



10641 HIGHWAY 36  
COVINGTON, GEORGIA  
30014

t 770.786.3031  
f 770.786.3046

## 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 3<sup>rd</sup> 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)