



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014

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Exhibit P - Assumptions and Clarifications

Newton County Factory Shoals Park
450 Newton Factory Bridge Road
Covington, Georgia 30014

January 20, 2026

01 GENERAL REQUIREMENTS

- An Owner's Contingency of \$50,000.00 is included in the GMP
- An Allowance of \$22,000.00 has been included Permit Fees
- All cost of 3rd party testing engineer for compliance with Chapter 17 inspections are by **Owner**
- All fees for water service shall be borne by **Owner**, Monthly use fees during construction shall be paid by **Owner**
- All fees for electric service shall be borne by **Owner**, Monthly use fees during construction shall be paid by **Owner**

06 WOODS & PLASTICS

- Pavilion is framed with Southern Yellow Pine
- Pavilion roof slope is 6 / 12
- Pavilion hardware is Ornamental Avant by Simpson
- All plywood to be standard plywood in lieu of Marine grade

08 OPENINGS

- Windows are included as Hollow Metal Frames with 1” clear laminated glass

09 FINISHES

- Schluter cove with 1 row of 6” tall ceramic tile to be used as base in lieu of the 4” integral epoxy base system

11 EQUIPMENT

- Existing Playground equipment will remain, no new equipment is included
- Remove existing mulch and replace with Engineered Wood Fiber

12 FINISHES

- All furnishings are by *Owner*

22 PLUMBING

- Showers are included as fiberglass

28 ELECTRONIC SAFETY & SECURITY

- Video surveillance cameras are included at each gate, each Restroom building and the Shelter

32 EXTERIOR IMPROVEMENTS

- An Allowance of \$15,000.00 is included landscaping
- Campsite furnishings are included (Picnic Table, Trash Receptacle, Grill, Shepherds Hook and Fire Pit)