



REQUEST FOR QUOTES (RFQ)

RECEPTION/ADMIN AREA MODIFICATION

MAIN OFFICE LOCATION

RFQ No.: RFQ2510-03

Re-Issue Date: January 9, 2026

Submission Deadline: 5:00 PM (Eastern Time), Friday, January 30, 2026

1. INTRODUCTION

The Housing Authority of Fulton County, Georgia (HAFC) is soliciting quotes from qualified contractors to provide interior renovation services for its main administrative office located at 4273 Wendell Drive SW, Atlanta, GA 30336. This procurement is being conducted in accordance with HUD Handbook 7460.8 REV 2 (Procurement Handbook for Public Housing Agencies), and all applicable federal, state, and local laws and regulations.

2. PROJECT DESCRIPTION

The project involves modifying the existing reception and administrative area to create a secure, enclosed reception space with direct visibility to the main lobby. Work will include wall construction, door installation, electrical/data relocation, painting, and furniture relocation.

Scope of Work

- Wall Construction: Build 13.7' × 8'10" wall with studs, gypsum board, insulation, paint, and install a minimum size of 36" × 36" security window.
- Door Opening/Installation: Cut wall opening, install new 3'0" × 7'0" commercial-grade door with hardware.
- Finishes: Paint newly constructed wall and enclosed area; restore disturbed areas.
- General Requirements: Obtain permits, comply with all codes/ADA/fire-life safety, complete within 30 days of Notice to Proceed.

To ensure thorough understanding, all prospective contractors are required to schedule a site visit to the project location; please contact Monica Baugh at mbaugh@hafc.org to schedule your specific time slot, as walk-ins will not be permitted, and this visit is crucial for developing a complete and accurate proposal, addressing site conditions, logistics, and project specifics.

3. CONTRACTOR QUALIFICATIONS

- Contractor must be licensed and insured in the State of Georgia.
- Contractor must not be debarred or suspended (SAM.gov verification required).
- Davis-Bacon wage requirements apply (see attached wage determination).
- Contractor shall provide photos of at least two similar interior renovation projects completed within the past three years.

4. WORK SCHEDULE

Work must be performed outside of normal business hours:

- Monday – Thursday: 8:30 AM – 5:30 PM
- Friday: 8:30 AM – 12:30 PM

Alternative scheduling must be pre-approved by HAFC.

5. SUBMISSION REQUIREMENTS

- Itemized pricing for all labor, materials, permits, and related costs.
- Proposed timeline and start date.
- Proof of contractor license and insurance.
- References and photos of similar completed projects.
- Acknowledge receipt of
 - Davis-Bacon Wage Determination
 - [HUD-4010](#) Federal Labor Standards Provisions (must be appended to every construction/rehab contract)
 - [HUD-5369-A](#) Representations, Certifications, and Other Statements of Bidders
 - [HUD Form 5370-EZ](#) – General Conditions for Small Construction/Development Contracts
- If claiming [Section 3](#) status, the following are critical for identifying and documenting employment and contracting opportunities for low- or very low-income residents and businesses:
 - [HUD-4736B](#) Section 3 Worker Employer Certification PH
 - Section 3 Action Plan
 - Previous Section 3 Compliance Certification

6. EVALUATION CRITERIA

HAFC will award the contract to the responsible firm whose quote is most advantageous, considering price and other factors.

Evaluation Criteria	Weight
Price	40%
Experience & Past Performance	25%
Capacity & Schedule	20%
Responsiveness/Completeness	15%

7. CONTRACT TYPE AND PERIOD

A firm fixed-price contract will be awarded. The contract period shall be 30 calendar days from Notice to Proceed.

8. SUBMISSION INSTRUCTIONS

Quotes must be submitted electronically **by 5:00 PM (Eastern Time), Friday, January 30, 2026.**

Email: rfp@hafc.org

Subject Line: "RFQ – Reception/Admin Area Modification"

Late submissions will not be considered.

9. ATTACHMENTS

- Attachment A: Photos of Existing Lobby and Examples
- Attachment B: Davis-Bacon Wage Determination – GA 30336

10. CONTACT INFORMATION

All inquiries concerning this RFQ must be submitted in writing **by 5:00 PM (Eastern Time) Monday, January 26, 2026**, to:

Monica Baugh

Housing Authority of Fulton County

Email: mbaugh@hafc.org

Phone: (404) 588-4950, ext. 7002

HAFC reserves the right to reject any or all quotes, to waive informalities, and to award a contract deemed in the best interest of the Authority. Submission of a quote indicates the contractor's acceptance of all terms and conditions stated herein.

ATTACHMENT A:
Photos of Existing Lobby



ATTACHMENT B:

Davis-Bacon Wage Determination – Fulton County, GA

"General Decision Number: GA20260307 01/02/2026

Superseded General Decision Number: GA20250307

State: Georgia

Construction Type: Building

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories)

County: Fulton County in Georgia.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Modification Number Publication Date
0 01/02/2026

ASBE0048-003 04/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 33.90	18.80

CARP1263-001 10/01/2023

	Rates	Fringes
MILLWRIGHT.....	\$ 31.58	17.05

ELEC0613-004 03/03/2025

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring).....	\$ 38.65	33%

ELEC0613-005 03/03/2025

	Rates	Fringes
ELECTRICIAN (Low Voltage Wiring).....	\$ 38.65	33%

* ENGI0926-004 08/01/2025

	Rates	Fringes
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 28.32	13.45

* ENGI0926-005 08/01/2025

	Rates	Fringes
OPERATOR: Crane.....	\$ 38.53	16.08

* ENGI0926-006 08/01/2025

	Rates	Fringes
OPERATOR: Forklift.....	\$ 32.93	16.08

IRON0387-002 01/28/2025		
	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 32.00	15.05
IRONWORKER, STRUCTURAL.....	\$ 32.00	15.05

PLUM0072-003 08/01/2025		
	Rates	Fringes
PIPEFITTER		
(Excluding HVAC Pipe and Unit Installation).....	\$ 41.18	17.01
(HVAC Pipe Installation Only).....	\$ 41.18	17.01
(HVAC Unit Installation Only).....	\$ 41.18	17.01
PLUMBER.....	\$ 41.18	17.01

SHEE0085-022 07/01/2024		
	Rates	Fringes
SHEET METAL WORKER (Excludes HVAC Duct Installation).....	\$ 34.58	16.49
SHEET METAL WORKER (HVAC Duct Installation Only).....	\$ 35.21	17.72

* UAVG-GA-0001 01/01/2025		
	Rates	Fringes
IRONWORKER, REINFORCING.....	\$ 31.31	17.68

* SUGA2017-022 04/15/2021		
	Rates	Fringes
CARPENTER (Form Work Only).....	\$ 18.02	0.00
CARPENTER, Excludes Form Work....	\$ 17.48 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 10.00 **	0.00
GLAZIER.....	\$ 22.31	7.69
INSTALLER - GUARDRAIL.....	\$ 20.00	0.00
LABORER: Asphalt, Includes Raker, Shoveler, Spreader and Distributor.....	\$ 15.69 **	0.00
LABORER: Common or General.....	\$ 14.57 **	0.00
LABORER: Pipelayer.....	\$ 12.55 **	1.90
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 20.24	0.00
OPERATOR: Bulldozer.....	\$ 15.23 **	0.00

OPERATOR: Grader/Blade.....	\$ 16.80 **	0.00
OPERATOR: Loader.....	\$ 21.32	0.00
OPERATOR: Roller.....	\$ 16.82 **	1.19
PAINTER (Brush and Roller).....	\$ 16.14 **	0.00
PAINTER: Spray.....	\$ 16.29 **	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular

rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and

prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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ATTACHMENT C:
SECTION 3 VENDOR CERTIFICATION FORM
(To be completed and submitted with RFQ response)

RFQ Title: RECEPTION/ADMIN AREA MODIFICATION

RFQ No.: RFQ2510-03

Vendor / Company Information

Vendor/Company Name:	
City, State ZIP:	
Contact Person:	
Phone:	Email:

Part 1 – Section 3 Business Status

Check the box that applies:

- ☐ Section 3 Business Concern – A business that meets one or more of the following:
- At least 51% owned and controlled by low- or very low-income persons;
 - Over 75% of labor hours performed for the business over the prior three months are performed by Section 3 workers;
 - At least 51% owned and controlled by current public housing residents or Section 8-assisted residents.
- ☐ Not a Section 3 Business Concern

Part 2 – Section 3 Employment Commitments

Indicate your proposed Section 3 efforts for this contract:

- Will you hire Section 3 workers (low- or very low-income individuals, residents of public housing or recipients of housing assistance)? ☐ Yes ☐ No

If yes, describe the anticipated positions, number of workers, and estimated hours:

Position / Job Title	Number of Workers	Estimated Hours / Week

- Will you subcontract work to Section 3 business concerns? ☐ Yes ☐ No

If yes, list subcontractor(s) and scope of work:

Subcontractor Name	Scope of Work	Section 3 Status

Part 3 – Vendor Certification

I certify that the information provided above is true and accurate to the best of my knowledge. I understand that submission of false information may result in disqualification from this solicitation or termination of any resulting contract.

Authorized Representative Name:
Title:
Signature and Date: