders must be in writing. There are no terms or conditions between the parties not in writing herein. Confirmation of change orders must be obtained in writing
- 14.No concrete work pads, Light Pole bases unless noted in scope
15. Lightning Protection
16. X-Ray Flooring
17. Wiring Solutions Inc. Is not held responsible to damage of underground conduits to include telephone, security cables, fiber optic
18. Any power company fees for meter's, power usage fees

19. Note that any unforeseen electrical issues or any code violations that needs to be corrected or upgrade will be additional to proposal

Warranty:

1. All material and workmanship will be warranted for a period of one (1) year from date of substantial of completion of the hotel.
2. Warranty does not cover material and equipment that has been supplied by others
3. Damaged due to misuse, vandalism, and accident, improper or unauthorized repair by someone other than, Wiring Solutions Inc, fire, flood or other "Acts of God."
4. Warranty service calls will be made during normal business hours (Monday through Friday, 8:00 a.m. - 5:00 p.m.) for no additional charge. Warranty calls made during non-business hours shall be billed to the customer at one and one-half the prevailing hourly service rate.

Wiring Solutions Inc, would like to thank you for this opportunity to provide you with this proposal. Acceptance must be received within thirty (30) calendar days of the date on this proposal. If you have any questions, concerns or need any additional information regarding this proposal, please feel free to call us at (770)713-7706

Wiring Solutions Inc.
Carlos Soto
Project Manager/PMI/Estimator/Licensed Master Electrician
Office: 770-713-7706 Fax:678-924-1817

Date: **9-12-2025**

Sign: *Carlos Soto*
Signer ID: MC7A9AYQU9...

Accepted by:
Downtown Development Authority of Lawrenceville, Georgia c/o
Northpointe Hospitality Management & Development, LLC,

HSR DEVELOPMENT SERVICES

Date: _____

ATTN: Greg Winey and Harvey Rudy
5019 W. Broad Street, Suite 239
Sugar Hill, GA 30518

Sign: _____

404-725-5356 harvey@hsrds.com

Accepted by:

Name	Title	Date
------	-------	------

Total for standard CAT6 cabling \$138,677.00 Network cables and Rack Change to Panduit

~~Total for CAT6A cabling \$226,905.66 Network cables and Rack Change to Panduit~~

TAPESTRY COLLECTION by Hilton™

Tapestry - Lawrenceville, GA - UnoNet Cabling Upgrade

A PROPOSAL FOR

Lawrence Hotel - Tapestry Collection

General Manager

martin@convergent-services.ws

PREPARED BY JAY DESAI • EXPIRES DECEMBER 31, 2025

About Us

Panduit One Partner
Hilton Preferred Cabling Vendor.

Project Description

We are pleased to provide you this proposal as per the RFP attached below:

[250430 Lawernceville Hotel T Drawings \(1\).pdf](#)

UnoNet Cabling & Certification

Items	Qty
 Custom Cat6 Public space and admin area data cabling. <i>Public space and admin area data cabling.</i>	x125
 Custom Cat6 Guest room TV location data.	x120
 Custom Cat6 Guest room phone location data.	x120
 Custom Cat6 CCTV cabling	x34
 Panduit Wiring Products CJ688TGBU CJ688TGBU PAN MINICOM CAT6 JACK MODULE	x798
 Corning CCH-02U FIBER ENCLOSURE RACK 2RU BLACK	x3
 Outdoor NEMA Enclosure Outdoor weatherproof NEMA rated enclosure to house outdoor AP cable	x1
 Panduit Surface Mount Box Mini Com, Mini Com, 2 Ports, White, LD3/LDPH3 Raceway/LD5/LDPH5 Raceway	x16

Items	Qty	13.
 Panduit Wiring Products CPP24WBLY CPP24WBLY PAN MINI-COM MODULAR PANEL	x17	
 Fluke Certification Certification of all copper and fiber cables connecting to the UnoNet network.	x1	
 Excel Port Map Create an excel location based port map for all new and existing copper and fiber cables on the UnoNet network.	x1	
 Panduit Wiring Products R2P 19" X 84" (2 POST) RELAY RACK	x3	
 Middle Atlantic CLH-WRS-W18-W24 LADDER WALL SUPPORT HARDWARE	x3	
 Commscope ACT-24-4D LADDER TRAY, STRAIGHT SECTION 24 IN	x3	
 Rack Solutions, Inc 108-4013 4POST, 2POST 24IN LIGHT DUTY FIXED SHELF	x2	
 Tripp-Lite PDUV20 PDU Basic 120V 20A 5-15/20R 14 Outlet L5-20P Vertical 0URM Rack Mount	x4	
 Rack Solutions, Inc 111-4596 55U, Rack-111 Post Kit	x1	
 Rack Brand 1USHELF-V RACK 1USHELF-V 1 Space Vented Rack Shelf	x6	

Items	Qty	13.	
	Panduit Wiring Products PR2VSD06 Dual Sided Patchrunner 2 Vertical Cable Manager, 8 ft. With Doors, 6 in., Wide, 45 RU, Black	x6	
	Panduit Wiring Products WMPF1E Horizontal wire manager. 2U	x14	
	Panduit Wiring Products CFPL2IWY 2-PORT FLUSH MOUNT UNLOADED SINGLE GANG MINI-COM CLASSIC INTLWHT W/ LABEL ROHS	x22	
	Panduit Wiring Products KWP6PY CAT6 WALL PHONE PLATE W/ JACK SGL GNAGN 8W89 110 T568 STAINLESS STEEL ROHS	x5	
	Panduit Wiring Products 222195 Panduit CFPL6IWY 6-Port Flush Mount M-C Plate	x4	
	Panduit CFPL1WHY Mini-Com®, Classic, Faceplate, 1 port, White	x140	
	Shielded Burial 12 Strand Multimode 50 Micron Fiber OM3 Fiber Tie Cable	x2	
	Custom RG6 Quad COAX Cable for TV locations	x11	

Items		Qty
	Structured Cable RG11/U Products (SCP) Roof top satellite cable.	13. x6
	 Custom 16/2 Custom Installation Speaker Cable Per Foot	 x74
	 ICE Cable 18-20S/Box/Gray 4 Mic locations. 1 CAT6 + 2 18/3 per location.	 x8
	 Custom Cat6a Custom Installation Network Cable Per Foot	 x4
	 Labor Labor	

UnoNet Cabling & Certification Total : \$164,744.66

Financial Summary

You received **\$37,905.00** in line item discounts on this proposal.
You received an additional **\$10,000.00** in discounts on parts.

Subtotal	\$154,744.66
Proposal Total	\$154,744.66

Payment Schedule

PAYMENT SCHEDULE

Payment 1	65% of Proposal Total • \$100,584.03	Due Upon Proposal Acceptance
Payment 2	35% of Proposal Total • \$54,160.63	Due Upon Job Completion