



Downtown Development Authority Meeting

Monday, October 26, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

I. Call to Order

1. Attendee Name / Attendee Participation (Present, absent, late for this meeting):

Chair Carl Wright

Treasurer Sarah Hage

Board Member Jonathan Hartnett

Board Member Bobby Singleton

Board Member Michelle Dunbar

Board Member Thom DeLoach

Board Member & Council Member Anita Bass

Non Voting Member Robert Witherspoon

II. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

III. Approval of the Agenda

IV. Approval of Minutes

1. Approval of the September 29, 2026 Special Called Meeting Minutes

V. Citizen Comments

VI. Oath of Office Ceremony for DDA Members

VII. Director's Report

1. Staff Trainings

2. DCA Report - September 2026

VIII. Council Report

IX. Old Business

X. New Business

1. Officer Elections

2. Discussion Item: Enhancement Grant Application - Elizabeth Richmond

3. Discussion Item: Commercial Grant Application - Elizabeth Richmond

XI. Adjournment



Downtown Development Authority Meeting / Special Called Meeting

Tuesday, September 29, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

I. Call to Order

1. Chair Carl Wright called the meeting to order at 6:32 p.m.
2. Chair Carl Wright, Board Member Bobby Singleton, Board Member Michelle Dunbar, and Board Member and Council Member Anita Bass were present. Board Member Thom DeLoach joined the meeting by telephone at 6:45 p.m. Vice Chair Robert Witherspoon and Treasurer Sarah Hage were absent.

- II. Approval of the Agenda:** Board Member and Council Member Anita Bass made a motion to approve the agenda. Board Member Bobby Singleton seconded the motion. The motion passed unanimously.

III. New Business

1. Discussion/Action Item: DDA Budget FY2027
 - a. Executive Director Thatcher Hart went through the budget line by line.
 - b. Personal Services and Employee Benefits
 - i. No changes proposed.
 - c. Purchased/Contracted Services
 - i. Legal Expense: Chair Carl Wright recommended maintaining the Legal Expense budget at \$25,000. The Board reached consensus to include the amount in the FY2027 budget draft.
 - ii. Miscellaneous Legal Fee:
 1. Chair Carl Wright recommended reducing the Miscellaneous Legal Fee budget from \$10,000 to \$5,000.
 2. The Board reached consensus to include \$5,000 in the FY2027 budget draft.
 - iii. Advertising/PROMOTIONS DDA/Printing Binding
 1. Board Member Thom DeLoach stated that Main Street promotion and marketing are responsibilities of the DDA and recommended maintaining funding for those activities.
 2. Board Member Bobby Singleton recommended that DDA promotion and marketing efforts support the City's tourism initiatives.
 3. The Board agreed to rename "PROMOTIONS DDA" as "PROMOTIONS."
 4. The Board agreed to combine the Advertising and Promotions categories into a single Promotions line item with a proposed FY2027 budget of \$7,500.
 5. The Board agreed to maintain \$1,500 for Printing & Binding.
 6. Executive Director Thatcher Hart recommended updating the City-DDA Intergovernmental Agreement (IGA).
 - iv. Travel

1. Board Member Michelle Dunbar noted the \$10,000 currently allotted for travel was excessive.
2. Chair Carl Wright and Board Member Bobby Singleton recommended the Travel budget be reduced to \$5,000.
3. The Board reached consensus to include \$5,000 in the FY2027 budget draft.
- v. Dues & Fees: The Board agreed to increase Dues & Fees from \$870 to \$1,000 based on current expenditures.
- vi. Education & Training: The Board agreed to reduce Education & Training from \$8,000 to \$5,000.
- vii. Contract Labor – DDA
 1. This line item was used to fund the mural on the Stoned Pizza Kitchen wall.
 2. Chair Carl Wright recommended reducing Contract Labor – DDA from \$20,000 to \$10,000, citing the limited number of remaining locations suitable for murals.
 3. The Board reached consensus to include \$10,000 in the FY2027 budget draft.
- d. Supplies: No changes proposed.
- e. Capital Outlay
 - i. Chair Carl Wright stated that the \$45,000 expenditure associated with the MARTA Lot was funded from DDA reserves and was not included in the adopted FY2026 budget.
 - ii. An update to the IGA to account for the expenditure was discussed.
- f. Other Costs
 - i. Chair Carl Wright recommended an increase in Commercial Grants from \$100,000 to \$115,000 and an increase in Enhancement Grants from \$40,000 to \$45,000.
 - ii. The Board reached consensus to include \$115,000 for Commercial Grants and \$45,000 for Enhancement Grants in the FY2027 budget draft.
 - iii. Board Member Bobby Singleton mentioned Other Costs may include the need for cloud storage for organizing digital assets, as well as web hosting and domain expenses.
 - iv. Executive Director Thatcher Hart mentioned the City was exploring cloud storage.
 - v. Board Member Bobby Singleton advocated for separate or partitioned cloud storage for the DDA if the cloud storage was under the City.
- g. Debt Service: No changes proposed.
- h. Other Financing Uses
 - i. Chair Carl Wright recommended a reduction in Special Events from \$30,000 to \$25,000.
 - ii. The Board reached consensus to include \$25,000 in the FY2027 budget draft.
 - iii. Board Member Michelle Dunbar expressed support for a criterium bicycle race as a potential special event, stating that it could attract cyclists and spectators to the City and potentially generate economic activity exceeding the event's cost.
- i. Executive Director Thatcher Hart concluded the discussion by reviewing the proposed changes and calculating a proposed FY2027 DDA budget of \$245,000, compared with the FY2026 budget of \$252,870.
- j. Board Member and Council Member Anita Bass made a motion to approve the \$245,000 FY2027 DDA budget draft for submission to the City Council for consideration. Board Member Michelle Dunbar seconded the motion. The motion passed unanimously.

IV. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

1. There was no Executive Session.

V. Adjournment: Board Member Michelle Dunbar made a motion to adjourn the meeting at 7:35 p.m. Board Member Bobby Singleton seconded the motion. The motion passed unanimously.

Form Name: 2026 Community Activity Report
Submission Time: October 21, 2026 2:49 pm
Browser: Chrome 155.0.0.0 / Windows
IP Address: 50.207.61.118
Unique ID: 1508650244
Location:

Section VII. Item #2.

Main Street Community Reporting: Stone Mountain

Designation Level Classic

Month of Report: September

Region: Region 3

Community Population: 5,001 to 10,000

Person Reporting: Miglena Dimov

I would like a copy of this completed report emailed to: mdimov@stonemountaincity.org

PROGRAM OPERATIONS

What is the total dollar amount spent on your program's operational expenses during this reporting period? 10495.00

Please select all funding sources which contributed financially to your program's monthly operational expenses: DDA funds

Did your program have a board meeting this month? Yes

Did the Main Street Manager attend training this month? No

Did any Board Members attend training this month? No

EVENTS and VOLUNTEERS

Did any events occur downtown during the reporting period? No

If known, please estimate the total amount of volunteer hours for all events, board meetings and committee meetings hosted by the local Main Street program:

0

Section VII. Item #2.

JOB CREATION

Did any of the following occur in your downtown district during this reporting period? Check all that apply.

Business Opening

How many new businesses opened in your program area during this reporting period?

1

How many new jobs were created from new business opening during this reporting period?

2

Main Street Manager's Notes - Businesses Opening

One new business: Shepherd Care Group LLC

PROGRAM PROJECTS AND EXPENSES

NEW MAIN STREET STAFF

Did your program hire any new staff this month?

No

Did your program release staff this month?

No

Complete and Certify

By signing below, you verify that the information contained in this report is accurate to the best of your knowledge.





ENHANCEMENT GRANT APPLICATION

Please read the Enhancement Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information:

Business Name:	Stone Mountain & Main, LLC
Contact Name:	Elisabeth Richmond
Business Address:	5163 Poplar Springs rd
City, ST, ZIP:	Stone Mountain, GA 30083
Telephone:	(803)524-4699
Email:	StoneMountainAndMain@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:
Property Owner:
Mailing Address:
City, ST, ZIP:
Telephone:
Email

Project Description. Check box (X) and attach Historic Preservation Commission approval if needed.

☒ Exterior painting
☒ Facade improvements
☒ Back entry stair replacement/bringing to code
☒ Exterior planters/flower boxes installation
☒ Exterior lighting and door handle hardware replacement
☒ Exterior sodablastering and granite restoration

Estimated Cost of Project (attach detailed budget): \$ 263,520.00
Amount of Façade Grant Requested (See Guidelines): \$ 10,000

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Name & Signature of Applicant: 
Elisabeth Richmond

Name & Signature of Owner (if different from applicant): _____

ESTIMATE - STONE MOUNTAIN PROJECT

976 & 978 Main St, Stone Mountain, GA 30083

CLIENT	Elizabeth Richmond
ESTIMATE DATE	September 12, 2026
ESTIMATE BASIS	16-sheet architectural / structural drawing set dated August 29-31, 2026
GLOBAL PROJECT PRICE	\$263,520.00

General Description. This estimate is for the remodeling of an existing mixed-use building. The scope is based on the current drawing set and includes the interior remodeling of the two second-floor residential units, as well as exterior work, roofing, means of egress, fire-resistance-rated elements, and all other activities indicated in the drawings. The drawings identify approximately 1,562.30 square feet of total apartment area; however, the global project price also includes work outside that interior area. For that reason, the project is not calculated solely as a simple per-square-foot remodel.

1. PROJECT SCOPE

The global project price of \$263,520.00 includes labor, good-quality standard materials, normal deliveries, project administration and coordination, project management, permit coordination and required standard inspections, equipment, and consumables necessary to perform the base scope shown in the current drawings, subject to the conditions and exclusions stated in this estimate.

Preconstruction, Permits, and Project Administration

Review and coordination of the permit drawing set; preparation of the construction sequence; coordination with the Owner, designer, specialty contractors, and authorities having jurisdiction; permit follow-up; inspection scheduling; project manager supervision; document control; progress communications; and project closeout coordination.

Selective Demolition and Preparation

Selective removal of walls, doors, finishes, and components indicated for demolition; protection of elements that are to remain; normal debris removal and disposal; layout of new walls and openings; and preparation of existing surfaces to receive new work.

Framing and Structural Carpentry

Construction of new interior partitions; headers, blocking, backing, framing corrections, and carpentry; work associated with new openings; deck and stair framing; posts, beams, joists, ledgers, stringers, bracing, fasteners, and structural connectors in accordance with the approved drawings.

Fire-Resistance-Rated and Life-Safety Systems

Construction of the required one-hour separation between the residential units and rated horizontal assemblies; 5/8-inch Type X gypsum board where required; mineral wool insulation; resilient channels where indicated; fire blocking / fire dams; intumescent sealants; protection of electrical, plumbing, and HVAC penetrations; smoke/CO detectors; and fire extinguishers where included in the approved scope.

CONSTRUCTART 2A LLC | Remodeling • Improvements • Project Coordination**Exterior Deck, Stairs, Landings, Guards, and Handrails**

Replacement / construction of the exterior pressure-treated wood deck and stair system shown in the drawings, including footings, posts, beams, joists, stringers, decking, landings, guards, handrails, balusters, connectors, and required finishes for the approved scope.

Roofing

Replacement of the existing modified-bitumen roof with a 60-mil TPO membrane as shown in the drawings, including normal removal and preparation, standard flashings, terminations, and base-scope penetrations. Concealed roof-deck replacement beyond normal anticipated conditions will be treated as an unforeseen condition.

Exterior Siding and Trim

Replacement / installation of HardiePlank siding and exterior trim in the indicated areas, including normal preparation, fastening, caulking, and finishing.

Windows and Doors

Supply and installation of the windows and doors indicated in the schedules, including normal framing preparation, placement, fastening, flashing/sealing, interior/exterior trim, and standard hardware. Egress, safety-glazing, and opening-control requirements will follow the approved documents.

HVAC and Ventilation

Installation of the indicated mini-split systems, including indoor units, rooftop condensers where shown, normal refrigerant/condensate routing, supports, controls, wall heaters, and bathroom exhaust fans as applicable, including startup and inspection coordination.

Electrical

Electrical modifications within the approved scope: circuits and panel work within the documented scope, receptacles, GFCI devices, switches, lighting, recessed fixtures, ceiling fans, smoke/CO devices, kitchen/laundry/bath circuits, normal connections for Owner-furnished appliances, HVAC/heaters, and rough/final electrical work. An electrical service upgrade not shown in the drawings or required because of an unforeseen existing condition will be handled in writing as additional work.

Plumbing

Plumbing modifications for kitchens, bathrooms, and laundry; water and DWV lines; rough-ins; connections for Owner-furnished faucets; approved/shown water-heating work; testing; and rough/final inspections. Concealed failures in existing piping outside the documented scope will be treated as unforeseen conditions.

Kitchens

Construction and completion of the indicated kitchens, including standard-quality cabinets, standard countertops, sink installation, backsplash/finish interfaces, trim, and normal connections. Appliances will be furnished by the Owner.

Bathrooms and Laundry

Construction of bathrooms and laundry areas using good-quality standard materials, including associated framing, waterproofing where required, tile, backer materials, vanity, toilet, standard tub/shower as designed, and finish work. Faucets will be furnished by the Owner.

Flooring and Interior Finishes

Installation of LVP and tile where indicated, including normal preparation, applicable installation materials, transitions, baseboard, trim, caulking, touch-ups, and finish carpentry.

Drywall, Ceilings, and Painting

Installation and repair of gypsum board associated with the remodel, taping/finishing, ceilings, primer, and paint. The Owner will select colors from standard manufacturer product lines. Specialty, designer, or premium finishes will be considered upgrades.

Final Completion and Closeout

Final trade trim-out; punch list; cleaning; normal inspection corrections attributable to the Contractor's work; coordination of final inspections; and final walkthrough with the Owner.

2. MATERIALS AND OWNER SELECTIONS

- The price is based on new, good-quality, standard / mid-grade, code-approved materials commonly available through Home Depot, Lowe's, established building suppliers, or equivalent sources. Luxury, imported, custom-manufactured, or unusually high-cost selections are not included unless approved in writing.
- The Owner will select paint colors and reasonable aesthetic selections within the standard level included in this estimate.
- The Owner will furnish appliances and faucets. The Contractor will coordinate normal connections and installation where included in the approved scope.
- If the Owner selects premium cabinets, specialty countertops, high-end tile or flooring, specialty lighting, custom doors or windows, premium hardware, smart-home products, or any item that exceeds the base standard level, the difference in materials, taxes, delivery, and labor will be quoted and approved in writing before purchase or installation.

3. GLOBAL PROJECT PRICE

SCOPE	GLOBAL PRICE
Complete base scope described in this estimate and the current drawing set	\$263,520.00

This estimate is presented as a global project price. Individual selling prices are not assigned to each activity. Internal allocation of costs, labor, materials, supervision, and subcontracting is part of the Contractor's project administration.

4. PROGRESS PAYMENTS

Payments will be made based on project progress in order to maintain the cash flow required for labor, materials, deliveries, and specialty contractors. Before each progress payment is requested, the Owner will be notified by text message or email of the milestone achieved. All payments will be applied to the global project price.

Payment	Milestone	%	Amount
1	Project acceptance / permit coordination / mobilization	15%	\$39,528.00
2	Selective demolition, layout, and structural/framing progress	15%	\$39,528.00
3	MEP rough-in and fire-rated	15%	\$39,528.00

Payment	Milestone	%	Amount
	rough construction		
4	Exterior progress: roof / siding / windows / deck-stairs	15%	\$39,528.00
5	Drywall, insulation, flooring, painting, and interior finishes	15%	\$39,528.00
6	Kitchens, bathrooms, final MEP trim, and substantial interior completion	15%	\$39,528.00
7	Substantial completion / punch list	5%	\$13,176.00
8	Required final approvals and contract closeout	5%	\$13,176.00

5. CONSTRUCTION PROCESS, SCHEDULE, AND INSPECTIONS

The estimated construction duration is approximately six (6) months, or about 24-26 weeks after permit issuance and authorization to begin work. The project may be completed sooner if approvals, inspections, materials, weather, and trade coordination progress favorably. The schedule may be extended by circumstances beyond the Contractor's reasonable control.

Phase	Time	Activity / Inspection	Release Point
Preconstruction / permits	Before Week 1	Final coordination of permit set, applications, reviews, and authority comments/corrections.	Permit issued / documents approved
Mobilization / selective demolition	Weeks 1-2	Protection, layout, selective demolition, debris removal, and verification of existing conditions.	Conditions exposed and documented
Framing / structure / exterior foundations	Weeks 2-6	Interior framing, headers, blocking, deck/stair footings, posts, and structural carpentry. Footing/framing inspections before covering, as applicable.	Footing/framing approvals
MEP rough-in	Weeks 4-9	Electrical, plumbing, and HVAC rough-in; fire/life-safety coordination. Rough inspections before closing walls/ceilings.	Rough approvals

Phase	Time	Activity / Inspection	Release Point
Fire-rated assemblies / insulation	Weeks 7-11	Mineral wool, Type X, RC-1 where required, firestopping, insulation, and rated penetrations.	Approval to close assemblies
Exterior envelope	Weeks 5-13	TPO roof, Hardie siding, windows/doors, deck/stairs/guards, and weatherproofing.	Weather-tight exterior / applicable inspections
Drywall / interior finishes	Weeks 10-17	Drywall finish, ceilings, primer/paint, flooring, tile, trim, and doors.	Finish phase released
Kitchens / bathrooms / final trim	Weeks 15-21	Cabinets, counters, plumbing/electrical trim, HVAC final, Owner-furnished appliances, and details.	Trades ready for final inspections
Final inspections / corrections	Weeks 21-24	Final electrical/plumbing/mechanical/building/life-safety inspections as applicable; corrections within the base scope.	Final approvals
Punch / turnover	Weeks 24-26	Punch list, cleaning, Owner walkthrough, and project closeout.	Final turnover

6. CONDITIONS THAT MAY AFFECT THE SCHEDULE

- Review times, permits, inspections, re-inspections, or corrections requested by the authority having jurisdiction.
- Severe weather, unsafe site conditions, emergencies, force majeure, or natural events.
- Holidays, municipal closures, access restrictions, or work-hour limitations.
- Material shortages, backorders, discontinued products, or freight/delivery delays.
- Significant market changes or economic conditions affecting purchasing, financing, or the availability of critical products.
- Delays in Owner selections, requested changes, late approvals, or late delivery of Owner-furnished appliances/faucets.
- Concealed conditions such as structural damage, moisture, rot, termites, unsafe wiring, plumbing failures, mold, asbestos, lead, or other existing conditions that are not visible.
- Delayed progress payments or third-party work that interferes with the project sequence.

7. CHANGES, UNFORESEEN CONDITIONS, AND PROJECT PROTECTIONS

Changes Must Be in Writing

No change in scope, material, layout, or design will be considered included until it is documented in writing through a Change Order, email, or text message identifying the change and, where applicable, its impact on price and schedule.

Concealed Conditions in the Existing Building

This estimate assumes that concealed structural, electrical, plumbing, HVAC, and substrate conditions are reasonably serviceable except where the drawings require modification. Conditions that are not visible before demolition and that require additional work will be quoted separately.

Authority Requirements

If the City, County, Fire Marshal, utility provider, or other authority requires additional scope, redesign, or systems that are not clearly and consistently shown in the current documents, written direction will be obtained and the additional work will be quoted before proceeding.

Fire Sprinkler Clarification

The current drawing set contains inconsistent notes regarding sprinklers. The base price covers the fire/life-safety scope supported by the final approved documents. If additional infrastructure is later required for a full-building sprinkler system, water-service/backflow upgrade, fire-alarm expansion, or other scope not clearly incorporated into the base design, a written price and schedule adjustment will be required.

Owner-Furnished Items

The Contractor will not be responsible for manufacturer defects, late delivery, incompatibility, or missing parts in appliances, faucets, or other items purchased by the Owner. Additional work caused by incompatibilities will be quoted separately.

Site Access and Payments

The Owner must provide reasonable access to the site and maintain progress payments as agreed. A material delay in access or payment may suspend purchasing/work and extend the completion date.

Document Priority

Construction will follow the approved drawing set, written RFIs, approved Change Orders, and applicable requirements. If a conflict exists, work in the affected area will stop until written clarification is obtained.

8. BASE-PRICE EXCLUSIONS

- **Luxury, designer, or premium upgrades above the standard material level described in this estimate.**
- **Owner-furnished appliances and faucets, except normal installation/connection labor included in the approved scope.**
- **Utility-service upgrades, transformer upgrades, off-site utility work, or capacity improvements not shown in the current drawings.**
- **Testing or abatement of hazardous materials, including asbestos, lead, or mold remediation, unless specifically added.**
- **Major concealed replacement of structure, roof deck, or subfloor that is not visible or documented before construction.**
- **Additional work resulting from Owner-requested changes after permit approval.**
- **Work outside 976 & 978 Main St or outside the approved project scope.**
- **Professional redesign fees or new governmental requirements outside the current base scope.**

9. ESTIMATE VALIDITY

This estimate is valid for 30 days from the date of issue, subject to material availability and extraordinary price changes before the start of construction. Work will be performed in accordance with the permit-approved drawings, written scope clarifications, the agreed payment schedule, and approved Change Orders.

CONSTRUCTART 2A LLC
Committed to organized, safe execution in accordance with the approved scope.

Commercial Buildout Grant Program Application

Offered by the Downtown Development Authority (DDA) of the City of Stone Mountain

Applicant Information:

Business Name:	Stone Mountain & Main, LLC
Contact Name:	Elisabeth Richmond
Business Address:	5163 Poplar Springs rd
City, ST, ZIP:	Stone Mountain, GA 30083
Telephone:	(803)524-4699
Email:	StoneMountainAndMain@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:
Property Owner:
Mailing Address:
City, ST, ZIP:
Telephone:
Email

Project Description. Check box (X) and attach Historic Preservation Commission approval if needed.

Ceiling and floor repair
HVAC installation
Plumbing upgrades and repairs
Electrical upgrades and repairs

Estimated Cost of Project (attach detailed budget): \$ 263,520.00

Amount of Commercial Grant Requested (See Guidelines): \$ \$25,000

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Name & Signature of Applicant:

Elisabeth Richmond



Name & Signature of Owner (if different from applicant):

ESTIMATE - STONE MOUNTAIN PROJECT

976 & 978 Main St, Stone Mountain, GA 30083

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ESTIMATE DATE	September 12, 2026
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CONSTRUCTART 2A LLC | Remodeling • Improvements • Project Coordination**Exterior Deck, Stairs, Landings, Guards, and Handrails**

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8	Required final approvals and contract closeout	5%	\$13,176.00

5. CONSTRUCTION PROCESS, SCHEDULE, AND INSPECTIONS

The estimated construction duration is approximately six (6) months, or about 24-26 weeks after permit issuance and authorization to begin work. The project may be completed sooner if approvals, inspections, materials, weather, and trade coordination progress favorably. The schedule may be extended by circumstances beyond the Contractor's reasonable control.

Phase	Time	Activity / Inspection	Release Point
Preconstruction / permits	Before Week 1	Final coordination of permit set, applications, reviews, and authority comments/corrections.	Permit issued / documents approved
Mobilization / selective demolition	Weeks 1-2	Protection, layout, selective demolition, debris removal, and verification of existing conditions.	Conditions exposed and documented
Framing / structure / exterior foundations	Weeks 2-6	Interior framing, headers, blocking, deck/stair footings, posts, and structural carpentry. Footing/framing inspections before covering, as applicable.	Footing/framing approvals
MEP rough-in	Weeks 4-9	Electrical, plumbing, and HVAC rough-in; fire/life-safety coordination. Rough inspections before closing walls/ceilings.	Rough approvals

Phase	Time	Activity / Inspection	Release Point
Fire-rated assemblies / insulation	Weeks 7-11	Mineral wool, Type X, RC-1 where required, firestopping, insulation, and rated penetrations.	Approval to close assemblies
Exterior envelope	Weeks 5-13	TPO roof, Hardie siding, windows/doors, deck/stairs/guards, and weatherproofing.	Weather-tight exterior / applicable inspections
Drywall / interior finishes	Weeks 10-17	Drywall finish, ceilings, primer/paint, flooring, tile, trim, and doors.	Finish phase released
Kitchens / bathrooms / final trim	Weeks 15-21	Cabinets, counters, plumbing/electrical trim, HVAC final, Owner-furnished appliances, and details.	Trades ready for final inspections
Final inspections / corrections	Weeks 21-24	Final electrical/plumbing/mechanical/building/life-safety inspections as applicable; corrections within the base scope.	Final approvals
Punch / turnover	Weeks 24-26	Punch list, cleaning, Owner walkthrough, and project closeout.	Final turnover

6. CONDITIONS THAT MAY AFFECT THE SCHEDULE

- Review times, permits, inspections, re-inspections, or corrections requested by the authority having jurisdiction.
- Severe weather, unsafe site conditions, emergencies, force majeure, or natural events.
- Holidays, municipal closures, access restrictions, or work-hour limitations.
- Material shortages, backorders, discontinued products, or freight/delivery delays.
- Significant market changes or economic conditions affecting purchasing, financing, or the availability of critical products.
- Delays in Owner selections, requested changes, late approvals, or late delivery of Owner-furnished appliances/faucets.
- Concealed conditions such as structural damage, moisture, rot, termites, unsafe wiring, plumbing failures, mold, asbestos, lead, or other existing conditions that are not visible.
- Delayed progress payments or third-party work that interferes with the project sequence.

7. CHANGES, UNFORESEEN CONDITIONS, AND PROJECT PROTECTIONS

Changes Must Be in Writing

No change in scope, material, layout, or design will be considered included until it is documented in writing through a Change Order, email, or text message identifying the change and, where applicable, its impact on price and schedule.

Concealed Conditions in the Existing Building

This estimate assumes that concealed structural, electrical, plumbing, HVAC, and substrate conditions are reasonably serviceable except where the drawings require modification. Conditions that are not visible before demolition and that require additional work will be quoted separately.

Authority Requirements

If the City, County, Fire Marshal, utility provider, or other authority requires additional scope, redesign, or systems that are not clearly and consistently shown in the current documents, written direction will be obtained and the additional work will be quoted before proceeding.

Fire Sprinkler Clarification

The current drawing set contains inconsistent notes regarding sprinklers. The base price covers the fire/life-safety scope supported by the final approved documents. If additional infrastructure is later required for a full-building sprinkler system, water-service/backflow upgrade, fire-alarm expansion, or other scope not clearly incorporated into the base design, a written price and schedule adjustment will be required.

Owner-Furnished Items

The Contractor will not be responsible for manufacturer defects, late delivery, incompatibility, or missing parts in appliances, faucets, or other items purchased by the Owner. Additional work caused by incompatibilities will be quoted separately.

Site Access and Payments

The Owner must provide reasonable access to the site and maintain progress payments as agreed. A material delay in access or payment may suspend purchasing/work and extend the completion date.

Document Priority

Construction will follow the approved drawing set, written RFIs, approved Change Orders, and applicable requirements. If a conflict exists, work in the affected area will stop until written clarification is obtained.

8. BASE-PRICE EXCLUSIONS

- **Luxury, designer, or premium upgrades above the standard material level described in this estimate.**
- **Owner-furnished appliances and faucets, except normal installation/connection labor included in the approved scope.**
- **Utility-service upgrades, transformer upgrades, off-site utility work, or capacity improvements not shown in the current drawings.**
- **Testing or abatement of hazardous materials, including asbestos, lead, or mold remediation, unless specifically added.**
- **Major concealed replacement of structure, roof deck, or subfloor that is not visible or documented before construction.**
- **Additional work resulting from Owner-requested changes after permit approval.**
- **Work outside 976 & 978 Main St or outside the approved project scope.**
- **Professional redesign fees or new governmental requirements outside the current base scope.**

9. ESTIMATE VALIDITY

This estimate is valid for 30 days from the date of issue, subject to material availability and extraordinary price changes before the start of construction. Work will be performed in accordance with the permit-approved drawings, written scope clarifications, the agreed payment schedule, and approved Change Orders.

CONSTRUCTART 2A LLC
Committed to organized, safe execution in accordance with the approved scope.