City of Dunwoody Georgia

4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

To: Mayor and City Council

From: Rachel Waldron, Parks and Recreation Director

Date: November 16, 2026

Re: Approval of Standby Skill Trade Services

Action

Approval of contracts with skilled trade vendors on an as-needed basis for park operations.

Summary

The City recently issued a Request for Qualifications (RFQ) to provide standby skilled trade services such as electrical work, carpentry, plumbing, masonry, etc. The term of contract shall be for a multi-year period beginning January 1, 2027. The initial term of this Agreement shall be through December 31, 2027 and may be automatically renewed on an annual basis for two (2) additional twelve-month terms. Agreements will terminate on December 31, 2029

We received two proposals in response to RFQ 26-05 and evaluated each firm based on their experience, extent and depth of services and qualifications of proposed personnel. Based on these considerations, staff recommends awarding contracts to the following companies:

- CGS Waterproofing
- Westend Solve

Recommendation

Staff respectfully requests that Council: (1) Authorize contracts to CGS Waterproofing and Westend Solve for standby skill services; (2) authorize the City Manager to execute the necessary documents.

Lynn Deutsch Mayor
Eric Linton ICMA-CM City Manager
Sharon Lowery CMC City Clerk

Catherine Lautenbacher City Council Post 1
Rob Price City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seconder City Council Post 5
John Heneghan City Council Post 6

RFQ 26-05 Dunwoody Standby Skill Trade

6040 Dawson Blvd Suite K, Norcross, GA 30093
***Email*:**Info@cgscontractors.com
***Phone*:** 404-234-0248
***Web*:** www.cgscontractors.com

Primary Contact: Joaquin Contreras - 678-755-8892 - Joaquin@cgscontractors.com







City of Dunwoody Georgia

CGS LLC
6040 Dawson Blvd. Suite K
Norcross GA 30093
404-234-0248
www.cgscontractors.com
www.cgswaterproofing.com

Cover Letter & Statement of Interest

Dear Members of the selection committee,

CGS LLC is a trusted **minority-owned, certified and licensed general contractor** providing comprehensive construction, renovation, infrastructure and facility improvement services throughout Georgia. Our experience spans **municipal, educational, commercial, multifamily and private-sector projects**, allowing us to serve as a versatile construction partner capable of managing projects of varying size, complexity and scope.

As a full-service general contractor, CGS offers capabilities across **general construction, roofing, concrete, masonry, asphalt, waterproofing, drainage, site improvements, structural repairs, renovations and specialty construction services**. Our broad range of experience allows clients to rely on one contractor for multiple scopes of work rather than coordinating several separate trades. Our certifications and qualifications, including our **GDOT certification**, further demonstrate our ability to successfully perform public-sector and infrastructure-related work in accordance with demanding specifications, schedules and safety requirements.

Our project portfolio reflects the diversity of our capabilities. CGS has successfully completed projects ranging from the **complete construction and redevelopment of Suwanee Main Street Park**, including site improvements and pavilion construction, to extensive roofing programs for municipalities, counties and school systems throughout Georgia. Our roofing experience includes complete **TPO, architectural shingle, standing-seam metal and specialty roofing systems** on schools, libraries, fire stations, courthouses, and municipal buildings.

Beyond roofing, CGS has completed **ADA-compliant sidewalks and pedestrian improvements, curb and gutter installations, parking lot replacement and resurfacing, retaining walls, structural concrete repairs, drainage improvements, demolition, facility renovations, waterproofing, landscaping, tree removal and emergency infrastructure repairs**. This diversity is one of our greatest strengths. Whether a client needs a complete facility improvement, a specialized trade scope or a rapid response to an unexpected condition, CGS has the personnel, equipment, subcontractor relationships and management experience necessary to take the project from planning through completion.

A significant part of our success has come from becoming the contractor our clients know they can call when something needs to get done. CGS provides **on-call general contracting, maintenance, repair and emergency response services** for public-sector clients including **the City of Suwanee, City of Decatur, Fulton County Schools, Cobb County Schools, Clayton County, the City of Norcross and other municipalities and government agencies throughout Georgia**.

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Cover Letter & Statement of Interest Cont.

These relationships are especially important to us because they represent more than the completion of a single project. They demonstrate the confidence our clients place in CGS to respond when an urgent problem arises, provide practical solutions and follow through from the initial call through final completion. From emergency roof damage and fallen trees to drainage failures, concrete repairs and unexpected facility conditions, our goal is to become a **go-to construction and emergency response partner** for every organization we serve.

CGS places a strong emphasis on communication and accountability. Government agencies, school systems and commercial clients need contractors who understand that completing the physical work is only part of the responsibility. Proper documentation, scheduling, coordination, safety compliance, closeout and communication are equally important. Our team works closely with owners, facility managers, architects, engineers and inspectors throughout each project to keep work moving efficiently and minimize disruptions to occupied facilities and public operations.

At CGS LLC, our goal is not simply to complete one project and move on. We strive to become a **long-term construction resource for our clients to trust and call first**. Through responsive service, quality workmanship, professionalism and integrity, we have built lasting relationships throughout Georgia and would love to add City of Dunwoody to the list.

Whatever the project requires, our objective remains the same: provide a dependable solution, perform the work correctly and earn the opportunity to be the contractor you call again.

Respectfully,
Joaquin Contreras
Joaquin Contreras,
CEO & Founder of CGS LLC

Trade Categories and Vendor Selection Form

Select	Trade Category	License / Certification, if Applicable
☒	Carpenter / General Construction	GCLT-CO000830
☒	Sheetrock Installation and Repair	
☒	Interior Finish Work	
☒	Interior Demolition	
☒	Debris Disposal	
☒	Electricians	EN214097
☐	Fire Protection Specialists	
☒	Painter — Interior and Exterior	
☒	HVAC — Installation, Repair, Replacement, and Preventive Maintenance	GN211633
☒	Rain Gutters — Cleaning, Gutter Cover Installation, Replacement, and Repair	
☐	Window Cleaning	
☒	Window Repair and Replacement	
☒	Plumber	MP209766
☒	Flooring Installation, including but not limited to Carpet, Tile, and LVT	
☐	Door Hardware Specialist Capable of Creating Key Schedules	
☒	Concrete Sealing, Repair, and Replacement	
☒	Fence Repair and Installation	
☒	Roof Repair and Replacement	
☒	Masonry	
☒	Siding Installation, Repair, and Replacement	
☒	Water Feature Preventive Maintenance, Repair, and Replacement, Including Streams, Fountains, Ponds, and Similar Features	
☒	Foundation Repair and Waterproofing	
☒	Crawlspace Remediation	
☒	Mold and Allergen Testing	RM174153190760
☒	Surface Drainage / Water Runoff	
☐	Artificial Turf Installation, Repair, and Replacement	
☒	Sports Netting Fabrication and Installation, Including Baseball Fields, Soccer Backstops, and Similar Applications	
☒	Septic Tank Pumping, Preventive Maintenance, Repair, Renovation, and Replacement	
☐	Grease Trap Pumping, Preventive Maintenance, Repair, Renovation, and Replacement	
☒	Backflow Testing, Repair, and Replacement	
☒	Surface and Building Pressure Wash Cleaning	
☐	Sand / Media Blasting	

Firm Profile

CGS is a minority certified family owned construction company with over ten years of experience. For the past ten years, we have been the “go to” contractors for the private sector, governmental agencies and individuals across Georgia. We have multiple crews available to complete everything from little repairs to a complete building remodel. While our foreman have many years of experience, we always make sure they have a project manager assign to every worksite to oversee the project. Our project manager will work alongside our foremen to complete all given projects in an efficient and exceeding manner. CGS provides more than just cutting-edge service. We deliver quality materials, efficient time management, sustainable practices, fair pricing, and an unbeatable experience.

Point of Contact: Joaquin Contreras
Contractor of the Year GHCA (2021)
20 Years of Construction Experience
15 Years with CGS

Certifications:

- **2025 – GAF Certified Roofing Contractor**
- **2025 – GAF Gold Elite® Commercial Contractor**
- **TAMKO Pro Certified Contractor**
  IKO Commercial Approved Applicator (GA/1122)
- **Certified Renovation firm GA-EPD-RRP firm 3333999**
- **OSHA 30**

E-mail: Info@cgscontractors.com
Telephone: 404-234-0248
Address: 6040 Dawson Blvd Suite K
Norcross, GA 30093
Number of years in business: 15
Contractor License Number: GCQA003051
Utility Contractor: UC301817
E-verify: 1414547
GDOT Number: 2992970
D-U-N-S® Number: 106601835



Control No.: 15015533

STATE OF GEORGIA
Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

CGS LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **January 30, 2015** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on February 13, 2015

Brian P. Kemp
Secretary of State



Only valid at this location and when location conforms to Gwinnett County Ordinance

Gwinnett County Licensing and Revenue
446 W. Crogan Street, Suite 300, Lawrenceville, GA 30046

DISPLAY THIS CERTIFICATE AT BUSINESS LOCATION FOR PUBLIC VIEW

Date Issued:	February 18, 2026	Certificate Number:	2026190190
Expires:	March 31, 2027	Fee:	$1,036.00
Business Name:	CGS LLC		
Description:	All Other Specialty Trade Contractors		

Business Location
6040 DAWSON BLVD
STE F
NORCROSS GA 30093-1258

MAIL TO:
CGS LLC
6040 DAWSON BLVD K
NORCROSS GA 30093-1249

2026
Not Transferable

Relevant Experience By Selected Trade Category

Carpenter / General Construction

CGS has cultivated an extensive clientele, positioning us as the go-to one-stop shop for an array of construction needs. Whether partnering with educational institutions for facility enhancements, municipalities for comprehensive repairs, or private entities embarking on ambitious projects, CGS consistently delivers a level of expertise and service that transcends expectations. Our standing as a trusted general contractor is more than a testament; it is an affirmation of our ability to navigate the complexities of diverse construction landscapes. Clients choose CGS for more than just our comprehensive skill set; they choose us for our unwavering commitment to successful project completions and a legacy of excellence that defines every facet of our work.

Job Examples:

1. ***On Call General Contractors for Decatur Schools System***
   As the On-Call General Contractors for Decatur School Systems, CGS takes pride in our swift and efficient response to any construction needs. With a commitment to excellence, we understand the urgency of addressing issues promptly. Our dedicated team ensures a quick and effective resolution to any challenges that may arise, demonstrating not only our proficiency but also our reliability as a trusted partner for Decatur School Systems. Moreover, our track record speaks for itself, as there has yet to be a complaint about our services. Whether it's repairs, renovations, or any other construction-related concerns, CGS is on call to ensure a seamless and timely solution, maintaining a stellar reputation for client satisfaction.

2. ***General Contractors for City of Norcross***
   As the designated On-Call General Contractors for the City of Norcross, CGS has consistently delivered prompt and efficient solutions to the municipality's diverse construction needs. Our versatile approach is reflected in the successful completion of various projects, ranging from major repairs to intricate tasks such as the removal and replacement of carpet tiling at City Hall. CGS takes pride in the absence of any complaints about our services, underlining our commitment to excellence. Our longstanding partnership with the City of Norcross stands as a testament to our reliability and ability to meet and exceed the municipality's expectations, further solidifying CGS as a trusted and preferred general contractor for the City's construction endeavors.

3. ***General Contractors for City of Decatur***
   As the On-Call General Contractors for the City of Decatur, CGS specializes in executing technically demanding full-scale renovations. Our expertise extends to intricate electrical upgrades, ensuring seamless integration of modern systems and cutting-edge technologies. Beyond electrical work, we excel in various construction domains, including flooring installations, demolition projects, and siding enhancements. From rewiring to implementing advanced lighting solutions, CGS is committed to elevating the City's facilities to meet and exceed contemporary standards across a spectrum of construction specialties. Our role as a trusted general contractor is marked by a focus on precision and technical excellence, ensuring that the City of Decatur benefits from state-of-the-art infrastructure and functionality in multiple facets of construction.

Relevant Experience By Selected Trade Category

Sheetrock Installation and Repair/ Interior Finish work :

4460 Portchester Way Snellville, GA 30039
Home Owner
$596,000
CGS LLC completed a comprehensive fire restoration and reconstruction of a residential property located at 4460 Portchester Way in Snellville, Georgia. The home sustained significant fire and smoke damage, requiring extensive demolition, repairs and complete interior and exterior restoration. The project included full **MEP rework**, including necessary repairs and replacement of electrical, plumbing and mechanical systems affected by the fire. CGS also performed extensive **framing and drywall replacement, insulation, painting, flooring, trim, cabinetry and finish carpentry** throughout the home. As part of the complete interior renovation, CGS installed new **countertops, plumbing fixtures, lighting fixtures, doors, hardware and other interior finishes**, restoring the residence from a fire-damaged structure into a fully finished and functional home. Exterior repairs and renovations were also completed where required to address fire-related damage and restore the property. CGS managed the project from demolition and reconstruction through final finishes, coordinating multiple trades to ensure all work was completed properly and efficiently.





Relevant Experience By Selected Trade Category

Interior Demolition:

CGS is proud to have a successful working relationship with Sundance Bay LLC, where we have demonstrated our proficiency in various interior projects, including extensive **interior demolitions**.

Woodridge Apartments Project:

One notable project that exemplifies our interior demolition expertise is the renovation of burned units at Woodridge Apartments. Following a significant fire incident caused by a grill, CGS undertook the challenging task of completely gutting the affected units (5) and orchestrating a comprehensive reconstruction. The project involved:

Demolition:
CGS efficiently executed the interior demolition, removing damaged structures and preparing the space for the rebuilding process.

Rebuilding:
CGS successfully reconstructed the units, employing high-quality materials and craftsmanship to restore the apartments to their original or improved condition.

Debris Removal:

Unlike many contractors, we have strategically established an in-house debris removal system, allowing us to efficiently manage and dispose of construction waste without relying on external providers. This unique capability streamlines the project workflow, enhancing overall efficiency and reducing the complexities associated with coordinating external services

Relevant Experience By Selected Trade Category

Dumpster Services - Debris Removal:

One of the key operational advantages that sets CGS apart is our company-owned fleet of **five 10-yard dumpsters available exclusively for CGS LLC projects**. This dedicated fleet allows us to have a dumpster ready for deployment at any given time without relying on third-party rental companies or their schedules. By managing debris removal in-house, we can maintain cleaner job sites, prevent unnecessary delays and better control hauling and waste-management costs. This capability improves project efficiency, strengthens schedule control and provides additional cost savings for our clients from mobilization through final cleanup.







Relevant Experience By Selected Trade Category

Electricians:

CGS has a trusted electrician on staff who can handle projects of all sizes, from installing dedicated outlets in crawlspaces and basements for sump pump systems to completing full electrical rewiring in apartments at The Reserve. Having this capability in-house allows CGS to coordinate electrical work efficiently, maintain quality control and complete projects with fewer delays.

On Call Contractors
Sundance Bay LLC
Bogdan Manoli bogdan.manoli@sundancebay.com 305.753.0413
CGS LLC serves as the primary on-call contractor for Sundance Bay LLC, which owns and manages 25 properties throughout Georgia. As their number-one contractor, CGS handles projects ranging from complete roof replacements at Ivy Commons, The Carson and Bristol Creek to full apartment renovations. Our work has included completely gutting and rebuilding units, repairing and upgrading electrical systems and installing fire alarm systems throughout the units. CGS provides Sundance Bay with dependable support for large capital improvements, property renovations and urgent repairs across its portfolio.

Project: Suwanee Bridge Sign Lighting Repair
Client: City of Suwanee - Desmond Lamb - dlamb@suwanee.com (943) 214-0517
Project Amount: $37,992.00
CGS LLC completed electrical lighting repairs on the City of Suwanee bridge sign. The work required carefully removing the sign's metal bridge panel to access the internal electrical and lighting components. CGS disconnected the existing power supply line as needed, furnished an eight-fixture lighting package and replaced the lighting fixture within the letter "S." After completing the lighting repairs, our electricians reconnected the power supply and restored the metal panel to its original position.Specialized equipment was used to safely support the large metal panel during removal and reinstallation. Because the work was performed over the roadway, CGS also provided a three-person traffic-control crew from 9:00 p.m. to 4:00 a.m. over four nights. The project was completed without modifying the existing wiring or lighting-control system.



Relevant Experience By Selected Trade Category

Painter - Interior and Exterior:

Project: Laurel Ridge Elementary School Stage, Structural and Painting Repairs
Client: DeKalb County School District
Contract Amount: $13,078.57
the painting portion included protecting the stage, floors and surrounding finishes before beginning repairs. After the cabinetry was removed, CGS repaired the previously concealed wall surfaces and corrected damaged areas, fastener holes and surface imperfections left behind by the cabinetry. Repaired areas were patched, sanded and cleaned to create a smooth, paint-ready surface. New and repaired materials were primed as needed to promote proper paint adhesion and prevent uneven absorption. CGS then matched the existing wall color and applied finish paint to the repaired areas, carefully blending the new coating into the surrounding walls. Final touch-ups were completed along the edges, repaired sections and adjacent surfaces to provide a clean, uniform appearance consistent with the existing theater finishes.

Woodridge Interior and Exterior Painting
Bogdan Manoli - bogdan.manoli@sundancebay.com - 305.753.0413
CGS LLC completed a property-wide interior and exterior painting project at Woodridge Apartments, covering all residential units, common areas and every building throughout the apartment complex. The interior work included preparing and painting walls, ceilings, doors, trim, baseboards and other designated surfaces within each unit. Our crews patched minor surface imperfections, repaired damaged areas, sanded as needed, applied primer and completed all finish coats to provide a clean and consistent appearance.The exterior work included surface preparation and painting of the building facades, siding, trim, doors and other exterior components. CGS also prepared and painted the balcony railings and other metal surfaces throughout the property. Metal surfaces were cleaned, scraped and treated as needed before applying the appropriate primer and protective finish coats to improve appearance and provide long-term protection against rust, moisture and weather exposure.

Edwards Cottage & Trustees Cottage Renovation Project

Client: City of Decatur

Project Location: 2635 Talley St, Decatur, GA

Total Project Value: $270,067.14

CGS LLC completed a comprehensive renovation and modernization project for the Edwards Cottage and Trustees Cottage properties owned by the City of Decatur. The project included roof replacements, new gutter systems, high-efficiency HVAC installations, water heater replacements, electrical upgrades with new utility meters, attic insulation improvements, exterior trim repairs, window restoration, and full exterior painting.Interior improvements included drywall repairs, complete interior painting, plumbing fixture replacements, kitchen and bathroom renovations, appliance installations, washer and dryer installations, flooring repairs, lighting upgrades, window frame repairs, and accessibility enhancements such as walk-in showers. The project significantly improved the functionality, energy efficiency, and overall condition of both residential facilities.

Relevant Experience By Selected Trade Category

HVAC - Installation, Repair, Replacement, and Preventive Maintenance:

Suwanee Library TPO Roof and HVAC Replacement
Travis Tallant - 678.822.6025 - Travis.Tallant@gwinnettcounty.com
The project encompasses re-roofing a 69-square-foot area, including removal of the existing EPDM membrane and rigid ISO insulation, followed by installation of a new tapered insulation system with an R-25 rating and a fully adhered 60-mil TPO membrane. CGS also completed the HVAC replacement at the Suwanee Library by removing the existing rooftop units and installing new, energy-efficient HVAC systems to improve performance and climate control throughout the facility. The scope included crane lift coordination, safe removal and disposal of outdated units, and precise installation of new RTUs, ductwork modifications, and updated electrical connections. CGS also ensured that all work met current code requirements and was completed with minimal disruption to library operations. The project was delivered on time and in coordination with Gwinnett County officials, showcasing CGS's expertise in mechanical upgrades for public facilities.

Sundance bay – HVAC project
Bogdan Manoli - bogdan.manoli@sundancebay.com - 305.753.0413
Replace outdated HVAC systems across multiple residential communities. The scope includes full system replacements and ongoing HVAC service and maintenance for five key properties: Ivy Commons, Bristol Creek, The Reserve, The Reserve at Sweetwater, and Woodridge Apartments. To date, CGS has successfully replaced over 20 HVAC units across these sites, improving energy efficiency, tenant comfort, and system reliability. Our experienced mechanical team handles full unit removals, installations, and system testing while working closely with on-site

Mountain Park Aquatic Center & Activity Building Roof & HVAC Replacement
BL058-22
Jeremy Vanoy - jeremy.vanoy@gwinnettcounty.com - 770.653.0054
The Mountain Park Aquatic Center & Activity Building Roof & HVAC. The project began with a thorough assessment of the existing roof and HVAC systems, working closely with facility management. The old roofing system was removed, and any structural issues were addressed before installing a new, weather-resistant roof designed to enhance durability and reduce maintenance.
Concurrently, the outdated HVAC system was replaced with a modern, energy-efficient solution to improve climate control, indoor air quality, and overall operational efficiency.

Chickamauga Elementary School HVAC & Reroof Project
Chickamauga, GA
CGS LLC completed a combined HVAC and roofing improvement project at Chickamauga Elementary School, coordinating multiple trades to upgrade the facility while minimizing disruption to school operations. The HVAC scope included removal and replacement of existing mechanical equipment, installation and coordination of new HVAC units and associated components, required curb and adapter modifications, electrical and mechanical connections, startup, testing, and completion of punch-list items. The project also included associated roofing work necessary to properly integrate the new mechanical equipment with the roof system, including flashing, weatherproofing, penetrations, and related exterior repairs. CGS managed the project from equipment coordination through final installation and closeout, ensuring the new HVAC systems were properly installed, protected from water intrusion, and fully integrated with the building envelope.

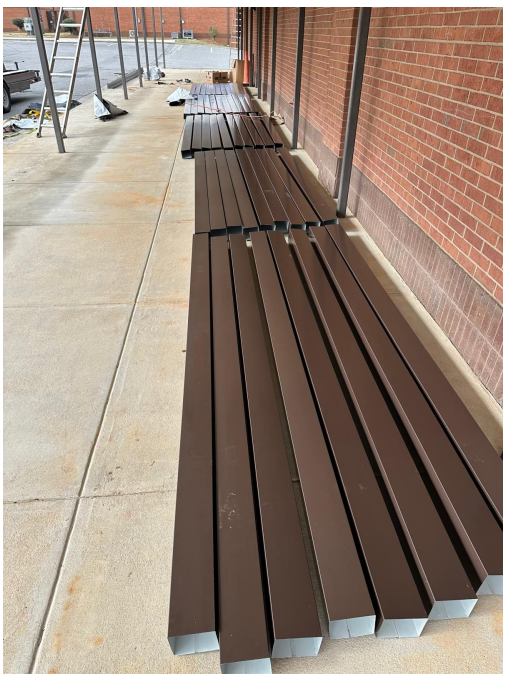
Relevant Experience By Selected Trade Category

Rain Gutters - Cleaning, Gutter Cover Installation, Replacement, and Repair:

Fayette Life Academy Roof & Gutter Improvements
Al Moore - al.moore@pbk.com - 678.603.9026
$196,489.35
CGS LLC complete gutter improvements at Fayette Life Academy, consisting of extensive modifications to the building's gutter and drainage system. The scope of work included coordination and installation of approximately 2,414 linear feet of flashing behind the existing gutter locations, modifications associated with the approved gutter configuration, roofing repairs, waterproofing of affected areas, and all necessary labor, materials, equipment, access, and cleanup required to provide a complete weather-tight installation. CGS coordinated the additional work with the owner and project team to ensure the gutter and flashing assemblies properly integrated with the roofing system and provided effective long-term drainage and water management.

Nebo Elementary School Gutter & Downspout Replacement – Paulding County Schools
Bryan Ragsdale - bragsdale@paulding.k12.ga.us
$79,379.21
CGS LLC completed a comprehensive gutter and downspout replacement project at Nebo Elementary School for Paulding County School District, including removal and replacement of the existing drainage systems serving the main school building, gymnasium, and covered canopy areas. The project included installation of more than **2,900 linear feet of new 6" x 6" box gutters** and approximately **1,970 linear feet of new 6" x 4" downspouts** using durable 26-gauge metal materials. The scope also included removal of deteriorated components, minor fascia repairs as needed, proper gutter alignment and slope adjustments, sealed connections, secure fastening, drainage corrections, and integration of the new system with the existing stormwater drainage. The work was coordinated around school operations and scheduled to minimize disruption while providing a complete exterior water-management system designed to improve drainage performance and protect the facility from long-term water intrusion and deterioration.





Relevant Experience By Selected Trade Category

Window Repair and Replacement

IWQ 1-723122 Bogan Park and Aquatic Center Improvements
Dale Foster - Ronald.Foster@gwinnettcounty.com - 678.277.0937
Contract Value: $86,329.21
CGS LLC completed a lump-sum facility improvement project for the Gwinnett County Department of Community Services at Bogan Park and Aquatic Center. Under Informal Written Quote IWQ 1-723122, CGS provided the labor, materials, equipment, supervision and project coordination required to complete the County-approved scope of work.
The project was performed at an active public recreation complex containing an indoor competition pool, leisure pool, waterslide, water-play structures, gymnasium and community recreation facilities. CGS coordinated the work with County representatives, maintained an organized project site and completed all required construction, cleanup and closeout activities in accordance with the approved quote and purchase order requirements.

Park Place Apartments - Property-Wide Window Replacement
Sundance - Park Place
Total Project Value: $252,045.00
Bogdan Manoli - bogdan.manoli@sundancebay.com - 305.753.0413
CGS LLC completed a full window replacement project throughout the entire Park Place Apartments complex. The project was completed in multiple phases and billed across four separate invoices. Work included removing the existing windows from apartment units located on the first, second and third floors and installing new white vinyl horizontal sliding windows measuring approximately 60 inches by 64 inches.The new windows included energy-efficient Low-E glass and insect screens. CGS properly positioned, secured, caulked and weather-sealed each window to protect the units from air and water intrusion. The scope also included minor interior and exterior trim repairs, touch-up painting around the window openings and adjustments required to provide a clean, finished appearance. All existing windows, packaging and construction debris were removed from the property and properly disposed of upon completion.





Relevant Experience By Selected Trade Category

Plumber:

ADA Men's Restroom Renovation – Corners at 1700

Client: Corners at 1700

Location: 1700 Hunter Ridge Ln, Peachtree Corners, GA 30092

This project involved the renovation and reconfiguration of an existing men's restroom at Corners at 1700 to improve accessibility and meet ADA compliance requirements. The work included demolition and removal of the existing water closet and restroom partitions, followed by modifications to the restroom layout to accommodate one ADA-compliant toilet stall and one urinal. New ADA-compliant toilet partitions, hardware, grab bars, and required accessories were installed to provide proper clearances and maneuvering space. Additional scope included plumbing modifications to support the new layout, relocation of restroom accessories as required for compliance, patching and repair of affected wall and floor finishes, and complete interior repainting to match existing conditions upon completion of the ADA upgrades.

Breakroom Plumbing & Renovation Project – City of Decatur

Client: City of Decatur - Felix Floyd **Felix Floyd felix.floyd@decaturga.com 404-377-5571**

Location: 509 N McDonough St, Decatur, GA

This project involved the renovation and plumbing improvements of a breakroom facility for the City of Decatur. The scope of work included site mobilization, labor setup, and protection of adjacent areas, followed by selective drywall demolition within the female restroom to provide access to existing plumbing infrastructure. New water supply lines and drain piping were installed, along with the furnishing and installation of a new pump system to support the updated plumbing configuration. Following the plumbing modifications, affected drywall areas were patched, taped, mudded, sanded, and finished to restore the impacted surfaces. All repaired areas were painted to match existing finishes. Additional work included relocating new cabinetry to the opposite wall, installing a new sink and faucet, and performing comprehensive testing of all plumbing connections and pump operations to ensure proper functionality. The project concluded with final cleanup and debris removal, delivering a fully operational and updated breakroom space.

Relevant Experience By Selected Trade Category

Flooring Installation:

Flooring Replacement Project - Annex Building
Felix Floyd felix.floyd@decaturga.com 404-377-5571
CGS LLC was contracted by the City of Decatur to perform the removal and replacement of Interface brand carpet tiles at the City Hall Annex building, located at 501 North McDonough Street. The project involved the careful removal of existing carpet tiles throughout the facility, ensuring the subfloor was not damaged during the process. Once the old flooring was removed, CGS prepared the surface to meet manufacturer specifications, including cleaning and leveling as needed to ensure proper adhesion and alignment. New Interface modular carpet tiles were then installed, selected for their durability, modern design, and environmental sustainability. This upgrade was part of the City's continued effort to maintain high-quality, safe, and visually appealing public facilities.

Flooring Replacement at Clairemont Elementary
Decatur School System
Sergio Perez – sperez@csdecatur.net – 404.683.3919
CGS LLC performed a comprehensive flooring renovation for the Media Center at Clairmont. The scope of work included moving furniture out of the rooms, covering built-in cabinets, removing existing carpet, and demolishing three cabinets and desks. We installed 1,930 square feet of new LVP flooring and ensured thorough debris removal and cleanup. In addition, we managed material procurement with markup, bookshelf demolition, and waste disposal via two dumpsters.

Frazier – Flooring Replacement (Phases 1–3)
Decatur School System
Sergio Perez – sperez@csdecatur.net – 404.683.3919
CGS LLC successfully completed a multi-phase flooring replacement project at Frazier for the Decatur School System. Across three separate phases, our team installed a total of 2,853 square feet of luxury vinyl plank (LVP) flooring using SKU 100941921. For each phase, we carefully moved all furniture to clear the work areas, properly prepared the subfloors, and completed the LVP installation with attention to detail and durability. After installation, all furniture was returned to its original placement to ensure minimal disruption to school operations. Each phase was completed on time, and all work was invoiced and paid in full, demonstrating our reliability and consistent performance across the full scope of the project.

Glenwood – Media Center Flooring
Decatur School System
Sergio Perez – sperez@csdecatur.net – 404.683.3919
At Glenwood, CGS LLC executed a full flooring replacement for the school's Media Center. Our responsibilities included relocating all furniture, covering cabinets, removing old carpet, and installing 2,430 square feet of new LVP flooring. We also took care of all trash removal and disposal, leaving the area clean and ready for use. The material costs, including markup, were handled directly by CGS, and the job was completed to the client's satisfaction with full payment received.

Kentucky – Upstairs Flooring (Invoice #6289 | Date: 10/17/2022)
CGS LLC completed the upstairs flooring renovation at the Kentucky building for the Decatur School System. The scope of work included removing and resetting the baseboards to allow for a clean finish, leveling the subfloor in preparation for new carpet installation, and installing new carpet tiles throughout the designated area. All labor and materials were provided by CGS, and the job was completed efficiently and with attention to detail. The full amount was paid upon completion.

Relevant Experience By Selected Trade Category

Concrete Sealing, Repair, and Replacement:

Park Dr Sidewalk Improvements - City of Lithonia
Hari Karikaran - hari.karikaran@loweengineers.com- 470.885.9663
$225,873.27
CGS completed the concrete and sidewalk improvement work for the **City of Lithonia at the Park Drive and Parkway sidewalk area**, which included traffic control, erosion control, inlet sediment trap installation and maintenance, temporary silt fence maintenance, full grading of the work area and asphalt patching to prepare the site for the new concrete improvements. The concrete scope included installing **727 units of 4-inch concrete sidewalk** and **92 units of 8-inch concrete sidewalk**, giving the area a stronger pedestrian path where heavier-duty concrete was required. CGS also installed **99 units of 6-inch concrete valley gutter** to help control water flow through the site, completed **Class B reinforced concrete work for the concrete steps**, reset **297 units of granite curb**, patched disturbed asphalt areas and finished the area with signage adjustments, thermoplastic striping, sod, fertilizer and final site restoration so the sidewalk area was safe, clean and ready for public use.





PEACHTREE BOULEVARD SIDEWALK PROJECT - City of Doraville
Chris LaFleur - Chris.LaFleur@Doravillega.us - 470-223-4222
$278,329.21
CGS LLC successfully completed the Peachtree Boulevard Sidewalk Project in Doraville, enhancing pedestrian safety and accessibility. The scope of work included removing and disposing of existing sidewalk sections, curbs, and non-compliant ramps, followed by the installation of a new 4-foot-wide concrete sidewalk and ADA-compliant ramps in accordance with GDOT standards. The project also involved installing detectable warning devices, backfilling and replacing sod in disturbed areas, and ensuring all concrete met a minimum strength of 3,000 psi. Special attention was given to erosion and sediment control measures, as well as coordination with utility providers and property owners to minimize disruptions. By adhering to federal and local construction guidelines, CGS delivered a high-quality infrastructure upgrade that improved pedestrian mobility along Peachtree Boulevard





Relevant Experience By Selected Trade Category

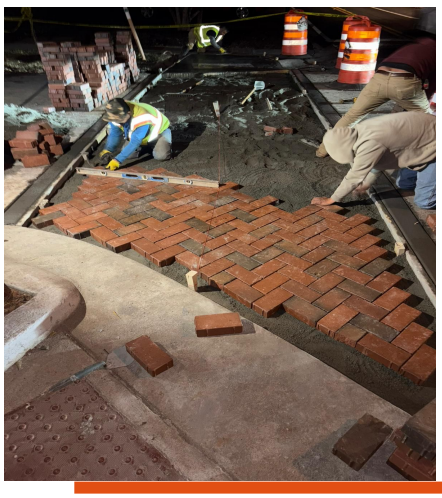
Concrete Sealing, Repair, and Replacement:

Dekalb Animal Shelter Concrete Slab Project
Jerome Hawk - jerome@mhawkconstruction.com - (678) 565-5120
$135,325.00.
CGS LLC completed concrete improvements for an animal shelter project under contract with Hawk Construction, consisting of the construction of six new concrete slabs. The scope of work included grading and preparation of subgrade, removal of excess soil, installation of new formwork, placement of 5-inch-thick 4,000 PSI concrete with a light broom finish, use of a concrete pump for multiple slab placements, form removal, debris disposal, and coordination of additional plumbing work performed in accordance with engineered plans.





Norcross Pedestrian Railroad Crossings
Nick Andryusky - nandryusky@keckwood.com - 678.896.9861
$498,329.21
CGS LLC performed pedestrian-focused infrastructure improvements associated with multiple railroad crossings within the City of Norcross. The project involved coordinated work within active public rights-of-way and near railroad facilities, requiring careful sequencing, traffic control, and adherence to municipal, GDOT, and railroad requirements. Construction of new concrete sidewalks, curb and gutter, and pedestrian access improvements at designated railroad crossings. Installation of ADA-compliant pedestrian ramps in accordance with GDOT and City standards. Drainage improvements including new drainage structures, drop inlets, concrete flumes, rip rap placement, and sediment control measures. Thermoplastic pavement markings and traffic striping, including crosswalk striping, lane striping, and specialty markings. Brick paver crosswalk installation at designated crossing locations. Installation of safety railings near pedestrian corridors. Grading, erosion control, and restoration of disturbed areas





Relevant Experience By Selected Trade Category

Fence Repair and Installation:

Fencing stands as another trade in which CGS excels, showcasing extensive experience and expertise. Notably, CGS successfully executed a substantial $75,000 fencing project for AFI and a significant $100,000 project for O and L Construction at Grady Hospital. Both private companies entrusted CGS with these crucial undertakings for high-profile clients, underscoring our reliability and proficiency in delivering exceptional results. The completion of these projects not only highlights CGS's competence in the fencing trade but also reinforces our ability to meet the stringent demands of private entities handling crucial assignments. The trust placed in CGS by AFI and O and L Construction is a testament to our reputation for excellence and underscores our position as a reliable partner in the execution of important fencing projects.

Job Examples:

1. ***O and L Construction -*** *9th and 10th Floor Fence at Grady Hospital*
   The fencing project, characterized by meticulous attention to detail and technical precision, showcased a level of excellence that speaks to the proficiency of CGS. The site preparation laid a solid foundation for the installation of 900 linear feet of commercial chain-link fence, with a distinct curved look achieved through strategically bent 10' 6" posts. The incorporation of top, middle, and bottom rails, tactfully welded to existing guard rails, ensured robust support and seamless integration. Utilizing Schedule 40 posts plated to the existing structure exemplified a commitment to quality and durability. Opting for 9-gauge fabric and galvanized steel hardware underscored the use of commercial-grade materials, promoting longevity. CGS's expertise in delivering a fencing solution that blends technical mastery with aesthetic considerations.

2. ***AFI -*** *Archway Apartments*
   For AFI's Archway Apartments, CGS undertook a crucial fencing project, signifying a high level of trust bestowed upon us by the owners. The scope of work began with meticulous site preparation, involving the removal of 146 linear feet of existing chain-link fencing. In its place, CGS expertly installed a 146 linear feet privacy fence, standing at an impressive 8 feet in height and crafted from wood for enhanced aesthetics and privacy. The project further entailed the careful trimming of branches and bushes to create a polished appearance. Adding both functionality and convenience, a single gate was thoughtfully installed. In navigating this project at Archway Apartments, owned by AFI, CGS not only showcased technical proficiency but also demonstrated reliability in carrying out significant work at a location frequented by the complex's residents. The disposal of debris was seamlessly executed, concluding the project with a commitment to cleanliness and a visually appealing outcome for both AFI and their clientele.

Relevant Experience By Selected Trade Category

Roof Repair and Replacement:

Grayson Library Roof Replacement - 2024
Travis Tallant - 678.822.6025 - Travis.Tallant@gwinnettcounty.com
CGS Roofing successfully completed a significant roofing project at Grayson Library for Gwinnett County, totaling $253,000. The comprehensive scope of work included site preparation, removal of the existing EPDM membrane, and installation of a new 60mil TPO over 28.36 square feet, incorporating a 15% waste margin. We retained the existing ISO and added a new 2" H.D. cover-board. The project featured complex detailing such as installing 298 linear feet of new metal flashing with wall-to-TPO transitions, coping replacement, and shingle roof upgrades over 186.9 square feet with **Timberline Ultra HD Shingles** and GAF leak barriers. Additional elements included the replacement of roof decking, installation of new scuppers, emergency drains, and various flashing and gutter enhancements, demonstrating CGS Roofing's expertise in handling intricate, large-scale institutional roofing projects with precision and quality.

Mountain Park Aquatic Center & Activity Building Roof & HVAC Replacement
BL058-22
Jeremy Vanoy - jeremy.vanoy@gwinnettcounty.com - 770.653.0054
The Mountain Park Aquatic Center & Activity Building Roof & HVAC Replacement project involved a comprehensive overhaul with a contract value of $250,000. The project began with a thorough assessment of the existing roof and HVAC systems, working closely with facility management. The old roofing system was removed, and any structural issues were addressed before installing a new, weather-resistant roof designed to enhance durability and reduce maintenance.
Concurrently, the outdated HVAC system was replaced with a modern, energy-efficient solution to improve climate control, indoor air quality, and overall operational efficiency.

Shingled Roof Replacement for Coastal College Apartments
Paul Melchor - 912 279 5833 - pmelchor@ccga.edu
CGS LLC completed a shingle roof replacement at Coastal Apartments in Brunswick, GA for a total of $98,329.21. The project involved removing the existing roofing system down to the decking, installing new synthetic underlayment, and replacing it with high-quality Weatherwood-colored architectural shingles. This upgrade not only enhances the property's curb appeal but also ensures long-lasting protection against the coastal weather conditions.

Clayton County
ITB# 23-110 Shingled Roof Work Annual Contract
Collin Baxter 678.414.6694 Collin.Baxter@claytoncountyga.gov
CGS recently won the on-call contract for Clayton County roof repairs, including emergency response services. This achievement underscores our unwavering commitment to reliability and our proven capability in responding promptly to urgent roofing needs. Our track record of excellence in the industry, coupled with our responsive approach, played a pivotal role in winning this contract. We have consistently demonstrated our ability to swiftly mobilize our expert teams to address unforeseen roofing issues, ensuring that Clayton County's properties remain safe and structurally sound. This contract reaffirms our position as a trusted partner, ready to provide top-tier solutions when they are needed most.

Relevant Experience By Selected Trade Category

Masonry:

City of Pelham
Stacy Watkins- stacy@watkinseng.com
$558,956.25
In early 2025, CGS LLC completed the construction of a new retaining wall for the Pleasant Grove Missionary Baptist Church in Pelham, Georgia. The scope of work included full demolition and removal of the existing wall, followed by excavation and site grading to prepare for installation. CGS constructed a new engineered retaining wall system, incorporating concrete footings, reinforced block wall elements, and integrated drainage features to improve water flow and minimize erosion. The project required careful coordination with utility lines, site access constraints, and alignment with church operations.





ADA RAMP FOR SUNSET AVE Bid No. 2025-34 City of Perry
Dewayne Shumate - Dewayne.shumate@perry-ga.gov - 478-542-1674
CGS LLC performed ADA-compliant hardscape improvements along Sunset Avenue in Perry, Georgia. The scope of work included revisions to existing parking to convert designated spaces to parallel parking, construction of a new ADA ramp and landing pad in accordance with provided drawings, installation of required side flares, and associated concrete and grading work. All work was completed in compliance with local, state, and federal ADA requirements and coordinated to integrate with existing sidewalks and roadway infrastructure.

Town of Brooks – Intersection Improvements (85 Connector)
Mallett Consulting, Inc
David Jaeger - davidj@mallettci.com
CGS LLC successfully completed the **Town of Brooks Intersection Improvements** project for the Town of Brooks, GA, delivering comprehensive roadway and pedestrian upgrades valued at **$60,168.98**. The work included full mobilization and traffic control, demolition and grading operations, and installation of critical concrete infrastructure including raised stamped concrete median work, rollback curb and gutter, header curb, and aggregate base. The project also included installation of seven (7) ADA ramps, approximately 530 linear feet of new 4-foot concrete sidewalk, thermoplastic striping, raised reflective pavement markers, signage and posts, and erosion control with permanent grassing. All work was completed in accordance with project requirements, resulting in enhanced safety, accessibility, and roadway functionality for the Town of Brooks

Relevant Experience By Selected Trade Category

Siding installation, Repair, and Replacement

With over a decade of focused expertise, CGS has become a trusted authority in Siding Installation, Repair, and Replacement. Our extensive experience caters to a diverse clientele, including homeowners seeking a refreshed aesthetic, property managers entrusting us with seamless replacements, and new investors relying solutions for their new builds. Rooted in a deep understanding of various siding materials and precise installation techniques, CGS is dedicated to delivering outcomes that align with our clients' unique visions. We stand out as an adaptable partner, providing custom siding services to meet the distinctive needs of of versatile clientele. Our enduring reputation as a preferred choice in the field of siding solutions is a testament to our commitment over the past decade

Job Examples:

1. ***Forsyth County***
   In our recent partnership with Forsyth County, CGS undertook a vital project focused on vinyl siding repairs. The process began with thorough site preparation, ensuring a clean and conducive environment for the repairs. Addressing the damaged areas, we removed any loose or hanging vinyl siding, providing a clean canvas for the restoration. The installation phase involved seamlessly incorporating new siding where it was missing or hanging, with a commitment to matching the existing siding as closely as possible. To ensure a durable and polished finish, we applied caulking and sealing techniques. This comprehensive approach not only revitalized the appearance of the county's structures but also demonstrated CGS's dedication to delivering quality vinyl siding repairs in collaboration with Forsyth County.

2. ***Sundance Bay -*** *The Groves Apartments*
   At The Groves Apartments, we successfully addressed a siding challenge across several buildings, where various areas exhibited missing siding. CGS swiftly intervened, systematically replacing the damaged sections to restore a cohesive and aesthetically pleasing exterior. The seamless replacement not only resolved the immediate issue but also left each building looking revitalized and well-maintained. This project at The Groves Apartments exemplifies CGS's commitment to prompt and effective solutions, ensuring the sustained visual appeal and integrity of multifamily residential complexes.

3. ***Excalibur Homes***
   CGS collaborated with Excalibur to undertake a crucial renovation project involving the replacement of fiber cement siding at one of their numerous properties. The initiative aimed to revitalize the homes, making them more appealing for prospective tenants and facilitating increased occupancy. By efficiently replacing the fiber cement siding, CGS played a pivotal role in enhancing the overall aesthetics and structural integrity of the property. This collaborative effort between CGS and Excalibur underscores our commitment to delivering comprehensive solutions that contribute to the successful rehabilitation and rental potential of residential units.

Relevant Experience By Selected Trade Category

Water Feature Preventative Maintenance, Repair, and Replacement Surface Drainage / Water Runoff:

Carriage Oaks Stream Stabilization – Town of Tyrone, GA
David Jaeger - davidj@mallettci.com -770-719-3333
$659,782.00

CGS LLC completed the Carriage Oaks Drive Stream Stabilization project for the Town of Tyrone. The work involved clearing, grading, and reinforcing the stream bank to prevent erosion and protect nearby infrastructure. Our team installed gabion baskets filled with rip rap, placed stabilization stone, and implemented erosion control measures.We also managed dewatering operations and restored all disturbed areas with sod and cleanup. The project was completed within the 30-day schedule and followed GDOT standards. This job highlights CGS's expertise in stormwater management and environmentally sensitive construction.







Westchester Elementary Creek Retaining Wall Build Out
Crystal Evans - cevans1@csdecatur.net 404.319.7958
$180,000.00

One notable project that CGS undertook involved the reconstruction of a collapsed retaining wall. The task at hand was to rebuild the wall using shotcrete, a specialized construction technique that involves spraying concrete onto a structure using high-pressure equipment. Throughout the project, CGS demonstrated exceptional expertise and efficiency, showcasing their ability to handle the job with utmost professionalism and deliver outstanding results. Throughout the construction process, CGS implemented a rigorous quality assurance program. They conducted regular inspections, performed quality control tests, and employed non-destructive evaluation techniques to verify the integrity and performance of the newly constructed retaining wall. This commitment to quality ensured that the project met or exceeded industry standards and client expectations.





Relevant Experience By Selected Trade Category

Foundation Repair and Waterproofing Crawlspace Remediation:

CGS stands proudly alongside its sister company, CGS Waterproofing LLC, specializing in foundation repairs and waterproofing—an area where our expertise is unparalleled. This tandem represents our core competency, as foundation repairs and waterproofing form the very essence of our daily operations. With a proven track record, there is no one better equipped or more experienced in this trade than CGS. The relationship between CGS and CGS Waterproofing LLC allows us to seamlessly integrate foundation expertise into our comprehensive construction services. Clients can trust that their projects are handled with the precision and effectiveness, as our dedicated teams leverage their experience to deliver top-tier foundation and waterproofing solutions

Job Examples:

1. ***Watermark Restoration -*** *Highland Square Apartments*
   At Highland Square Apartments, Watermark entrusted CGS with a formidable task—conducting a complete foundation and waterproofing repair in a bottom unit of a five-story building. The complexity of the job lay in ensuring the structural stability of the entire building while executing the necessary repairs. The project scope involved implementing a comprehensive Interior Waterproofing solution, including the installation of a subfloor system with a subfloor drain discharged by gravity. This meticulous approach covered 35 linear feet of subfloor and required concrete cutting to create a trench for the drainage system. CGS's precision was further evident in the careful repair of the concrete cut post-installation. The success of this endeavor not only secured the building's integrity but also garnered commendation, leading to additional requests to address issues in three other units. CGS's expertise in handling foundation and waterproofing repairs shines through in our ability to navigate challenging structural scenarios, earning the trust and confidence of our clients.

2. ***City of Forsyth -*** *Commercial Waterproofing*
   CGS LLC completed exterior commercial waterproofing improvements for two City of Forsyth buildings, providing a cost-effective solution designed to address water intrusion and protect the building envelope. The project included exterior waterproofing repairs, sealing of vulnerable wall and penetration areas, treatment of cracks and joints, correction of water-entry points, and application of appropriate commercial-grade waterproofing materials. Rather than recommending unnecessary large-scale replacement, CGS focused on identifying the actual sources of water infiltration and implementing targeted repairs that provided the City with an effective long-term solution at an approximately $50,000 combined project cost for both buildings. This project demonstrates CGS LLC’s ability to evaluate existing conditions, develop practical and budget-conscious waterproofing solutions, and successfully perform commercial exterior waterproofing for municipal facilities while maintaining a strong focus on durability, quality, and overall value for the client.

Relevant Experience By Selected Trade Category

Mold and Allergen Testing

CGS LLC provides comprehensive mold and allergen remediation solutions for residential and multifamily properties, combining our extensive crawlspace and moisture-control experience with professional environmental testing and assessment services provided in collaboration with NuTech.

Our process begins with an evaluation of the affected area to identify visible mold, moisture intrusion, excessive humidity, inadequate ventilation, standing water, damaged materials, and other conditions that may contribute to mold and allergen development. When environmental testing or professional mold assessment is required, CGS works alongside NuTech to help provide the testing, documentation, and recommendations necessary to establish an appropriate remediation plan.

Once the affected conditions have been identified, CGS performs the necessary remediation and corrective construction work. Depending on the property, this may include removal and disposal of mold-affected materials, cleaning and treatment of impacted areas, insulation removal and replacement, crawlspace cleaning, vapor barrier installation, full encapsulation, installation of dehumidification systems, drainage improvements, sump pump systems, and other moisture-management measures designed to address the underlying cause of the problem.

CGS understands that successful mold remediation requires more than simply treating visible mold. Long-term results depend on identifying and correcting the moisture source that allowed the condition to develop in the first place. Our background in waterproofing, drainage, crawlspace remediation, and general construction allows us to address both the environmental concern and the underlying building condition as part of one coordinated solution.

Through our collaboration with NuTech, CGS is able to provide clients with a more complete approach to mold and allergen concerns by combining professional testing and environmental expertise with our field capabilities in remediation, waterproofing, drainage, and reconstruction. This coordinated approach helps ensure that affected areas are properly evaluated, remediated, and corrected with the goal of creating a cleaner, drier, and healthier living environment.

Notable Property Management Experience

CGS has performed mold, moisture, allergen, and crawlspace remediation services for homeowners and large property management organizations throughout Georgia, including Pathlight Property Management, Excalibur, Tiber Capital, and Open Door. Our experience working across large residential portfolios has required us to respond quickly, communicate effectively with residents and property managers, document existing conditions, coordinate environmental testing when necessary, and provide practical solutions that address both immediate concerns and long-term moisture prevention.

Our combination of mold remediation experience, allergen solutions, environmental testing coordination with NuTech, waterproofing expertise, and corrective construction capabilities allows CGS to provide a complete solution rather than addressing only one portion of the problem.

Relevant Experience By Selected Trade Category

Sports Netting:

Client: Paulding County School District
Client Address: 3236 Atlanta Highway, Dallas, Georgia 30132
Project Location: Hiram High School
Project: Baseball Field Backstop Netting Replacement
Purchase Order: 24-0825
Contract Amount: $6,400.00

CGS LLC completed the replacement of the existing backstop netting at the Hiram High School baseball field. The scope included preparing the work area, removing the damaged or outdated backstop netting and installing new #42 nylon netting measuring approximately 30 feet high by 160 feet long. Upon completion, CGS removed and properly disposed of the old netting and all construction-related debris, leaving the baseball field clean and ready for use.





Relevant Experience By Selected Trade Category

Septic Tank:

Project: Emergency Sewage Backup and Exterior Drainage
Property: The Paramount Apartments
Edwin Ramos 347-446-8908 - Edwin.Ramos@BridgePm.com
Location: 4201 Pleasant Lake Village Lane, Duluth, GA 30096
Contract Amount: $5,000.00

CGS LLC responded to an emergency sewage backup affecting the exterior drainage system at The Paramount Apartments. The work included preparing the site and clearing the main sewer line at two separate locations. CGS utilized a septic truck to pump out sewage, accumulated debris and other obstructions from the system. Our crew thoroughly cleared the affected sewer lines and manholes to restore proper flow, then removed and properly disposed of all extracted waste and debris

Relevant Experience By Selected Trade Category

Backflow Testing, Repair and Replacement:

Elevate at Jackson Creek - Backflow Testing and Device Replacement
Edwin Ramos 347-446-8908 - Edwin.Ramos@BridgePm.com

CGS LLC completed backflow testing and replacement services at Elevate at Jackson Creek Apartments. CGS first located and accessed the property's existing backflow prevention device, inspected the assembly for visible damage and deterioration and performed functional testing to verify that its internal components were maintaining the required pressure differential and preventing reverse water flow. The test results confirmed that the existing device was no longer operating properly and could not provide reliable protection for the property's potable water supply. CGS isolated the water service, removed the failed backflow device and installed a new properly sized replacement assembly with the necessary fittings and connections. After installation, the system was restored to service and the new device was tested to verify proper operation, confirm that the internal check components were holding and ensure the completed connections were free from leaks. This work restored dependable backflow protection for the apartment community and reduced the risk of contaminated or non-potable water entering the property's drinking-water system through backpressure or backsiphonage.

Project: Redan Middle School - 8-Inch Backflow Assembly Replacement
Client: DeKalb County School District
Project Amount: $54,957.60
CGS LLC completed the removal and replacement of an existing 8-inch backflow prevention assembly at Redan Middle School for DeKalb County School District. The project required extensive site preparation, safety controls and continuous dewatering of the valve area to maintain a safe, dry excavation throughout the replacement process.Our licensed plumbing team removed the existing backflow assembly and furnished and installed a new 8-inch assembly with all required fittings and connections. CGS utilized a mini excavator, a 3-inch trash pump, portable generators and temporary lighting to support both regular and after-hours operations. Traffic control measures were also implemented to protect the work area and surrounding school property. Following installation, the new backflow assembly was tested to verify proper operation and confirm that all connections were free of leaks. CGS completed the project by cleaning the valve area, removing and properly disposing of all construction debris, performing final grading and restoring the disturbed ground with seed and straw.



Relevant Experience By Selected Trade Category

Surface and Building Pressure Washing:

City Schools of Decatur
Crystal Evans cevans1@csdecatur.net 404.319.7958
RFP 21-006 General Contracting Services (January 2022 – present)
Pressure Washing of all Decatur Schools
CGS recently undertook an extensive pressure washing project for multiple schools in Decatur, ensuring a pristine start to the 2024 school year. At Decatur High School, we cleaned the main building and athletic complex, including concrete sidewalks, with the comprehensive project valued at $60,000. Our services extended to **Clairemont, Beacon Hill, Talley Street Upper Elementary, Oakhurst Elementary, Glenwood, Winnona Park, ECLC College, and Westchester Elementary.** Each site received meticulous attention, refreshing exteriors and walkways to enhance the school's appearance and maintain a clean, welcoming environment for students, faculty, and visitors.

Waterford Place Apartments
Clint Lassiter - (844) 643-8027
CGS LLC completed a comprehensive exterior pressure washing and roof maintenance project for **Waterford Place Apartments**, located at **3196 Mt. Zion Road, Stockbridge, Georgia**, with **Clint Lassiter** serving as the client representative. The scope included pressure washing of **22 two- and three-story residential buildings**, covering balconies, breezeways, building façades, and common areas, along with cleaning of the **clubhouse, leasing office, pool areas, and playground amenities**. CGS also performed **roof cleaning and inspections**, which included removal of debris from flat and sloped roof areas, cleaning roof valleys, gutters, and downspouts, and inspecting shingles for visible damage or defects.All work was performed using **professional-grade cleaning agents** in compliance with safety requirements, including **12.5% sodium hypochlorite** applied at controlled concentrations and neutralized to reduce odor, **GA Peach soap surfactant neutralizer**, **selective muriatic acid treatments** for concrete surfaces where required, and **Gorilla degreaser** in areas with heavier buildup. Safety Data Sheets were maintained on file, tenants were notified in advance, and all debris was properly removed from the site. CGS supplied all water required for the project and covered all associated municipal water usage fees. The total contract value was **$65,180.00**

Sundance Bay LLC
Bogdan Manoli bogdan.manoli@sundancebay.com 305.753.0413
On call contractors
As the on-call contractors for Sundance Bay, CGS has proudly undertaken the pressure washing of all 20 buildings within the complex, along with their sidewalks. Our team has meticulously cleaned each building, ensuring that the exteriors and walkways are spotless and well-maintained. This comprehensive service not only enhances the aesthetic appeal of the complex but also helps in preserving the longevity of the property. At CGS, we are committed to delivering high-quality results and maintaining the highest standards of cleanliness and upkeep for Sundance Bay.

City of Decatur
Felix Floyd - Facilities Superintendent Felix.floyd@decaturga.com 404-597-3217
CGS completed the pressure washing for Fire Station 1 for the City of Decatur by meticulously cleaning the building’s exterior, including walls, sidewalks, and driveways. The team used commercial-grade pressure washers to effectively remove accumulated dirt, mold, and stains, enhancing the station's overall appearance. To ensure safety, they carefully prepped the area, marked off work zones, and protected nearby plants and equipment. The job was completed promptly and with minimal disruption, maintaining the fire station’s readiness and clean look.

References

1. Sundance Bay Properties
   Bogdan Manoli
   bogdan.manoli@sundancebay.com
   305.753.0413

2. Gwinnett County
   Travis Tallant - Construction Manager
   travis.tallant@gwinnettcounty.com
   678-822-6025

3. City of Suwanee
   Joaquin Lopez
   JLopez@suwanee.com
   770-733-9859

4. Clayton County
   Guillermo Mendoza
   678.414.6702
   Guillermo.Mendoza@claytoncountyga.gov

5. City of Decatur
   Felix Floyd - Facilities Superintendent
   felix.floyd@decaturga.com
   404-597-3217

6. Gwinnett County
   Jeremy Vanoy - Construction Manager
   jeremy.vanoy@gwinnettcounty.com
   770-653-0054

7. Cobb County School District
   Roy Collis - Maintenance Supervisor
   roy.collis@cobbk12.org
   770-231-9567

8. City Schools of Decatur
   Crystal Evans
   cevans1@csdecatur.net
   404.319.7958

9. Dalton Public School
   Rusty Lount - Director of Operations
   rusty.lount@dalton.k12.ga.us
   706-271-6308

10. Oconee County Schools
    Christopher Young - Facilities
    cyoung@oconeeschools.org
    470-889-3189

11. Watermark Restoration
    Dennis Gerber - Manager
    dgerber@watermark.us
    404-858-6968

12. City of Covington
    Luther Bouchillon - Facility Manager
    lbouchillon@cityofcovington.org
    678-725-0448

13. Lichty Commercial
    Jeff Hackney
    jhackney@lichtycommercial.com
    770-231-6500

14. Dekalb CSB
    Keith Andrews - Lead Facilities
    keitha@dekcsb.org
    470-907-2413

15. Henry County
    Chris Mathews -Assistant Director
    chrismatthews@co.henry.ga.us
    770-288-6516

16. Forsyth County
    Melody L. Fontana - Project Manager
    mlfontana@forsythco.com
    470-622-9695

17. City of Norcross
    John Davis - Public Works
    jdavis@norcrossga.net
    770-550-2931

Project Team

Joaquin Contreras

6040 Dawson Blvd Suite K
Norcross, GA 30093
678-755-8892
Joaquin@cgscontractors.com

EXPERIENCE

CGS LLC , Georgia (Norcross) — *Owner*

2015- Present

CGS LLC is a general contracting company. Our main priority is ensuring we offer the best prices and quality work for our customers. In my career, spanning over 10 years, I have amassed extensive experience working on a wide range of residential and commercial projects. From the foundations to the rooftops, my expertise encompasses various facets of the construction industry, including concrete, masonry, roofing, and a diverse array of other jobs.

EDUCATION

Georgia State University, Georgia (Atlanta) 2013— Bachelors in Business Administration

PROJECTS

General Contractor Services for Decatur School System- *2022 - Present*

CGS is the go to contractor for any project size for the Decatur school system. We have replaced entire roofs, renovated bathrooms, built retaining walls, allocated new and updated fire rated doors etc. no project is too big or small for CGS.

General/Roofing Contractors for Sundance Bay LLC (2022-present)

CGS stands as the premier contractor for Sundance Bay LLC, a distinguished property management company. Specializing in an extensive array of services, CGS delivers full shingle roof replacements, plumbing, electrical work, drywall, framing, HVAC, and cabinetry with unmatched expertise. This partnership is built on a foundation of trust and superior craftsmanship, where CGS has not only met but exceeded expectations. The relationship between CGS and Sundance Bay LLC has been meticulously cultivated, showcasing CGS's commitment to quality and their ability to consistently provide comprehensive solutions for all property maintenance needs. Through their dedication and broad skill set, CGS has cemented its role as a crucial ally to Sundance Bay LLC, ensuring that every project is completed to th highest standards.

CERTIFICATIONS

GAF master- Mastered Commercial Contractor (2021)

Polyglass- Polyglass Certification (2022)

Tamko- Pro certified Contractor (2022)

SKILLS

- Entrepreneurship
- Leadership
- Communication
- Creativity
- Problem solving
- Project management
- Team work
- Critical Thinking

AWARDS

- CGS - Contractor of the Year 2021 (GHCA)
- GSC Minority Affairs Academic award - (2008)
- Latino Student Services and outreach program (2013)
- Minority Supplier Development Council

LANGUAGES

- English
- Spanish



Project Team

Renato Delgado - Senior Project Manager
Interior Renovations/Restoration Specialist



CGS LLC
Renovation & Restoration Senior Project Manager
2017– Present
Renato is a construction professional with strong experience supporting **large-scale multifamily renovation and restoration projects**. He works closely with project managers, superintendents, and property management teams to help deliver full-unit and full-property renovations. Renato is well versed in coordinating multiple trades, tracking progress in occupied and vacant units, and ensuring work is completed safely, efficiently, and to code-compliant standards.

The Reserve Apartments – Sundance Bay LLC
Renato managed full interior renovations of more than 45 apartment units, coordinating all trades, maintaining schedules, and ensuring work met client standards and quality requirements.

Porchester Way & Duchess Ct – Residential Fire Restorations
Renato served as project manager for fire-damaged residential restorations on Porchester Way and Duchess Ct. He worked closely with homeowners throughout the reconstruction process, guiding material and finish selections including paint colors, granite countertops, flooring, trim, and moulding. His hands-on coordination ensured each detail aligned with the client's vision, resulting in fully restored homes returned in renewed condition.

Rosemont Apartments – 3655 West Chase Village
Renato is currently supporting a **complete overhaul and renovation** at **Rosemont Apartments**, located at **3655 West Chase Village**. This project involves full interior and exterior upgrades across multiple units and buildings. The scope includes **interior renovations from the ground up**, such as new framing, drywall, updated lighting fixtures, new appliances, cabinetry, flooring and carpet, plumbing upgrades, new toilets, and complete HVAC system replacements. Exterior improvements include **fencing repairs and replacements, balcony and railing reconstruction**, and supporting structural work as needed. The project also includes **sewer line replacements and plumbing infrastructure improvements** to address long-term functionality and reliability. This renovation reflects Renato's ability to manage and support large-scale multifamily rehab projects that require coordination across multiple trades and careful execution to bring aging apartment units back to safe, modern, and fully livable conditions.

Project Team

Carlos Andres Villa Rodriguez - Masonry Project Superintendent

Bachelors in International Business
University of Medellin

Andres Villa is an experienced field leader specializing in **masonry, exterior repairs, and multifamily property renovations**. He has worked closely with **property management companies and apartment communities** across Georgia, handling everything from large-scale exterior repairs to interior unit renovations. Andres is known for his hands-on approach, strong problem-solving skills, and ability to manage multiple trades while keeping properties safe, functional, and code compliant.

Certifications:

- **OSHA 30**
- **GDOT Subcontractor**
- **ATSSA Flagger Certification**



Multifamily Project Experience

Waterford Place Apartments – Stockbridge, GA
Lead Supervisor – Exterior Maintenance

- Led a **$65,000 full-property pressure washing project**
- Cleaned all exterior building surfaces and **concrete sidewalks throughout the entire complex**
- Coordinated work to minimize disruption to residents

Archway Way Apartments Park Valley Apartments
General Contractor / Lead Supervisor

- Served as **GC for ongoing apartment renovations and repairs**
- Repaired **metal entry gate and keypad system**
- Rebuilt **dumpster enclosures**, installed **speed bumps**, and repaired **metal railings**
- Completed interior renovations in **6 units**, including drywall repairs, plumbing fixes, and appliance upgrades

The Knox Apartments
Exterior Renovation Supervisor

- Worked alongside Watermark Restoration on a **full landscaping renovation**
- Installed **new concrete pads for additional parking**
- Repaired potholes throughout the complex
- Completed drywall repairs in units affected by water damage

Ansley Apartments
Lead Supervisor – Major Capital Renovation

- Oversaw a **$1.1 million multifamily overhaul**
- Managed the reconstruction of **every balcony and metal railing across the entire property**
- Ensured all work met **current building code requirements**
- Demonstrated strong leadership managing crews, schedules, and safety on a large-scale project

Project Team

Carlos Martinez

carlos@cgswaterproofing.com 678-409-0593

EXPERIENCE:

Superintendent of Roofing (CGS LLC) - 2022- Present

- Promoted from Sales Representative to Superintendent of Roofing within a year
- Oversee all roofing projects from initiation to completion, ensuring adherence to client specifications and quality standards.
- Direct and lead roofing crews, fostering a collaborative and efficient work environment.
- Strategize and execute project plans, manage logistics, and troubleshoot unforeseen challenges.

Sales Representative (CGS LLC)- 2021 -2022

- Successfully established and nurtured client relationships, understanding their needs and presenting tailored roofing solutions.
- Demonstrated exceptional communication and negotiation skills, consistently meeting or exceeding sales targets.



PROJECTS:

- **Decatur Schools 6 Schools Roof Replacement - $1.2 M**
- **Ivy Commons Shingle Roof Replacement - $700k**
- **Bristol Creek Shingle Roof Replacement- $300k**
- **Gwinnett County Aquatic Center Roof Replacement- $350k**
- **Dacula Middle School Roof Replacement -$ 456k**
- **Chattanooga Valley ES Roof Replacement - $426k**
- **Bryant Elementary School Roof Replacement - 200K**
- **Summerville Middle School Roof Replacement - $375k**
- **Oconee Middle School Roof Replacement- $107K**
- **Harmoney Elementary Roof Replacement - $81k**
- **South Cobb High School Gym Roof Replacement - $99k**
- **Genesis Innovation Academy Roof Replacement - $173K**
- **Gwinnett County Fire Station 11 - $536k**
- **Gwinnett County Fire Station Headquarters - $600k**

EDUCATION:

Kennesaw State University- ***Bachelor's in Construction Management (2020)***
knowledge and skills essential for effective management of construction projects. This degree encompasses a diverse curriculum, including construction technology, project scheduling, cost estimation, safety regulations, and contract management. Graduates emerge with the ability to plan, coordinate, and oversee construction projects from initiation to completion.

LANGUAGES:

- **English**
- **Spanish**

Project Team

Aaron Vizcarra

aaron@cgswaterproofing.com - 770-331-2898

EXPERIENCE:

Project Manager (CGS LLC) 2022- Current

Aaron Vizcarra is a talented **Roofing Specialist** at CGS LLC, with a proven track record in managing roofing projects for K-12 schools. His expertise in scheduling and coordinating work ensures minimal impact on school operations, while delivering high-quality, efficient results. Aaron's experience and dedication make him an essential part of the CGS team, particularly in educational environments.

PROJECTS:

- **IFB240003 Housing Authority of Newnan- 49 Shingled Roof Replacement $374,329.21**
- **P0822, Cobb County Schools - Roofing Time and Materials**
  -Pope High School
  -Shallowford Elementary School
  -Garrison Elementary School
  -Murdock Elementary School
  -Fair Oaks Elementary School
  -Garrsion Mill Elementary School
- **Fulton County Schools - 121-24 Emergency Roof Repairs**
  -Sandy Spring Middle School
  -Heards Ferry Elementary School
  -Woodland Elementary School
  -Riverwood High School
  -Ridgeview Middle School
- **Paulding County School District - GC and Roofing Repairs**
  -Nebo HS Gutters & Downspouts
  -East Paulding High School
  -Sammy McClure Middle School
  -McGarity Elementary School
  -Russom Elementary School
  -Hiram Elementary School



EDUCATION:

Kennesaw State University (2018-2022) Bachelor's in Construction Management
The curriculum emphasizes project management, cost estimation, construction law, sustainable building practices, and safety management.

LANGUAGES:

- **English**
- **Spanish**

CERTIFICATIONS:

- **OSHA 30**

Project Team

Mario Munoz

Owner & Lead HVAC Specialist
Air Flex Inc.
Atlanta, GA | mario@airflexhvac.com | (404) 402-2813

Professional Summary

Experienced and licensed HVAC contractor with over 20 years in the industry, specializing in both residential and commercial heating, ventilation, and air conditioning systems. Founder of Air Flex Inc., serving the greater Atlanta metro area since 2004. Known for delivering efficient, code-compliant HVAC installations, repairs, and maintenance with a focus on safety, energy efficiency, and customer satisfaction.

Licensed HVAC Contractor – State of Georgia #CN211633


STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. CN211633
Mario Ivan Munoz-Perez
3969 Admiral Drive
Chamblee GA 30341
Conditioned Air Non-Restricted
EXP DATE - 11/30/2025 Status: Active
Issue Date: 03/25/2025

Professional Experience

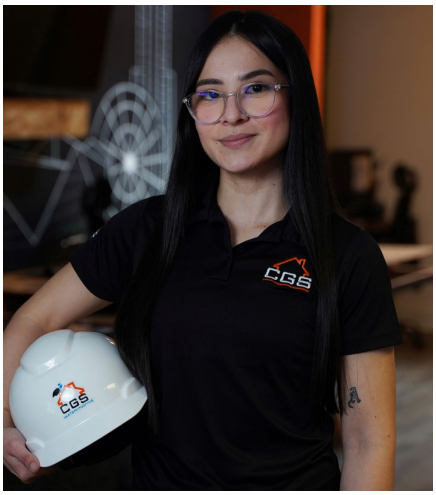
Air Flex Inc. – Atlanta, GA
Founder & Owner
2004 – Present

- Founded and built a trusted HVAC company serving residential, commercial, and municipal clients across Metro Atlanta.
- Successfully completed hundreds of HVAC system installations and replacements, including large-scale commercial rooftop units (RTUs), split systems, and ductless mini-splits.
- Maintains long-term partnerships with general contractors and property management firms, including ongoing service agreements and on-call response contracts.
- Oversees field operations, manages skilled HVAC crews, and ensures projects meet all mechanical code requirements and energy efficiency standards.

Independent HVAC Technician – Atlanta, GA
1999 – 2004

- Worked on a variety of HVAC installation and repair projects in both the residential and commercial sectors.
  Gained hands-on experience with complex systems, including chillers, boilers, and multi-zone commercial systems.
- Developed expertise in diagnostics, repair, and preventative maintenance protocols

Project Team



Bleydy Romero - Interior Designer
Bachelors Interior Design
Industrial University of Santander

Bleydy is CGS LLC's Interior Designer and supports clients through the design phase of restoration and renovation projects. She guides homeowners in selecting flooring, countertops, cabinetry, wall colors, and overall aesthetics to match their vision. Having contributed to the redesign of more than 10 properties, Bleydy helps ensure each home feels complete, comfortable, and truly like home by the final walkthrough.

Valeria Contreras - Project Coordinator / Office Manager
Bachelors in Business Administration
Georgia State University

Valeria serves as the Office Manager for CGS LLC and plays a key role in keeping projects and operations running smoothly. She is responsible for pulling and tracking required permits for jobs and properties, ensuring accurate bookkeeping and financial records, and coordinating documentation related to insurance claims. Valeria works closely with project managers, inspectors, and insurance representatives to support timely approvals, compliance, and efficient project execution.



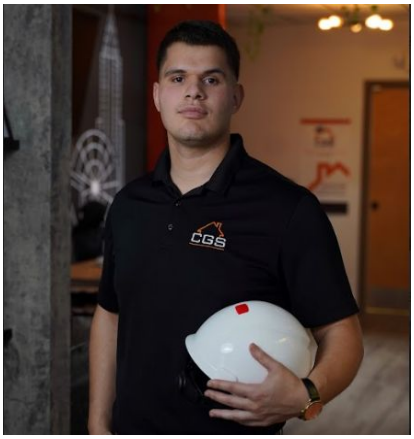


Natalie Serna- Purchasing Director
Bachelors in Business Administration
University of West Georgia

Natalie Serna holds the role of Purchasing Manager for all construction jobs, overseeing the procurement of residential and commercial-grade materials such as wood, machine rentals, masonry and concrete. In this pivotal position, Natalie ensures the smooth and efficient acquisition of the necessary resources to support construction projects.

Project Team

Edward Bakhos- Roofing Specialist



Edward is a seasoned roofing specialist with an impressive track record of five years in the industry. His journey began as a young, eager apprentice, and over the years, he has honed his skills and expertise to become a reliable and knowledgeable professional in the world of roofing.

Edward stands out in his field not only for his experience but also for his unwavering reliability. Clients and colleagues alike have come to trust him implicitly because of his steadfast commitment to his work. He understands that roofing projects often involve critical timelines and, as such, he consistently delivers on time and within budget. His dedication to ensuring the success of each project is a testament to his dependability.

Jay Jimenez - Commercial Roofing Specialist

Jay is a seasoned Project Manager at CGS LLC, specializing in TPO and commercial roofing projects. With extensive experience in managing complex roofing installations and repairs, he ensures every project is completed on time, within budget, and with exceptional quality. Jay's expertise in advanced roofing systems and commitment to client satisfaction make him a key contributor to the success of CGS's commercial roofing operations.



Management Plan

CGS shall reasonably ensure that the Services and Work are performed that the Projects are constructed in a manner that meets the requirements of all applicable Laws relating to the design, construction, occupation, and operation of the Project, including, but not limited to, building codes, fire and safety regulations, and environmental regulations. Such Applicable Laws shall be deemed minimum standards for the Project.

CGS shall maintain a log of daily reports ("Daily Log") which shall identify daily weather conditions and any impact on the Work caused thereby, personnel on-site, all Subcontractors working each day and the number of employees of each on the project, the Work accomplished each day, any equipment failures or breakdowns, any procurement or delivery problems, any job site accidents or injuries, any safety or environmental violations, warnings or citations, and any other events, circumstances, or occurrences impacting the progress or cost of the Project. Statement of work includes, but is not limited to:

- Site analysis and Mobilization Plan for each job site
- Management and execution of a Safety Plan
- CGS Work site Rules (following page)
- Prepare project schedule and monthly updates
- Provide necessary Insurance COI's
- Provide 100% Performance and Payment Bonds before Construction if required
- Suggest value engineering alternatives and incorporate same into the plan once approved
- Management and execution of all required permits
- Management and execution of all Construction Phase activities
- Management and implementation of the Post Construction Phase
- Execute fully the requirements and intent of the RFP

Our services include:

- Retaining Walls
- Stone and granite
- Masonry
- MEP's
- Gutters
- Mold Remediation
- Asbestos Removal
- Renovations
- Asphalt and Concrete
- Flooring
- Acoustical ceiling
- Waterproofing
- Structural Repairs
- Utility lines

Work Site Rule

CGS makes sure the client always first, by following job site rules

- All trades shall have a designated foreman or supervisor on the job site while they are working. The foreman or supervisor shall sign in daily at the job site and indicate how many workers are on the site
- All material deliveries shall be coordinated with the Design/Builder's on-site superintendent.
- All visitors to the job site shall check in with the Design/Builder's supervisor as soon as they come on the property.
- All individuals shall park personal and work vehicles in areas designated by the Design/Builder's superintendent.
- All individuals present at the job site shall comply with all applicable Federal, State, and local safety regulations. Hard hats shall be worn by all construction personnel and authorized visitors within the limits of Construction. Protective eyewear hearing protection, respirators, dust masks, and gloves shall be worn as needed.
- All individuals present at the job site shall comply with local noise and work hour regulations or ordinances.
- Hard-soled shoes shall be worn. Shirts are required. All workers shall dress appropriately for weather and work conditions.
- No smoking is permitted on or near the job site.
- No drugs or alcoholic beverages are allowed on the job site before, during, or after work hours.
- No pets associated with the Design/Builder or Subcontractors will be allowed at the job site.
- All workers shall use the chemical toilet provided by the CGS
- Profanity, offensive language, unprofessional behavior, and unkempt appearances will not be tolerated.
- Workers may eat on-site only in areas designated by the Design/Builder's superintendent. Food debris shall be disposed of in approved containers.
- All individuals shall treat other individuals present at the job site with respect and sensitivity to racial, cultural, and gender differences.
- Workers shall not communicate or associate with students, parents, or employees of the School District.
- All workers shall remain within the limits of Construction and shall not enter any of the Owner's other facilities.
- Trespassing on the adjacent property will not be tolerated.
- Everyone is responsible for protecting the Owner's property as well as the work of other trades. Any damage or installation conflicts shall be reported immediately to the Design/Builder's
- Radios shall not be used.
- The job site shall be kept tidy. All materials and tools shall be kept in a safe and orderly fashion. Clean up and remove your construction debris on a daily basis.
- Each trade is responsible for cleaning up after themselves.

12. Response Time Commitments

Request Type	Required Vendor Response
Emergency	Acknowledge within 2 hours; on-site within 4 hours if requested
Urgent	Acknowledge within 1 business day; on-site within 2 business days
Routine	Acknowledge within 2 business days; schedule as agreed
Estimate Request	Provide written estimate within 3 business days unless otherwise approved

13. Emergency / After - Hours Contact Requirement

Joaquin Contreras - Joaquin@cgscontractors.com - 678-755-8892
Andres Villa - Andres@cgscontractors.com - 678-360-0685
Carlos Martinez - Carlos@cgswaterproofing.com - 678-409-0593
Renato Delgado - Renato@cgswaterproofing.com - 678-551-0901
Aaron Vizcarra - Aaron@cgswaterproofing.com - 678-551-0901
Sofia Naranjo - Sofia@cgswaterproofing.com - 305-842-7991
Valeria Alvarez - Valeria@cgswaterproofing.com - 678-773-3999
Bleydy Romero - Bromero@cgswaterproofing.com - 678-491-0528

14. Hourly Rate and Markup Schedule

Rate Item	Vendor to Provide
Standard hourly labor rate by trade/classification	$ 60 / ____ % / N/A
Supervisor/foreman hourly rate	$ 80 / ____ % / N/A
Emergency/after-hours rate	$ 120 / ____ % / N/A
Weekend/holiday rate	$ 120 / ____ % / N/A
Equipment rates	$ ____ / 10 % / N/A
Material markup percentage	$ ____ / 18 % / N/A
Subcontractor markup percentage	$ ____ / 18 % / N/A
Minimum service charge	$ 350 / ____ % / N/A
Trip charge, if any	$ 350 / ____ % / N/A

22. Addenda Acknowledgement

Addendum No.	Date Issued	Vendor Initials
1		
2		
3		

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

CGS LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

6040 Dawson Blvd Suite K

6 City, state, and ZIP code

Norcross GA 30093

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	6	–	4	8	0	6	6	1	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 1/12/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 678-380-1826 470-298-3774 AMERICAN SERVICES GROUP INC 4265 Lawrenceville Hwy NW Lilburn, GA 30047	**CONTACT NAME:** AMERICAN SERVICES GROUP INC **PHONE (A/C, No, Ext):** 678-380-1826 **FAX (A/C, No):** 470-298-3774 **E-MAIL ADDRESS:** coi@asginsurance.us
INSURED 678-755-8892 CGS, LLC 6040 Dawson Blvd Ste K & J Norcross, GA 30093 valeria@cgswaterproofing.com	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** GOTHAM INSURANCE COMPANY 25569 **INSURER B :** KINSALE INSURANCE COMPANY 38920 **INSURER C :** TECHNOLOGY INSURANCE COMPANY 42376 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [4] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			GL202400026772	11/19/2025	11/19/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG DEDUCTIBLE	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	**UMBRELLA LIAB** OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			0100335497-1	11/19/2025	11/19/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [Y] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		TARGA83433-09	12/23/2025	12/23/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	WORKERS COMPENSATION			TARGA83433-09	12/23/2025	12/23/2026	DEDUCTIBLE $0.00	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The policy applies to the Workers Compensation Law of the States listed here: GA
Classification: Remodeling Excluded: Joaquin Contreras.

CERTIFICATE HOLDER

Coweta County Schools
167 Werz Industrial Blvd
Newnan, GA 30264

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

G,minihane

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm

GALIN VINASCO STATE FARM AGENCY
6131 OAKBROOK PKWY
NORCROSS GA 30093

CONTACT NAME: GALIN VINASCO
PHONE (A/C, No, Ext): 770-242-3239 **FAX (A/C, No):**
E-MAIL ADDRESS: GALIN@VINASCO.NET

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

CGS LLC
6040 DAWSON BLVD STE K NORCROSS GA 30093-1258
NORCROSS GA 30093-1258

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS			0212219-SFP-11	11/15/2025	11/15/2026	BODILY INJURY (Per accident)	$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	NON OWNED AUTO			D75 8403-B05-11	02/05/2026	02/05/2027	COMBINED SINGLE LIMIT	1,000,000
							PHYSICAL DAMAGE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Radco Residential, LLC, its subsidiaries, and any ownership entities managed by Radco Residential et al.
c/o VendorShield
PO Box 1576 Hicksville, NY 11802-1576

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

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PMI CERTIFIED

PROFESSIONAL MOLD INSPECTION INSTITUTE

Certificate of Course Completion

RESIDENTIAL MOLD INSPECTION (90 hrs)

This certificate confirms that

Mark Stowers

has completed the required material for Residential Mold Inspection
and has successfully passed a comprehensive course examination.

Authorized Grantor:
Professional Mold Inspection Institute
P.O. Box 303, Madison, SD 57042

Robert Graham, Director (800) 983-6322
Award Date: 09-30-2008
Certificate # RMI74153190760

Seagull Environmental Management Company

2835 N.W. 12TH Avenue, Fort Lauderdale, Florida 33311 (954) 524-7208



This is to Certify that

Braulio J Jimenez Gierbolini

6040 Dawson Blvd., Norcross, GA 30093

has successfully completed an English

8 Hr. Lead-Safe Renovator Course

2-May-25 TO 2-May-25

Accepted as Individual Certification in EPA administered states.

Alabama Accreditation Since: Jan. 27, 2011 Georgia Accredited: Chapter 391-3-24

Accepted in Mississippi and most EPA-Authorized states.

Trainer(s): Demis R. Leon

Training Address: 5891 New Peachtree Rd., Atlanta, GA 30340

Passed an examination & hands-on skills assessment on: 05/02/25

Processed By:
Seagull
To Authenticate Certificate
www.seagulltraining.com
1-800-966-9933

This Certificate Expires:

Federally Administered States	3-May-30
Most authorized states	2-May-28
Georgia & Alabama	2-May-28

Certificate Number: 198816

R-I-Subpart Q-25-98816

Course Number: GE2518

This certificate is only valid in conjunction with the appropriate firm certification. In addition, in some EPA authorized states, one must surrender this certificate to obtain a state certification for the individual. For additional certificates, contact Seagull at www.seagull.manage@gmail.com.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director
4244 International Parkway, Suite 104
Atlanta, Georgia 30354

Georgia Certified Renovation Firm License

GA-EPD-RRP FIRM-333399

This Is To Certify That

CGS LLC

6040 Dawson Blvd Suite K
Norcross, GA 30093

Joaquin Contreras

Owner/President

Having Satisfied the Requirements of The Georgia Lead Poisoning Prevention Act, O.C.G.A. 31-41-1, et seq and the Rules for Lead-Based Paint Hazard Management, Chapter 391-3-24, The Above Referenced Firm is Hereby Certified To Perform Lead-Based Paint Renovation Activities in the State of Georgia. This License May Be Subject to Revocation, Suspension, or Modification by the Director for Cause Including Evidence of Noncompliance or For Any Misrepresentation Made in the Application,Supporting Data or Subsequent Submittals Entered Therein or Attached Thereto, or Failed to Maintain Required Records. The Certification Holder Agrees to Use Only Georgia Certified and Trained Individuals When Conducting Georgia Regulated Lead-Based Paint Renovation Activities Covered By This License.

Issue Date	*Expiration Date*
5/12/2025	5/12/2028
Firm ID: GA-EPD-RRP FIRM-333399	

Lead-Based Paint and Asbestos Program
(404) 363-7026
*Issued By:*Kimberly Bradfield

Docusign Envelope ID: AC3A4BF8-D747-4E50-90D7-7089C2CB18C2

CITY OF ATLANTA

SUITE 5100
68 MITCHELL STREET, SW
ATLANTA, GA 30303
(404) 330-6010 Fax: (404) 658-7359
Internet Home Page: www.atlantaga.gov

Andre Dickens
Mayor

OFFICE OF CONTRACT COMPLIANCE
Rocsean Spencer
Director

August 28, 2024

Mr. Joaquin Contreras
CGS, LLC
6040 Dawon Blvd., Ste. K
Norcross, GA 30093

ANNIVERSARY DATE: August 28

Dear Mr. Contreras:

Your firm has been certified as a **Hispanic American Business Enterprise (HABE)** with the City of Atlanta's Equal Business Opportunity Program (EBO). Your company's certification will last for a period of five (5) years from the date on this certification letter. Certification entitles your firm to be included in EBO plans submitted by contractors bidding on City of Atlanta projects.

As a certified firm, you are required to notify the Office of Contract Compliance if the ownership or control of your firm changes or if your office relocates outside of the twenty-county Atlanta Regional Development Commission (ARDC) area. Failure to provide this notification, in writing, may result in your firm being removed from the Equal Business Opportunity Register.

Additionally, your company is required to submit a full EBO/SBO application six (6) weeks prior to your expiration date via the City of Atlanta's Supplier Diversity Management System (SDMS).

We welcome you to the City of Atlanta's Equal Business Opportunity Program.

Sincerely,

DocuSigned by:
Meghan Payne
498D118624024C6...
Meghan Payne, Contracts Compliance Manager
Mayor's Office of Contract Compliance

Certification #: 2024-29-199 **Supplier ID #:** 2403461 **Phone #:** (404) 234-0248

Business: Framing, roofing, siding, and masonry contractor

cc: Rocsean Spencer, Director Initial RS

Docusign Envelope ID: AC3A4BF8-D747-4E50-90D7-7089C2CB18C2

CITY OF ATLANTA

SUITE 5100
68 MITCHELL STREET, SW
ATLANTA, GA 30303
(404) 330-6010 Fax: (404) 658-7359
Internet Home Page: www.atlantaga.gov

Andre Dickens
Mayor

OFFICE OF CONTRACT COMPLIANCE
Rocsean Spencer
Director

August 28, 2024

Mr. Joaquin Contreras
CGS, LLC
6040 Dawon Blvd., Ste. K
Norcross, GA 30093

ANNIVERSARY DATE: August 28

Dear Mr. Contreras:

Your firm has been certified as a **Small Business Enterprise (SBE)** with the City of Atlanta's Small Business Opportunity Program (SBO). Your company's certification will last for a period of five (5) years from the date on this certification letter. Certification entitles your firm to be included in SBO plans submitted by contractors bidding on City of Atlanta projects.

As a certified firm, you are required to notify the Office of Contract Compliance if the ownership or control of your firm changes or if your office relocates outside of the twenty-county Atlanta Regional Development Commission (ARDC) area. Failure to provide this notification, in writing, may result in your firm being removed from the Small Business Opportunity Register.

Additionally, your company is required to submit a full EBO/SBO application six (6) weeks prior to your expiration date via the City of Atlanta's Supplier Diversity Management System (SDMS).

We welcome you to the City of Atlanta's Small Business Opportunity Program.

Sincerely,

DocuSigned by:
Meghan Payne
Meghan Payne, Contracts Compliance Manager
Mayor's Office of Contract Compliance

Certification #: 2024-29-213 **Supplier ID #:** 2403461 **Phone #:** (404) 234-0248

Business: Framing, roofing, siding, and masonry contractor

cc: Rocsean Spencer, Director Initial RS

CLAYTON COUNTY Water AUTHORITY

SLBE small local business enterprise Learn.Grow.Connect.

Providing Quality Water and Quality Services to Our Community

June 26, 2025

Joaquin Contreras, President
CGS LLC
6040 Dawson Blvd Suite K
Norcross, GA 30094

RE: Small Local Business Enterprise (SLBE) Program
Certification Number: SLBE-2506-01
Expires: June 26, 2027

Dear Joaquin Contreras,

The Clayton County Water Authority has reviewed your Small Local Business Enterprise Provisional Certification Application. Our evaluation of the information submitted with your request for certification indicates that your firm has met the criteria outlined for participation in the Clayton County Water Authority Small Local Business Enterprise Program.

Your firm has been provisionally certified as a Small Local Business Enterprise (SLBE) with the Clayton County Water Authority. Your certification will last for a period of two (2) years from the date on this certification letter. Please attach a copy of this certification letter with each bid or proposal you submit as a prime or sub-contractor. Additionally, you are required to register as a CCWA vendor if have not already done so. You may access our online vendor registration at www.ccwa.us.

At the end of your 2-year term you will qualify for a 2nd 2-year provisional term. These terms DO NOT have to run consecutively. After completion of the 2nd term, applicants must recertify with our General Application for a 5-year general term by providing the general application and supporting documents. Please be advised, Contract Compliance and Risk Management reserves the right to schedule on-site inspections of any business certified under this program.

Your firm's information will appear in the Clayton County Water Authority's Certified SLBEs listing which can be accessed through our website at www.ccwa.us. Certification does not guarantee any present or future contracts with Clayton County Water Authority. All certified/registered vendors must take the necessary steps to become a part of Clayton County Water Authority's procurement process and bid competitively for business.

It is your obligation to notify CCWA of any changes in ownership and/or control of your firm. If at any time during the year there is a change in ownership and/or control of your firm, you are required to notify this office of such change in writing by sworn affidavit and with supporting documentation within thirty (30) days of such change. You are also required to notify CCWA if your firm relocates outside of the eleven (11) county area specific to CCWA's SLBE program: **Clayton, Cherokee, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Rockdale, Spalding and City of Atlanta**. Failure to provide notification of such changes may result in your firm being removed from the SLBE program.

As the SLBE program indicates, Clayton County Water Authority values equal opportunity among its business partners and hopes to see them grow and prosper. Consequently, we are delighted to be able to assist your company by approving its participation in this program.

Sincerely,

Marcia Jones

Marcia Jones
Purchasing Manager
Clayton County Water Authority



DRUG-FREE

Certification

CGS LLC

Has Been Certified As A

DRUG-FREE WORK PLACE

And Is Awarded this Certificate By The State Board of Workers' Compensation

This Day of April 02, 2026

And Expires April 02, 2027

STATE OF GEORGIA 1776

CHAIRMAN

Certifications

Tremco Incorporated

TREMCO
Commercial Sealants & Waterproofing

Local Office: 292 Old Rosser Rd, Stone Mountain, GA 30087 www.tremcosealants.com

Chris Mayhew
Senior Technical Sales Rep
P 800.551.9680
M 404.805.2739
cmayhew@tremcoinc.com

Joaquin Contreras
CGS Waterproofing
6040 Dawson Blvd, Suite K
Norcross, GA 30093

March 8, 2022

RE: Approved Applicator – Tremco Willseal 600

Dear Joaquin,
CGS is an approved applicator of Tremco's Willseal 600 product. Please feel free to contact me with any questions or concerns.

Sincerely,
Chris Mayhew, CDT, ABAA Certified
Senior Technical Sales
Tremco CPG



Certifications



TAMKO

PRO CERTIFIED CONTRACTOR

This is to certify that

CGS

since **JUNE 21, 2022**

is hereby recognized as a TAMKO® Pro Certified Roofing Contractor, having met all program requirements, and having demonstrated a strict adherence to the Code of Ethics and Professional Practices as set forth by TAMKO Building Products LLC.

COMPANY NAME: CGS
PRO ID#: JOAQUIN CONTRERAS
ADDRESS: 153109
6040 DAWSON BLVD, SUITE K
NORCROSS, GA 30096
PHONE: (404) 234-0248

This certification (PRO ID# 153109) is valid from the date listed above and is subject to annual recertification.



GAF CERTIFIED RESIDENTIAL ROOFING CONTRACTOR

CGS Waterproofing LLC

is a Certified™ Roofing Contractor for GAF

Certified™ Contractor status is only offered to less than 5% of roofing contractors in North America. Those who have earned this designation have exhibited an uncompromising commitment to the highest standards in sales, service, and installation, and are authorized to offer the GAF System Plus Ltd. Warranty. These contractors have pledged to ensure that each customer receives the best choice in roofing.

Account #: 1131775 | Certification #: CE54439 | Valid Through: 12/31/2024 | Member Since: 2022

Bobby Fischer
VP, Contractor Programs, GAF

Warantees Offered

SYSTEM PLUS

Designations

MASTER

Certifications



Certifications

GAF GOLDELITE Commercial Contractor

CGS Waterproofing LLC
6040 Dawson Blvd Ste K
Norcross, Georgia, 30093

12/29/2025
GAF ID: 1131775

Re: GAF GoldElite™ Commercial Contractor

Dear valued customer,

On behalf of GAF Commercial, we are pleased to confirm that CGS Waterproofing LLC is a GAF GoldElite™ Commercial Contractor for 2026.

CGS Waterproofing LLC qualified to become a GAF GoldElite™ Contractor based on their commitment to quality workmanship and customer service in commercial roofing. As a GAF GoldElite™ Commercial Contractor, CGS Waterproofing LLC is able to offer enhanced GAF warranties and guarantees including the Integrated System Limited Warranty, the System Pledge™ Roof Guarantee for qualified projects, and our premier guarantee, the GAF Diamond Pledge™ NDL Roof Guarantee.

GAF prides itself on partnering with knowledgeable and reputable roofing businesses that share our commitment to delivering you the very best quality and service.

Sincerely,

Alma Garnett
SVP, Commercial Roofing Sales

Pete Vollmar
SVP, Sales Operations

Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. For more information, view the Contractor Terms of Use, available at gaf.com.

We protect what matters most™ GAF

List of our clients

City of Decatur®

MACON-BIBB COUNTY
FORT HAWKINS
EST. 1806
FORWARD TOGETHER
1823 · 2014 · 1822

Augusta
GEORGIA

DeKalb County
GEORGIA

Gwinnett

COBB COUNTY
SCHOOL DISTRICT

City Schools Of Decatur

WALKER COUNTY
GEORGIA
EST. 1833

Chattooga County
School District
Expect Success

List of our clients























City of Dunwoody, Georgia
Request for Qualifications (RFQ) 26-05
Standby Skilled Trade Services

Issued By	City of Dunwoody, Georgia
Department	Parks and Recreation
RFQ Title	Standby Skilled Trade Services
RFQ Number	RFQ 26-05
Issue Date	July 31, 2026
Submission Deadline	August 31, 2026 at 2pm
Submission Location	(1) Original, (1) Copy, and (1) Electronic PDF on a USB drive
Procurement Contact	Purchasing Department City of Dunwoody 4800 Ashford Dunwoody Rd. Dunwoody, GA 30338

1. Purpose

The City of Dunwoody is soliciting Statements of Qualifications from qualified firms, contractors, and skilled trade professionals to provide standby skilled trade services on an as-needed basis for City-owned parks, buildings, recreational facilities, grounds, and related infrastructure.

The intent of this RFQ is to establish a pool of pre-qualified vendors capable of providing timely, professional, and cost-effective skilled trade services. Vendors may submit qualifications for one or more trades listed in this RFQ.

The City may award contracts to multiple vendors by trade category. Selection as a qualified vendor does not guarantee a specific volume of work or any minimum contract amount. The term of contract shall be for a multi-year period beginning January 1, 2027. The initial term of this Agreement shall be through December 31, 2027. This Agreement shall terminate absolutely and without further obligation on the part of the City on December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the termination provisions of this Agreement. This Agreement may be automatically renewed on an annual basis for two (2) additional twelve-month terms. This Agreement will terminate on December 31, 2029.

2. Background

The City maintains public parks, facilities, structures, restrooms, pavilions, athletic fields, trails, water features, and related infrastructure. These assets periodically require maintenance, repair, renovation, replacement, emergency response, and specialized trade services.

3. Scope of Services

- Inspection and assessment
- Preventive maintenance
- Repairs

- Replacement
- Installation
- Renovation
- Emergency response
- Code-compliant upgrades
- Troubleshooting
- Written estimates
- Labor, materials, equipment, and disposal
- Coordination with City staff, inspectors, utility providers, or other contractors

All work shall be performed by properly licensed, trained, and qualified personnel where licensure or certification is required.

4. On-Call / Standby Contract Structure

The City intends to establish one or more on-call contracts or a qualified vendor pool for standby skilled trade services. Services will be requested only as needed through written work orders, task orders, purchase orders, or other written authorization issued by the City. Qualification or contract award does not guarantee any minimum amount of work, compensation, or exclusive right to perform services.

5. Non-Exclusive Award

Any resulting contract shall be non-exclusive. The City may use other contractors, cooperative contracts, separate solicitations, internal staff, or other lawful procurement methods when determined to be in the City's best interest.

6. Trade Categories and Vendor Selection Form

Please check each trade category for which your firm is submitting qualifications.

Select	Trade Category	License / Certification, if Applicable
☑	Carpenter / General Construction	RBC0008582
☑	Sheetrock Installation and Repair	
☑	Interior Finish Work	
☑	Interior Demolition	
☑	Debris Disposal	
☑	Electricians	
☑	Fire Protection Specialists	
☑	Painter — Interior and Exterior	
☑	HVAC — Installation, Repair, Replacement, and Preventive Maintenance	
☑	Rain Gutters — Cleaning, Gutter Cover Installation, Replacement, and Repair	

☑	Window Cleaning	
☑	Window Repair and Replacement	
☑	Plumber	
☑	Flooring Installation, including but not limited to Carpet, Tile, and LVT	
☑	Door Hardware Specialist Capable of Creating Key Schedules	
☑	Concrete Sealing, Repair, and Replacement	
☑	Fence Repair and Installation	
☑	Roof Repair and Replacement	
☑	Masonry	
☑	Siding Installation, Repair, and Replacement	
☐	Water Feature Preventive Maintenance, Repair, and Replacement, Including Streams, Fountains, Ponds, and Similar Features	
☑	Foundation Repair and Waterproofing	
☑	Crawlspace Remediation	
☐	Mold and Allergen Testing	
☐	Surface Drainage / Water Runoff	
☑	Artificial Turf Installation, Repair, and Replacement	
☐	Sports Netting Fabrication and Installation, Including Baseball Fields, Soccer Backstops, and Similar Applications	
☑	Septic Tank Pumping, Preventive Maintenance, Repair, Renovation, and Replacement	
☐	Grease Trap Pumping, Preventive Maintenance, Repair, Renovation, and Replacement	
☐	Backflow Testing, Repair, and Replacement	
☑	Surface and Building Pressure Wash Cleaning	
☐	Sand / Media Blasting	

7. Minimum Qualifications

- Experience providing the selected trade services.
- Ability to perform work for municipal, public-sector, commercial, institutional, or similar clients.
- Proper licenses, certifications, permits, or registrations required for the trade.
- Ability to comply with applicable building codes, fire codes, OSHA requirements, environmental regulations, and local ordinances.
- Capacity to respond to routine, urgent, and emergency service requests.
- Sufficient staffing, equipment, tools, vehicles, and materials access.
- Demonstrated record of quality workmanship, safety, reliability, and professionalism.

8. Contractor Licensing by Trade

Respondents shall identify all licenses, certifications, registrations, and permits required for each trade category selected. Respondents shall provide license numbers, expiration dates, issuing authorities,

and copies of current licenses or certifications where applicable. The vendor shall maintain all required licenses and certifications throughout the contract term.

9. Permitting, Inspections, and Utility Locates

Unless otherwise directed by the City, the vendor shall be responsible for identifying, obtaining, and coordinating all required permits, inspections, approvals, and closeout documentation. Permit fees shall be addressed in the written work order or estimate.

For any work involving excavation, penetration of ground surfaces, trenching, post installation, boring, demolition, or similar activity, the vendor shall coordinate required utility locates before work begins and shall comply with applicable utility protection requirements.

10. Maximum Task Order Thresholds

The City reserves the right to establish maximum dollar thresholds for individual work orders issued under this RFQ. Projects exceeding the City's internal purchasing thresholds, budget authority, or applicable procurement requirements may be procured separately.

11. Work Assignment and Written Authorization

No work shall begin until authorized in writing by the City through a purchase order, task order, notice to proceed, written work order, or other approved written authorization. The vendor shall not exceed authorized amounts without prior written approval from the City.

- Routine work orders
- Emergency or urgent services
- Small project assignments
- Rotational or best-fit assignments based on availability, expertise, response time, prior performance, cost reasonableness, and project complexity

12. Response Time Commitments

Request Type	Required Vendor Response
Emergency	Acknowledge within 2 hours; on-site within 4 hours if requested
Urgent	Acknowledge within 1 business day; on-site within 1 business days
Routine	Acknowledge within 2 business days; schedule as agreed
Estimate Request	Provide written estimate within 2 business days unless otherwise approved

13. Emergency / After-Hours Contact Requirement

Vendors qualified for emergency or urgent services shall provide a 24-hour contact number and designate personnel authorized to receive and respond to City service requests. Vendors shall notify the City promptly of any changes to emergency contact information.

14. Hourly Rate and Markup Schedule

Rate Item	Vendor to Provide

Standard hourly labor rate by trade/classification	$75 / ___ % / N/A
Supervisor/foreman hourly rate	$95 / ___ % / N/A
Emergency/after-hours rate	$125 / ___ % / N/A
Weekend/holiday rate	$125 / ___ % / N/A
Equipment rates	$cost / 15 % / N/A
Material markup percentage	$cost / 15 % / N/A
Subcontractor markup percentage	$cost / 15 % / N/A
Minimum service charge	$250 / ___ % / N/A
Trip charge, if any	$ ___ / ___ % / N/A

15. Background Checks and Facility Access
The City may require background checks for vendor personnel assigned to work in sensitive areas, occupied facilities, youth program locations, secured areas, or other locations designated by the City. Vendor personnel may be required to wear identification and comply with City access-control procedures.

16. Worksite Conduct in Public Parks
Vendor personnel shall conduct themselves professionally at all times while on City property. Vendors shall minimize disruption to park users, facility users, City staff, programs, rentals, athletic activities, and special events. The City may require temporary fencing, signage, cones, barricades, or other controls to protect the public.

17. Tree, Turf, Irrigation, and Landscape Protection
Vendors shall protect existing trees, turf, landscaping, irrigation systems, hardscape, trails, athletic fields, playground surfacing, utilities, and park amenities. Damage caused by the vendor shall be repaired or replaced at the vendor's expense to the satisfaction of the City.

18. Photos, Documentation, and Closeout Materials
The City may require vendors to provide before, during, and after photographs, inspection reports, test results, service tickets, warranty documentation, material data, permits, and other closeout documents as a condition of payment.

19. Warranty Requirements
Vendors shall warrant labor and workmanship for a minimum of ___ year from completion unless a longer period is required by law, manufacturer warranty, or the written work order. Materials and equipment shall carry applicable manufacturer warranties. Warranty information shall be provided to the City upon completion.

20. Insurance, Safety, and Indemnification
Selected vendors shall provide certificates of insurance meeting the City's standard requirements before performing work. Requirements may include Commercial General Liability, Automobile Liability, Workers' Compensation, Employer's Liability, Professional Liability, Pollution Liability, and Umbrella or Excess Liability, as applicable.

Vendors shall perform all work safely, comply with OSHA and applicable safety standards, secure work areas, protect the public, and promptly report incidents, hazards, damage, or unsafe conditions to the City.

Any award resulting from this RFQ shall be subject to the City's standard insurance, indemnification, and risk management requirements.

21. Submission Requirements

- Cover letter
- Completed Vendor Trade Selection Form
- Firm profile
- Relevant experience by selected trade category
- At least three references
- Licenses, certifications, and qualifications
- Staffing and capacity
- Safety program summary
- Emergency response information, if applicable
- Hourly rate and markup schedule
- Insurance statement or certificate of insurance
- Required City forms
- Addenda acknowledgment

22. Addenda Acknowledgment

Addendum No.	Date Issued	Vendor Initials
1		
2		
3		

23. Evaluation Criteria

Evaluation Category	Weight
Experience	30%
References	30%
Qualifications	40%

Experience — 30%

The City will evaluate similar municipal, public facility, parks, recreation, or commercial work; breadth and depth of experience in selected trades; ability to work in active public environments; timeliness; project complexity; and demonstrated response capacity.

References — 30%
The City will evaluate responsiveness, quality of workmanship, schedule and budget performance, communication, professionalism, and warranty or issue resolution.

Qualifications — 40%
The City will evaluate required licenses and certifications, specialized credentials by trade, safety program, staffing depth, equipment and resources, and ability to meet permitting, inspection, and code requirements.

24. Evaluation and Selection Process
The City will review all timely and responsive submissions. The City may select one or more vendors per trade category, shortlist respondents, request clarification, contact references, verify licenses and insurance, negotiate terms, reject any or all submissions, waive minor irregularities, or reopen the RFQ process to add vendors in the future.

25. Performance Removal Clause
The City may suspend or remove a vendor from the qualified vendor list for poor performance, failure to respond, failure to maintain licenses or insurance, unsafe work practices, failure to meet schedule commitments, excessive pricing, unresolved warranty issues, or other conduct not in the City's best interest.

26. City Standard Terms and Conditions
Any award resulting from this RFQ shall be subject to the City's standard contract terms and conditions, procurement policies, insurance requirements, and any applicable federal, state, or local requirements.

27. Questions and Submission Instructions
Questions regarding this RFQ shall be submitted in writing to the Procurement Contact by the question deadline stated by the City. Responses to questions, clarifications, or changes to this RFQ will be issued by written addendum.

Respondents shall submit one complete Statement of Qualifications by the deadline listed in this RFQ. Submissions received after the deadline may not be considered.

28. Reservation of Rights
The City reserves the right to reject any or all submissions, cancel or reissue this RFQ, waive minor informalities, request additional information, select multiple vendors, select no vendors, negotiate with selected vendors, modify trade categories, issue separate solicitations for specific projects, and make awards in the best interest of the City.

Company ID Number: 3031649

Approved by:

Employer	
Westend Solve	
Name (Please Type or Print) Chinonye Amabuo	**Title**
Signature Electronically Signed	**Date** 06/06/2026
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	**Title**
Signature Electronically Signed	**Date** 06/08/2026

E-VERIFY IS A SERVICE OF DHS AND SSA

Company ID Number: 3031649

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Westend Solve
Company Facility Address	3641 Silvery way Powder Springs, GA 30127
Company Alternate Address	
County or Parish	COBB
Employer Identification Number	884326835
North American Industry Classification Systems Code	236
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1 site(s)

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
Residential Basic Company
LICENSE NO. RBCO008582
Westend Solve LLC
3641 Silvery Wy
Powder Springs, GA 30127
Qualifying Agent: Chinonye Efole Amabuo
Qualifying Agent License No: RBQA008563
Expiry Date - 06/30/2028
Status - Active

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the GOALS Portal https://goals.sos.ga.gov/.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division
3920 Arkwright Rd, Suite 195
Macon, GA 31210
Phone: (404) 424-9966
https://goals.sos.ga.gov/.

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
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LICENSE NO. RBCO008582
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Qualifying Agent: Chinonye Efole Amabuo
Qualifying Agent License No: RBQA008563
Expiry Date - 06/30/2028
Status - Active

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
	E-MAIL ADDRESS: support@nextinsurance.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Next Insurance US Company	16285
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Westend Solve LLC
3641 Silvery Way
Powder Springs, GA 30127

COVERAGES **CERTIFICATE NUMBER:** 504431668 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		NXTQWQRXTQ-00-GL	01/02/2026	01/02/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$1,000,000.00 $100,000.00 $15,000.00 $1,000,000.00 $1,000,000.00 $1,000,000.00 $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Contractors Errors and Omissions	X		NXTQWQRXTQ-00-GL	01/02/2026	01/02/2027	Each Occurrence: Aggregate:	$10,000.00 $20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Georgia secretary of state's office, professional licensing boards. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Georgia secretary of state's office, professional licensing boards
3920 Arkwright Rd Ste 195
Macon, GA 31210

LIVE CERTIFICATE

Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Occupational Tax Certificate
City of Powder Springs, Georgia

2026

Business Mailing Address:
3641 Silvery Way
Powder Springs, GA 30127

Certificate Number: OT-542

Certificate Issued To:	Westend Solve LLC DBA/Trade Name: N/A
License Holder:	Chinonye Amabuo
Business Address:	3641 Silvery Way UNIT
Business Type:	236118 - Residential Remodelers
Certificate Amount:	$536.00
Expiration Date:	December 31, 2026

Date Issued: June 16, 2026

Mayor Albert Thurman

DISPLAY IN A CONSPICUOUS PLACE. MAY BE REVOKED FOR CAUSE.



3641 Silvery Way, Powder Springs, GA 30127 | 470-435-0960 | chi@westendsolve.com |
www.westendsolve.com

August 31, 2026

Purchasing Department
City of Dunwoody
4800 Ashford Dunwoody Rd.
Dunwoody, GA 30338

RE: RFQ 26-05 – Standby Skilled Trade Services

Dear Evaluation Committee:

Westend Solve LLC is pleased to submit our Statement of Qualifications for the City of Dunwoody's RFQ 26-05 – Standby Skilled Trade Services.

Westend Solve is a Georgia licensed general contractor providing renovation, repair, maintenance, and property improvement services throughout Metro Atlanta. We are submitting our qualifications for the specific trade categories identified in our completed Vendor Trade Selection Form.

Our experience includes coordinating and completing construction repairs, interior and exterior improvements, demolition, drywall and finish work, painting, flooring, carpentry, and other property improvement services. Our approach emphasizes quality workmanship, responsive communication, jobsite safety, proper documentation, and dependable project execution.

Westend Solve understands the unique requirements associated with performing work in active facilities and public environments. We are committed to coordinating closely with City personnel, maintaining safe and orderly work areas, minimizing disruption to facility and park users, and complying with applicable permitting, inspection, safety, and code requirements for each authorized assignment.

Our company maintains the staffing, trade relationships, tools, equipment, and material resources necessary to respond to projects of varying scope. We are also prepared to provide written estimates, project documentation, progress photographs, and closeout information as required by the city.

We appreciate the opportunity to submit our qualifications and welcome the opportunity to serve the City of Dunwoody as a dependable standby skilled trade vendor.

Thank you for your consideration.

Sincerely,

Chinonye Amabuo
Owner / Managing Member
Westend Solve LLC
Westend Solve Construction
Georgia Contractor License #RBCO008582



3641 Silvery Way, Powder Springs, GA 30127 | 470-435-0960 | chi@westendsolve.com | www.westendsolve.com

FIRM PROFILE

Westend Solve Construction is a Georgia-based construction and property improvement company serving Metro Atlanta. The company provides construction, renovation, repair, maintenance, and improvement services with an emphasis on responsive project management, quality workmanship, jobsite safety, and clear communication.

Westend Solve is led by Chinonye “Chi” Amabuo, Owner and Georgia-licensed Residential Basic Contractor. The company provides hands-on project oversight from initial site assessment and estimating through scheduling, trade coordination, construction, inspections, punch-list completion, and project closeout.

Core Capabilities

Westend Solve's capabilities relevant to this RFQ include drywall installation and repair, interior finish work, interior demolition, debris removal, interior and exterior painting, flooring installation, fence repair and installation, siding repair and replacement, pressure washing, and related property improvement services.

For assignments requiring specialized or licensed trades, Westend Solve coordinates with appropriately qualified trade professionals as required by the scope of work and applicable regulations.

Project Management & Service Delivery

Westend Solve is structured to respond efficiently to projects ranging from individual repairs and maintenance assignments to larger renovation and improvement projects. Each assignment is approached with an emphasis on:

Clear scopes of work and written estimates

Responsive communication and scheduling

Coordination of labor, materials, equipment, and trade professionals

Safe and orderly jobsites

Compliance with applicable permits, inspections, codes, and manufacturer requirements

Progress documentation and photographs when required

Quality-control inspections and punch-list completion

Professional project closeout

Public-Facility Readiness

Westend Solve understands that work performed in parks, recreational facilities, occupied buildings, and other public environments requires additional attention to public safety, access, cleanliness, scheduling, and minimizing disruption. The company is prepared to coordinate work activities with City personnel and comply with site-specific access, safety, documentation, and closeout requirements.

Company Information

Legal Name: Westend Solve LLC

Trade Name: Westend Solve Construction

Ownership: Privately Owned

Primary Contact: Chinonye “Chi” Amabuo, Owner

Contractor License: Georgia Residential Basic Contractor – RBCO008582

Service Area: Metro Atlanta, Georgia

Telephone: 470-435-0960

Email: chi@westendsolve.com

Website: www.westendsolve.com

3641 Silvery Way, Powder Springs, GA 30127 | 470-435-0960 | chi@westendsolve.com | www.westendsolve.com

LICENSES, CERTIFICATIONS & QUALIFICATIONS

Westend Solve Construction maintains applicable contractor credentials and business qualifications supporting the construction, renovation, repair, and skilled-trade services identified in this Statement of Qualifications.

Georgia Contractor License

License Classification: Residential Basic Contractor

License Number: RBCO008582

Qualifying Individual: Chinonye Amabuo

Issuing Authority: Georgia State Licensing Board for Residential and General Contractors

Status: Active

Expiration Date: 06/30/2028

A copy of the current contractor license is included with this Statement of Qualifications.

Business Qualifications

Legal Business Name: Westend Solve LLC

Trade Name: Westend Solve Construction

Georgia Business Registration: Active

E-Verify: Registered Participant

General Liability Insurance: Active coverage; evidence of insurance included with submission

Service Area: Metro Atlanta and surrounding Georgia communities

Construction & Project Management Qualifications

Westend Solve Construction's qualifications include experience in:

Construction estimating and scope development

Renovation and repair project management

Multi-trade construction coordination

Scheduling and material coordination

Jobsite supervision and quality control

Permit and inspection coordination where applicable

Code-compliance coordination

Construction documentation and progress reporting

Punch-list management and project closeout

Westend Solve utilizes appropriately licensed specialty trade professionals when a project scope requires trade-specific licensure.

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PROFESSIONAL REFERENCES

Westend Solve Construction is pleased to provide the following references for representative construction, renovation, and property improvement projects. These references can speak to our quality of workmanship, responsiveness, communication, professionalism, project coordination, and overall performance.

Reference 1

Client: 3762 Spencer, LLC

Contact Person: Gran Triumph

Project Location: Macon, GA

Services Provided: Comprehensive interior and exterior renovation involving demolition, drywall and finish work, painting, flooring, carpentry, and coordination of multiple construction trades.

Telephone: 478-216-8170

Email: Granlorrholdings@gmail.com

Reference 2

Client: Kross Developments

Contact Person: Todd Scott

Project: Project Location: Macon, GA

Services Provided: Comprehensive interior and exterior renovation involving demolition, drywall and finish work, painting, flooring, carpentry, and coordination of multiple construction trades.

Telephone: 478-221-0137

Email: t.scott92@ymail.com

Reference 3

Client: Kevin Miller

Contact Person: Kevin Miller

Project Location: Flowery Branch, GA

Services Provided: ADU Completion, work include drywall and finish work, painting, flooring, carpentry, and coordination of multiple construction trades

Telephone: 404-769-8557

Email: kevin.miller@rollin-g.com



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RELEVANT EXPERIENCE

Westend Solve Construction has experience managing and completing renovation, repair, reconstruction, and property improvement projects throughout Metro Atlanta and Georgia. The following representative projects demonstrate the firm's experience in the trade categories selected for RFQ 26-05, including coordination of labor and materials, project scheduling, quality control, site safety, inspections where applicable, and project closeout.

PROJECT 1 — Residential Renovation

Location: Sandy Springs, Georgia

Project Type: Renovation / Reconstruction

Role: Prime Contractor

Status: Completed

Relevant RFQ Trade Categories: Interior Demolition; Sheetrock Installation and Repair; Interior Finish Work; Painting; Flooring Installation; Debris Disposal

Scope & Experience:

Westend Solve Construction provided project management and construction services for the renovation of the property. Work included demolition, drywall installation and repairs, interior finish work, painting, flooring installation, debris removal, and coordination of project activities through completion.

Project Responsibilities:

Estimating and scope of development; labor and material coordination; scheduling; jobsite supervision; quality control; progress documentation; punch-list completion; and client communication.

PROJECT 2 — ADU Completion

Location: Flowery Branch, Georgia

Project Type: Residential Accessory Dwelling Unit

Role: General Contractor

Relevant RFQ Trade Categories: Sheetrock Installation and Repair; Interior Finish Work; Painting; Flooring Installation; Siding/Exterior Work; Debris Disposal

Scope & Experience:

Westend Solve Construction assumed responsibility for completing an accessory dwelling unit that had been partially constructed by a previous contractor. The assignment required assessment of existing work, coordination of remaining construction activities, finish work, trade coordination, correction of deficiencies, and preparation of the project for required inspections and completion.

Project Responsibilities:

Existing-condition assessment; scheduling and coordination; drywall and finish coordination; interior and exterior painting; flooring and trim; correction work; trade coordination; inspection preparation; quality control; and punch-list management.

PROJECT 3 — Basement Renovation

Location: Marietta, Georgia

Project Type: Basement Renovation

Role: General contractor

Relevant RFQ Trade Categories: Sheetrock Installation and Repair; Interior Finish Work; Interior Demolition; Painting; Flooring Installation; Debris Disposal.

Scope & Experience:

Westend Solve Construction provided renovation services involving interior improvements and restoration of finished areas. The work required coordination of multiple construction activities, finish installation, material procurement, scheduling, and quality-control oversight.

Project Responsibilities:

Site assessment; written estimating; demolition and debris management; drywall; interior finishes; painting; flooring; scheduling; subcontractor coordination; client communication; and final completion.

PROJECT 4 — Exterior / Drainage / Property Improvements

Location: Flowery branch, Georgia

Project Type: Exterior Property Improvements

Role: General Contractor

Relevant RFQ Trade Categories: Fence Repair and Installation; Surface Drainage, Water Runoff and swale installation.

Scope & Experience:

Westend Solve Construction performed and managed exterior property improvements. Work required coordination of labor, materials, site conditions, drainage considerations, property protection, and completion of exterior improvements.



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SAFETY PROGRAM SUMMARY

Westend Solve Construction is committed to maintaining safe, orderly, and professional jobsites for employees, subcontractors, City personnel, facility users, and the general public. Safety considerations are incorporated into project planning, daily work activities, site protection, and project closeout.

Safety Management

Westend Solve requires personnel and subcontractors performing work under its coordination to comply with applicable OSHA requirements, manufacturer safety requirements, project-specific safety procedures, and applicable federal, state, and local regulations.

Before work begins, site conditions and anticipated hazards are evaluated so that appropriate safety measures can be implemented for the scope of work.

Personal Protective Equipment

Personnel are expected to utilize appropriate personal protective equipment (PPE) based on the work being performed. This may include hard hats, safety glasses, gloves, hearing protection, high-visibility apparel, respiratory protection, fall protection, and appropriate footwear when required by the work activity or site conditions.

Public & Worksite Protection

For work performed in City parks, recreational facilities, occupied buildings, and other public areas, Westend Solve will maintain particular attention to separation between construction activities and the public.

As appropriate to the assignment, work areas may be protected using barriers, cones, caution tape, temporary fencing, signage, or other appropriate controls. Tools, equipment, materials, and debris will be managed to minimize hazards and disruption to City operations and facility users.

Hazard Identification & Incident Reporting

Unsafe conditions identified during work will be addressed promptly. Personnel are expected to report jobsite hazards, property damage, injuries, incidents, or other unsafe conditions to project management.

Incidents affecting City property, personnel, or members of the public will be promptly communicated to the appropriate City representative.

Housekeeping & Site Control

Work areas will be maintained in orderly conditions throughout construction. Construction debris and waste will be collected and removed as appropriate; pathways and access areas will be maintained where required, and materials and equipment will be stored in a manner intended to minimize jobsite hazards.

Subcontractor Safety

Subcontractors utilized by Westend Solve are expected to follow applicable safety requirements and maintain appropriate licenses, qualifications, and insurance where required for their respective work.

Westend Solve provides project-level coordination and oversight to promote compliance with applicable project and site safety requirements.

Continuous Safety Commitment

Westend Solve's objective is to complete each authorized assignment safely, professionally, and with minimal disruption to City operations and the public. Safety concerns will be addressed as part of planning, execution, quality control, and project closeout

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EMERGENCY RESPONSE INFORMATION

Westend Solve Construction is available to respond to routine, urgent, and emergency service requests for the trade categories included in this Statement of Qualifications. Our response process is designed to provide the city with timely acknowledgment, initial assessment, and coordination of appropriate personnel and resources based on the nature and severity of the request.

Emergency / After-Hours Contact

Primary Contact: Chinonye “Chi” Amabuo

Title: Owner / Authorized Representative

24-Hour Contact Number: 470-435-0960

Email: chi@westendsolve.com

The primary contact is authorized to receive City service requests, assess the nature of the requested work, coordinate available personnel and resources, and communicate anticipated mobilization and scheduling with City representatives.

Upon receiving an emergency or urgent service request, Westend Solve will:

Confirm receipt of the City's request and obtain available information regarding the condition and location.

Assess the appropriate personnel, materials, equipment, and safety requirements for the requested response.

Communicate anticipated response and mobilization information to the City's designated representative.

Upon arrival, evaluate site conditions and establish appropriate work-area and public safety controls.

Perform authorized temporary stabilization, repair, or other work within the applicable trade scope.

Provide documentation, photographs, recommendations, and follow-up information as appropriate.

Westend Solve will communicate promptly with the City if conditions outside the firm's selected trade qualifications or licensing requirements are identified so that appropriately qualified personnel can be coordinated.