



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014

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Assumptions and Clarifications

Newton County Water & Sewage Authority - Office Addition
11325 Brown Bridge Road
Covington, Georgia 30016

July 20, 2026

01 GENERAL REQUIREMENTS

- All Owner Contingencies are by *Owner*
- An Allowance of \$12,500.00 is included for Permits & Fees
- Dewatering permit is excluded
- All cost of 3rd party testing engineer for compliance with Chapter 17 inspections are by *Owner*
- All fees for water service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Owner*
- All fees for electric service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Owner*
- The cost is included for a double wide office trailer the Water Authority to use as offices during construction for 12 months

04 MASONRY

- Brick color and texture to match as close as possible

ALPHA ASSUMPTIONS AND CLARIFICATIONS SET 09-21-2026

BETTER BY DESIGN

05 METALS

- AISC certification is not included

07 THERMAL & MOISTURE PROTECTION

- Roof insulation at the TPO Roof is included as 2 layers of 2.2” to achieve R25
- TPO Roofing is included as 60 mil GAF TPO Roofing Membrane, mechanically fastened to deck using manufacture approved membrane screws and plate in an OC spacing pattern provided by manufacturer.
- Fleece backed TPO is not included
- Shingle Roofing is included as Owens Corning True Def Duration Flex Architectural Shingles
- 26GA 1” Snaplock Standing Seam Roof, Mansard Roof and Wall Panels in lieu of Berridge as specified

08 OPENINGS

- Replacement windows included as fixed windows by Universal Window & Door

09 FINISHINGS

- ACT ceilings are included as USG Radar Flat in lieu of Armstrong Clean Room VL as specified
- 12 X 24 floor tile included in Lobby with wood base in lieu of VCT as specified
- Pricing for Floor finishes is based on Finish Board selections. Cost for final finishes selection has not been confirmed

ALPHA ASSUMPTIONS AND CLARIFICATIONS SET 09-21-2026

11 EQUIPMENT

- All equipment is by *Owner*

12 FURNISHINGS

- All furnishings are by *Owner*
- Window shades are included as manual shades at 3% w/ fascia in offices and Dual motorized shades at 3% and Black-out w/ fascia in Board Room.

27 COMMUNICATIONS

- All Low Voltage is by Owner
- Audio Video Communications by *Owner*

28 ELECTRONIC SAFETY & SECURITY

- Access Controls are by *Owner*
- Video Surveillance is by *Owner*