



April 18, 2025

WSP USA
3340 Peachtree Road, NE Suite 2400
Atlanta, GA 30326
Attn: Alex Brumfield

RE: Grady Legal Hall Basement Upgrades – Project Assumptions
HLGstudio Project Number: 24.187.08

Dear Alex,

Below are project assumptions to assist the general contractor in bidding this project. The scope includes design and documentation related to the renovation of the Legal Hall basement and will include the layout of new offices in the existing footprint, upgrading finishes, MEP including new Tele/com, electrical and lighting. Limited architectural work in mechanical rooms with no change to life safety drawings.

Project Assumption

The proposed scope and fees for Basic Services are predicated on the following conditions:

1. Maintain all existing rated partitions and rooms throughout level. (floor assemblies are included in the overall building rating so GC to maintain integrity of rating between floors and advise of any remediation necessary to maintain)
2. Mechanical grinding/scarifying of the slab is to be done prior to flooring prep and install. Flooring adhesive and fillers are to be removed and leveled/smoothed to make subfloor level for new flooring install.
3. The exterior of the building is protected by a historical designation, no modifications can be made without express written permission of the Historic review board and Architect. Interior spaces are not deemed historic but the goal is to retain doors and moldings to maintain the original character of the previously renovated upper floors.
4. All door frames are existing to remain, unless noted otherwise. If they are to be replaced, door frames are to match existing wood frames/ moldings.

1401 Peachtree Street, NE
Suite 200
Atlanta, Georgia 30309
404.760.7788
HLGstudio.com

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5. All new doors are to have paneled faces as shown on door elevations (A00.40), unless noted otherwise. (to match existing building door
6. All new and existing doors to receive new hardware, unless noted otherwise.
7. Caulk, sand and refinish all window frames and casings on the basement level, Provide separate line item for finishing window frames and casing throughout.
8. Newly painted surfaces to receive (1) primer coat and (2) finish coats as recommended by paint manufacturer and specified in drawings. Use best judgement if more than (2) coats are required for proper coverage.
9. Fire-treated blocking is required for all wall mounted fixtures/devices.
10. All window treatments and associated hardware shall be furnished and installed by general contractor.
11. Existing wood base throughout corridor is to be salvaged, repainted and reinstalled. Match existing as required.
12. Remove all wire molds. Wires within wire mold to be terminated at source back to panel. If not possible terminating at source and capping will suffice. Coordinate with electrical engineer.
13. Refer to A03.00 for any additional power/data that is to be provided.
14. Coordinate with Grady IT and Low Voltage for quantity and locations for (keynote #3 on A04.00):
 - a. Security Cameras
 - b. Cabling Requirements
 - c. Wireless Access Points
 - d. Any new / existing to be reused devices
15. Reuse and/or relocate existing junction boxes as needed for new lighting layout.
16. General contractor to confirm if lighting can be recessed or if surface-mounting is required due to rating and/or plenum space.
17. Contractor to verify if sprinkler locations need to shift due to lighting and mechanical layouts.
18. New fire alarms and smoke detector devices are to be provided.
19. All exposed ductwork at each level to be painted per finish legend.
20. Refer to Equipment Legend for purchased/installed responsibility of equipment pieces.
21. Exterior scope is not included.
22. Scope related to the restoration of existing fireplaces is not included
23. Overall layout and occupancy type will remain as is with minor changes.