



First and Main B A F O

To: Jenny Lipkins and Team

9-19-2025

Ref: First and Main Development for DDA

Thanks for the meeting on 9-15-2025 @ Lilburn City Hall, it was a very productive meeting discussing the path forward.

Lewis Contracting Services (LCS) was asked to offer a Best and Final Offer (BAFO) for the new development, and to clarify the interpretation of the bid documents along with method used to create the bid schedule for the work.

The items included in the Scope of work:

1. Mobilization and General Conditions:

- Mobilization, Administration
- Bonds, insurance, Permits.
- Engineering and Layout
- Safety, Supervision, Potholing for existing utilities.
- Construction Materials Testing, Traffic Control as needed.

2. Demolition:

- Demo of existing items visible such as old driveways and aprons, trees and vegetation.

3. Erosion Control Items, Initial and Intermediate phase:

- Silt Fence Type C (C-Pop)
- Tree Save Fence, Construction Exit.
- Grassing, Dust Control, Temporary Sediment Ponds as shown.
- NPDES monitoring.



4. Grading of site:

- Stripping and piling of topsoil for reuse.
- Classified Excavation of soil, placement, compaction 95% Standard Proctor.
- Curb and Island Backfill, Site dress up.
- Import Soil Fill as needed to design elevations.

5. Storm Drainage: (Per Gwinnett County Specs)

- 18", 24", 30", Pipe.
- Underground Detention ponds, with fabric and Bedding.
- Manholes, Outlet Control structure.
- Connection to existing drainage structures.
- Backfill to final grade.

6. Sanitary Sewer. (Per Gwinnett County Specs)

- 8" PVC, 8" DIP, cleanouts as called for,
- Manholes, inverts, rings and covers.
- Tie into existing system.
- Sewer Laterals will be terminated within 5' of proposed buildings with a cleanout capped.
- Testing, CCTV.
- Grease traps, test manholes.

7. Water line: ((Per Gwinnett County Specs)

- 6" fire line to Commercial buildings.
- 1", & 2" Domestic Lines,
- Fire hydrants, gate valves as needed.
- Tie into Existing system, (2 ea)
- Domestic 1" lines will be terminated after the BFP.
- Domestic 2" lines will be terminated within 5' of buildings (commercial buildings)
- 6" Fire line will be turned up in mechanical room 1' above floor with flanged cap or plug.



8. Site improvements:

- All G. A. B. for standard-duty and heavy-duty asphalt.
- Binder for standard duty and heavy-duty asphalt.
- No binder was called out on plans for standard duty asphalt, we substituted 2" of GAB for 1.5" of binder due to durability thru the vertical phase.
- Site lighting includes Light poles, pole bases, and sleeves under the asphalt and curbs.
- Heavy Duty Concrete with 6" G. A. B.

Exclusions from Scope

- Wiring for Site Lighting, or Power source
- Control panel for street and parking lot Lighting.
- Asphalt Topping, Striping, Signage.
- Meter fees or Impact fees.
- Any unforeseen conditions, Rock, contaminated soil, Foundations or Septic tanks or drain field, construction debris left by others.

The above scope of work to be completed for Lump Sum of \$2,690,000.00

The discrepancy on the bid form was the Contractors Permit cost was a last minute add, of \$53,400.00, my apologies