



To: Bibb County BOE
Company: KD Epps Enterprises, LLC
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RFP 25-045: BOE – School Base Health Center – LH Williams Elementary

KD Epps Enterprises, LLC, has technical expertise, labor resources, and logistical capabilities to perform the construction services as outlined in the project scope. Our team is experienced in executing and supervising a project in the educational sector with an understanding of school operations, ensuring minimal disruption to students and faculty. Enclosed is our technical proposal outlining our qualifications, approach, and ability to successfully complete this interior buildout of the LH Williams school health clinic. We understand the importance of providing a safe, clean, and fully functional clinic within a school setting, and we are prepared to meet your expectations with precision and care.

President *Kelvin Epps*

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Company Overview

K D Epps Enterprises, LLC, is a general contracting firm based in Byron, Ga. Established in 1991, our firm's capabilities include general contracting, additions, renovations, commercial coatings, and industrial painting. KD Epps delivers seasoned management and construction professionals with extensive expertise across multiple disciplines, from pre-construction to project management. Our firm's core competency is understanding the needs of the client and ensuring that their vision becomes a reality.

Project Understanding and Methodology

KD Epps Enterprises, LLC, fully understands and acknowledges the detailed requirements outlined in the scope of work for the interior buildout of the school-based health clinic. Our team is prepared to execute all phases of this project with precision, compliance, and coordination, ensuring timely delivery and adherence to all design and regulatory standards.

The project encompasses two primary phases: Demolition and Site Preparation, followed by Interior Renovation and Buildout. The work will be performed in accordance with the architect's and designer's detailed plans, specifications, and schedules. Below is our technical understanding of the key components:

Pre-Construction Phase

Our success begins with proper planning. This initial phase focuses on validation, coordination, and logistics to eliminate surprises and streamline execution.

- **Site Verification & Field Assessment**
Prior to mobilization, our team will conduct a detailed site walk to field-verify all critical dimensions, existing conditions, and utility infrastructure. This includes confirming wall penetrations, door relocations, ceiling grid elevations, and clearances for specimen cabinetry.
- **Submittals & Shop Drawings**
We will prepare and submit all required shop drawings, product data, material samples, and finish selections—including acoustical ceiling systems, wallcoverings, flooring types

(LVT, HVT), signage, cabinetry, doors/hardware, and paint selections—aligned with project specifications.

- **Logistics & Phasing Plan**

A detailed phasing and logistics plan will be developed to maintain safe access routes for school operations if the facility remains occupied. This includes fencing/staging areas, utility tie-in coordination, and delivery scheduling.

Construction Phase

This phase will be executed in logical, sequential work packages while maintaining strict adherence to code, health, and safety standards.

I. Demolition and Site Preparation

Our team will initiate the buildout by performing controlled, selective demolition, ensuring safety and dust containment within the school environment. Key demolition activities include:

- **Selective Wall Penetrations:** Creating new openings in existing walls for the installation of new doors and a specimen pass-through cabinet. Field verification will be conducted to ensure exact placement and sizing based on the equipment manufacturer's dimensions.
- **Fixture and Finish Removal:** Existing cabinetry, countertops, plumbing fixtures (sinks and faucets), flooring, base, and select doors will be removed while preserving and reusing specific door frames where required.
- **Door Management:** Where applicable, doors will be removed and reinstalled on the corridor-facing side or repainted as needed to meet design requirements.
- **Debris Disposal:** All demolition debris will be disposed of properly, in compliance with local environmental regulations, and demolition notes 1–12 will be strictly followed.
- **Site preparation** includes verifying and managing existing utilities, ensuring the uninterrupted operation of electrical panels and HVAC systems as required.

Prior to beginning physical construction, a thorough site inspection will be conducted to verify conditions. The area will be cleared, cleaned, and prepped to ensure a safe and organized work environment.

II. Interior Renovation and Construction

The renovation scope includes comprehensive carpentry, mechanical coordination, finishes, and fixture installations to create a fully functioning and code-compliant clinic within the school. Our detailed understanding of this scope includes:

A. Carpentry and Wall Construction

- New 10" suspended acoustical ceiling tile/grid systems will be installed uniformly, with coordination for lighting, HVAC diffusers, and fire alarm devices to maintain a clean finish.
- New partition walls will be framed and installed to define all program spaces including exam rooms, behavioral health offices, reception, waiting areas, nurse's office, lab, multi-purpose room, and storage closets. All wall assemblies will extend 6" above the new ceiling grid and will be securely anchored to the existing building structure.
- Wall assemblies will adhere to healthcare-standard sound attenuation, privacy, and fire rating specifications as applicable.

B. Door & Hardware Installation

- Installation of 15 doors and hardware per specifications, to include Five Lakes Manufacturing – Woodward Series in Maple species. Swing or sliding doors will be installed as required for medical privacy and ADA accessibility.

C. Specialty Fixture Installation

- Specimen pass-through cabinet installation will be coordinated with the designated wall opening and toilet accessory layout.
- Wall stud sizing and spacing will adhere to structural and architectural general notes.

D. Finishes and Interior Aesthetics

- Painting: All interior walls will be primed and finished with durable, low-VOC paints that comply with healthcare and educational facility standards. Color and type (P-1 through P-4) will follow the design specification.

- Signage: ADA-compliant signage will be installed for all rooms, using designated labels (S-1 through S-7) for identification and accessibility.
 - Wallcoverings: A variety of vinyl and digital wallcoverings (VWC-1, DWC-1 through DWC-5, and DW-6) will be installed with careful attention to layout, bonding, and visual alignment.
 - FRP Panels: Fiberglass-reinforced panels (FRP-1) will be installed in restrooms to meet durability and hygiene requirements.
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E. Flooring

- Approximately 2,000 square feet of Luxury Vinyl Tile (LVT-1 through LVT-5) will be installed in all clinical and administrative areas.
 - Homogeneous Vinyl Tile (HVT-1 & HVT-2) will be installed in the restroom spaces for seamless, easy-to-clean surfaces.
 - Rubber base (RB-1) will be applied along walls to provide a clean, resilient finish.
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F. Trim and Millwork

- Custom counters and built-in casework will be installed in the reception and lab areas, designed for accessibility and workflow efficiency.
 - A check-in window will be installed between the reception (C-113) and waiting area (C-101)/corridor (C-105), per design details.
 - All trim and millwork surfaces will be finished or painted per design specifications. No pre-molded backsplashes will be used. Joints, seams, and finishes will be inspected for smoothness and precision.
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Post-Construction / Close-Out Phase

Final project delivery will focus on verification, documentation, and turnover.

- Punch List & Quality Review
A thorough punch list walk-through will be conducted with the architect and owner's

representatives to verify completion, quality, and workmanship. All deficiencies will be corrected promptly.

- **Closeout Documentation**
Final as-built drawings, warranties, product data will be compiled (if needed) and turned over in a closeout package.
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Execution Assurance

Through a disciplined approach and consistent communication, KD Epps is committed to executing this interior buildout efficiently, safely, and in strict alignment with the design documents. We will coordinate closely with BOE leadership to minimize disruptions and deliver a modern, functional clinic space that supports student health and the public.

Key Personnel

- **President** – Kelvin Epps
- **Project Manager/Senior Estimator** – Barney Bennet
- **Project Manager** – Henry Beers
- **Project Manager/Estimator** – Corey Stephens
- **Superintendent** – Jeff Willis
- **Office Manager** – Angela Epps
- **Primary Subcontractors:**

Right Way Drywall, BHA Doors and Hardware, Kelvin Epps Painting, Elite Flooring, Glass Technologies

Safety Guidelines

General Safety Measures

- All workers and subcontractors will complete a **site-specific safety orientation** prior to beginning work on site.
- **Personal Protective Equipment (PPE)** such as hard hats, safety glasses, gloves, high-visibility vests, and protective footwear will be mandatory within the construction zone.

- Clearly marked **safety signage and barriers** will be installed to separate the construction area from active school operations, ensuring no unauthorized personnel enter the work zone.
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II. Site Cleanliness and Organization

- The worksite will be kept **clean, organized, and free of debris** to minimize trip hazards and ensure a professional and safe working environment.
 - Construction waste and demolition debris will be **removed regularly and disposed of properly** per local regulations.
 - **Tools and materials** will be secured when not in use, and storage areas will be clearly labeled and protected from unauthorized access.
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III. Safety During School Hours

- Work that may generate **excessive noise, dust, or vibration** will be scheduled during off-peak hours or school breaks, when possible, in coordination with school administration.
 - Temporary partitions or negative air containment systems will be used to manage dust and airborne particles in accordance with healthcare and school safety standards.
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IV. Quality Control and Final Inspection

- Continuous **inspection and quality control** checks will be conducted by the Superintendent and Project Manager to ensure work meets the required standards and specifications.
 - A comprehensive **final walkthrough** will be conducted with school officials and the maintenance department to confirm that all aspects of the construction meet expectations.
 - Any **punch list items or deficiencies** identified during inspection will be promptly addressed and corrected prior to turnover.
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V. Code and Regulatory Compliance

- All construction activities will comply with **applicable building codes, ADA standards, and fire/life safety requirements.**
- Inspection requests and final approvals will be coordinated with **local authorities having jurisdiction (AHJs)** to ensure proper documentation and occupancy certification.

Conclusion

KD Epps is uniquely qualified and fully prepared to deliver the interior build-out of the LH Williams School-Based Health Clinic with the highest standards of professionalism, quality, and safety. Based on our deep understanding of the project scope, proven technical methodology, and dedicated team of experts, we are confident in our ability to exceed expectations and deliver a facility that supports the health and well-being of the school community.



Pricing Proposal

DATE: 8/5/2025

Owner: [Bibb County School District]

PROJECT: [BOE - School Health Center – LH Williams Elementary]

JOBSITE LOCATION: [Macon, Ga]

KD Epps Enterprises will provide all labor, materials, and equipment necessary to complete “RFP: School Health Center – LH Williams”. Our firm has reviewed and abides by all regulations and clauses stated in **RFP 25-045**. All the work stated in this proposal complies with the schematics and project files provided. The implementation of the work, as mentioned below, will adhere to and comply with all local building codes and safety regulations. Timely work inspections throughout each phase of this project will occur, ensuring that all work meets industry specifications and standards. KD Epps Enterprises vows to maintain a clear line of communication with the department and amongst other trades involved in the project, guaranteeing the satisfactory completion of all work in an orderly and timely manner.

Subcontractors:

Carpentry – Rightway Drywall Inc.
Flooring – Elite Flooring Contractors
Painting – Kelvin Epps Painting Company
Doors – Macon Door and Hardware
Glazing - Glass Technologies

Please see the work description below.

WORK DESCRIPTION

Demolition and Site Preparation:

- Includes cutting opening in existing wall for new doors
- Demo all existing cabinets, counters, base, sink, and faucet.
- Demo existing flooring tiles and dispose of debris.
- Includes clearing all existing electrical and plumbing installations that are no longer needed for the new clinic layout.
- Includes proper dispose of demolition debris in accordance with local regulations

Inclusions:

- Dumpster for disposal

Drywall and Framing:

- Includes installation new partition walls to extend to bottom of existing ceiling grid and secured to existing structure for designated spaces such as:
- Exam Rooms
- Multi-purpose room
- Behavioral Health
- Reception area
- Waiting area
- Storage areas for medical supplies
- Nurse's office
- Laboratory

Carpentry:

- Install counters in the reception area, including appropriate height counters for medical exams and desks for administrative purposes
- Install check-in window for reception area
- Install new Specimen pass-through cabinet
- Tape, finish, and sand smooth to be free of voids and imperfections

Doors

- Furnish and install (15) new interior doors per specifications.
- Includes the installation of swing doors or sliding doors as per the clinic's requirements

Finishing Work:

Painting

- Painting includes preparation of substrate, priming, and painting of interior walls and door frames with low-VOC, durable paint that meets healthcare and school standards.

FRP

- Install FRP to walls in Restroom as specified per the drawings

Signage

- Install appropriate signage for each room (e.g., "Consultation Room," "Waiting Area," "Restroom," etc.), including ADA-compliant signs for accessibility

Vinyl and Digital Wallcoverings

- Includes wall prep and installation of VWC-1 and DWC 1-6 per the plans and project specifications.
- DWC Material Budget: Prices including material, tax, shipping, and freight must not exceed the specified budget. If final order of material exceeds the specified budget, that will result in a change order for the exceeded balance.
- **DWC 1-5: Budget Amount - \$10,500.00**
 - Includes material, tax, and delivery fees

- **DWC 6: Budget Amount** - \$5,945.00
 - Includes material, tax, and delivery fees

*Budget pricing is based on DWC material from Bruce Elementary School Health Clinic.

Flooring

- Install Luxury Vinyl Tile (LVT-1, LVT-2, LVT-3, LVT- 4, and LVT-5)
- Install Homogeneous Vinyl Tile (HVT-1 and HVT-2) in restroom
- Install rubber base along the bottom of walls, ensuring proper fit and finish

Base Price:

\$233,674.00

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side)

PAGE 1 OF 1 PAGE

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

APPLICATION NUMBER: 1

APPLICATION DATE:

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G /C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATIONS	THIS PERIOD					
	PROJ MGT & SUPERVISION	22,958.00							
	INSURANCE	1,232.00							
	DEBRIS REMOVAL & CLEAN UP	4,032.00							
	FINAL CLEANING	2,576.00							
	DEMOLITION	7,913.00							
	METAL FRAMING & DRYWALL	49,433.00							
	INSULATION	3,962.00							
	ACOUSTICAL CEILINGS	14,023.00							
	FRP COVERINGS	11,271.00							
	DOORS/FRAMES/HARDWARE	20,976.00							
	CABINETS & TOPS	23,014.00							
	PAINTING & WALLCOVERINGS	44,994.00							
	FLOOR COVERINGS	23,236.00							
	SIGNAGE	2,509.00							
	RECEPTION WINDOWS	1,545.00							
	TOTALS:	\$233,674.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

**BIBB COUNTY PUBLIC SCHOOLS
LH WILLIAMS SCHOOL
BASE HEALTH CENTER
5-Aug-25**

[illegible]



Capability Statement

Company Data

EIN: 810931247

UEI: D1JXSULXJH66

Cage Code: 52LU3

Federal and State Certifications



NAICS Codes

236220 - Commercial and Institutional Building
236210 - Industrial Building Construction
238320 - Painting and Wall Covering Contractors
238220 - Plumbing, Heating, and Air-Conditioning Contractors
238210 - Electrical Contractors
238110 - Poured Concrete Foundation and Structure Contractors
238330 - Flooring Contractors
238350 - Finish Carpentry Contractors
238140 - Masonry Contractors
561210 - Facility Management



Core Competencies

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Services Listed Below

- General Contracting
- Interior and Exterior Painting
- Renovations and Additions
- Project Management
- New Construction
- Foundation Work: Installation and Repair

Past Performance

United States Department of Agriculture: 2022

Sea Fruit and Nut Research Facility

POC: Osvaldo Rodriguez - (662) 686-5346

Sow: Re-route 1" domestic water service for buildings beyond green houses to eliminate leak located under Generac generator. Replace 80' section of busted 4" water service on dirt road. Install 4" shutoff valve to existing water servicing greenhouse areas.

Mt. Caramel Road Deep Well & Chemical Feed Bldg: 2023

City of Culloden

POC: Don Hall - (478) 788-1108

Sow: Construction of reinforced concrete building with wood framed roof to house water treatment equipment for a water-well in the city of Culloden.

United States Department of Agriculture: 2024

Sea Fruit and Nut Research Facility

POC: Huron Virden - (662) 686-5388

Sow: Renovation of a 20' x 40' clean room to install FRP panels at a 10' height and install rain gutters/down spouts, and reinstall all electrical conduit and receptacles.

Bldg. 301 & Bldg. 2051 - RAFB: 2024

Robins Air Force

POC: Melissa McIntosh - (910) 584-2594

Sow: Drywall repair, electrical work and installation, plumbing (sink demo and installation), carpentry (cabinet demo and installation), chair rail and wallpaper demo, and painting

Transportation Department: 2024

Bibb County Board of Education

POC: Antonio Simmons - (478) 779-3543

Sow: Wall framing and drywall installation, A.C.T and grid installation, doors and hardware installation, new flooring, and painting.

Bruce Elementary - Student Med Stop: 2025

Bibb County Board of Education

POC: Antonio Simmons - (478) 779-3543

Sow: Wall framing and drywall installation, A.C.T and grid installation, doors and hardware installation, new flooring, and painting.

Differentiators

KD Epps offers tailored solutions to meet specific client needs, whether through custom design builds or adaptable commercial spaces, ensuring a personalized construction experience. Showcasing a portfolio that spans various sectors (healthcare, education, hospitality, military etc.) and industries, demonstrating adaptability and broad expertise.

- Experienced in both small- and large-scale project management, our expanding capabilities and wide-ranging resources provides scalability to meet your project needs.
- Employing skilled professionals with extensive industry experience and certifications, assuring clients of high-quality workmanship and reliability.
- Team includes a Construction Program Manager with over 40 years of experience.

Contact:

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