

FORGE AND FINISH

Commercial Capabilities

Commercial Flooring & Painting · Southeast

500K+

sq ft / year

40+

field crew

15+

years trade

6

states covered

Forge and Finish Commercial Contractors is an Atlanta-headquartered, founder-led commercial flooring and painting contractor serving general contractors, property managers, and REITs throughout the Southeast. With 15+ years of trade experience, 40+ field-certified crew members, and over 500,000 square feet installed

The company was founded on a simple observation: the gap in commercial flooring and painting isn't access to good materials — it's accountability. Every contractor has access to Shaw, Karndean, and Sherwin-Williams. The gap is someone who shows up, does the work documented, leaves the site clean, and takes responsibility when things go sideways. That's who we are.

FULL CAPABILITIES

Service Lines · Applications · Materials & Manufacturers

Commercial Flooring Installation

SCOPE

VCT, LVT, ceramic, polished concrete, sheet vinyl. Full layout, substrate prep, adhesive, seaming. Fully documented with product data sheets, adhesive lot

APPLICATIONS

numbers, and moisture readings at install. Retail, office lobbies, healthcare, education, multifamily common areas, government facilities.

MATERIALS

LVT: Karndean, Shaw Contract, Mannington. VCT: Armstrong, Excelon, Tarkett. Sheet vinyl: Altro, Forbo Marmoleum. Ceramic: Crossville, Daltile.

SIZE / LEAD TIME

Adhesives: Roberts, Henry, Mapei. Moisture mitigation: LATICRETE, Ardex. Project size: 2,500–80,000 sq ft | Lead time: 2–4 weeks | Warranty: 1-year install + manufacturer pass-through

Line Striping & Safety Markings

SCOPE

Warehouse lanes, parking stalls, fire lanes, facility safety markings. OSHA-compliant, ADA-compliant.

APPLICATIONS

Distribution centers, warehouses, parking structures, manufacturing plants, airports.

MATERIALS

Sherwin-Williams B67 alkyd, Rustoleum systems. Standards: OSHA 1910.144, ADA 2010, MUTCD.

SIZE / LEAD TIME

Project size: 10,000–500,000 sq ft | Lead time: 3–10 business days

Exterior Painting

SCOPE

Building envelope, structural steel, masonry. Elastomeric systems engineered

Epoxy / Resinous Flooring

SCOPE

Urethane mortar, novolac epoxy, MMA, decorative quartz broadcast. Spec-grade mil thickness, documented cure times. USDA/FDA compliance docs for

APPLICATIONS

food, pharma, and healthcare applications. Industrial, commercial kitchens, pharma, healthcare kitchens, auto service, cold storage.

MATERIALS

Stonhard Stonclad UT, Sika SikaCor, Tnemec Series 282, Sherwin-Williams ArmorSeal 1K/HS, BASF MasterTop 1200, Duraamen.

SIZE / LEAD TIME

Project size: 1,000–50,000 sq ft | Lead time: 1–3 weeks | Warranty: 5-year on 100% solids

Interior Painting

SCOPE

Walls, trim, doors, ceilings, drywall finishing. Mil-thickness logs recorded per coat. Low-VOC and zero-VOC options for occupied spaces.

APPLICATIONS

Offices, multifamily interiors, healthcare, retail, hospitality, educational.

MATERIALS

Sherwin-Williams Emerald Interior, ProMar 400/200, Benjamin Moore Aura, ICI Dulux Lifemaster, USG Sheetrock Plus 3.

SIZE / LEAD TIME

Project size: 500–200,000 sq ft | Lead time: 1–3 weeks

for Atlanta humidity. Lift-equipped in-house up to 6 stories.

Masonry, stucco, CMU, metal panels, structural steel, tilt-up.

MATERIALS

Sherwin-Williams Loxon, Tnemec Series 156/161, Sika Sikagard, Rust-Oleum Mathys, Sherwin-Williams DTM Acrylic.

SIZE / LEAD TIME

Project size: 5,000–300,000 sq ft | Lead time: 2–5 weeks | Warranty: 5-year
on elastomeric

Multi-Service Packages

SCOPE

Bundled flooring + painting as a single subcontract. One PM, one PO, one COI. Sequencing managed in-house.

APPLICATIONS

PM portfolios, GC TI packages, REIT rollouts, multifamily, retail chains, new construction punch-out.

MATERIALS

All flooring and painting materials as above — coordinated by a single PM.

SIZE / LEAD TIME

Project size: 5,000 sq ft to full campus | One PO · One PM · One COI

5-STEP PROJECT PROCESS



Bid & Scope

Detailed scope review, site walk if needed, client-approved spec language, transparent line-item pricing.



Mobilization

Materials staging, subfloor assessment, mock-up board (epoxy/decorative). Substrate prep begins Day 1.



Installation

Self-performed by certified crews. Daily mil-thickness logs. QC checkpoints at adhesion, coverage, cure.



QA & Punch-Out

Third-party adhesion testing (epoxy). Full punch list. Before/after photos documented for owner file.



Close-Out

Warranty documentation, material data sheets, COI, lien waivers. One-page project summary delivered.

INSURANCE COVERAGE

General Liability	\$1,000,000	\$2,000,000	Completed ops + products
Automobile Liability	\$1,000,000	—	Any auto, hired + non-owned
Workers' Compensation	\$500,000	—	Statutory limits GA
Umbrella / Excess	\$5,000,000	\$5,000,000	Layered over GL + auto
Payment & Performance Bond	\$500,000 single	\$2,000,000 aggregate	Available on request

SAFETY RECORD

- OSHA 30-trained foremen on every project
- OSHA 10 minimum for all field crew members
- Drug-free workplace policy — all employees
- E-Verify enrolled — all hires
- Zero lost-time incidents — 3+ years
- Weekly site safety briefings documented

PROJECT CASE STUDIES

Six representative projects · Scope, constraint, execution, result

Warehouse Epoxy

South Atlanta Industrial Park

42,000 sq ft | 100% solids epoxy | 7 days

5-year warranty. Regional 3PL operator.



Hallway Turn

Marietta, GA

180 units, 6 buildings | LVT + repaint | 3 weeks

Zero complaints. Regional PM company.



Retail Exterior

Sandy Springs, GA

14-tenant strip center | 6-day exterior turn

Lease inquiries up after refresh. CRE owner.



Healthcare Vinyl

Roswell, GA

6,200 sq ft sheet vinyl | 14 days

Zero citations. Ambulatory surgery center.



Retail Polished Concrete

Cumming, GA

12,000 sq ft | Overnight cure

\$4K/hr penalty avoided. National retailer GC.



Hospitality Carpet

Perimeter Center, GA

9,600 sq ft | 18 days

94% occupancy maintained. Hotel REIT.



