



Engineering Services Committee Committee Room- 8/27/2007- 1:30 PM
Meeting

ENGINEERING SERVICES

1. Proceed with agreement with Al-Jon, Inc. for replacement of current compactor with a new compactor under a similar lease agreement. ☐ [Attachments](#)
2. Approve a construction contract to Blair Construction, Inc. who submitted a low bid of \$2,537,304.91 to construct the sewer and water improvements in the Meadowbrook Drive Sewer Pocket and surrounding area. ☐ [Attachments](#)
3. Approve Project Framework Agreement for SR 28 at Laney Walker Blvd & Riverfront Dr. for Utility relocation. ☐ [Attachments](#)
4. Award of purchase of two bull dozers for the Solid Waste Department to Yancey Brothers Equipment. ☐ [Attachments](#)
5. Approve the lease of 304 square feet of additional office space for the Engineering Section of the Augusta Utilities Department on the first floor of The New South Building, 360 Bay Street. ☐ [Attachments](#)
6. Report from the Administrator regarding his investigation of conditions at the old Landfill property on Mack Lane as it relates to the property tax assessment of Ms. Beverly T. McIntyre. (Referred from August 13 Finance) ☐ [Attachments](#)
7. Motion to demolish house at 2441 Riverlook Drive, Owner: Augusta, Georgia. ☐ [Attachments](#)
8. Approve the award of construction contract to Blair ☐ [Attachments](#)

Construction, Inc. in the amount of \$329,331.31 for the resurfacing of Hephzibah-McBean Road, subject to receipt of signed contracts and proper bonds for the Engineering Department.

9. Discuss the creation of a storm water utility. (Requested by Commissioner Cheek) ☐ [Attachments](#)
10. Consider a request from parents of Diamond Lakes School students regarding the installation of a traffic light in front of the school at the intersection of Windsor Spring Road and Travis Road. ☐ [Attachments](#)
11. Approve execution of the three (3) Project Framework Agreement (PFA) documents from the Georgia Department of Transportation (GDOT) on the Windsor Spring Road Phase IV project from Willis Foreman Road to Tobacco Road, CPB# 323-04-299823766. The agreement states that GDOT will fund and acquire the rights of way on the Windsor Spring Road Phase IV project. ☐ [Attachments](#)

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Engineering Services Committee Meeting
8/27/2007 1:30 PM
Al-Jon 600 lease

Department: Solid Waste

caption2: Proceed with agreement with Al-Jon, Inc. for replacement of current compactor with a new compactor under a similar lease agreement.

Background: The Solid Waste Department currently operates the Al-Jon garbage compactors. The compactor is an essential piece of equipment for the efficient operation of the landfill as, with proper operation, it allows for maximum compaction of garbage. The more garbage that can be placed into a certain volume, the greater the length of time the landfill cell will remain open. Also, proper compaction prevents the spread of odors, prevents blowing litter, decreases vectors, and makes a safer working environment.

The Al-Jon 600 compactor we purchased was the second one ever produced. Augusta has had a variety of warranty repairs which has led Al-Jon to redesign a series of items. These redesigns have created a better, more consistent machine.

In a discussion, Augusta asked what Al-Jon could do, as our machine became a learning tool to improve the overall product. Al-Jon responded with, let us replace your machine with a new, like machine for a similar deal to what you had previously.

Analysis: With the Al-Jon compactor being an absolute necessity for landfill operations, and because Al-Jon provides excellent customer service, they have offered to replace our current compactor with a new machine of the same size and model and under similar lease terms and conditions.

Financial Impact: The monthly payments will be similar to what they are today. Our lease term will be 60 months, which is the same term as

the original lease.

Alternatives: 1. Proceed with agreement with Al-Jon, Inc for replacement of current compactor with a new compactor under a similar lease agreement. 2. Keep existing equipment until lease termination.

Recommendation: Option 1.

**Funds are
Available in the
Following
Accounts:** 541-04-4210/5224214

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**



Engineering Services Committee Meeting

8/27/2007 1:30 PM

Approve award of a construction contract for Meadowbrook Drive Area Water and Sewer Improvements

Department: Utilities

caption2: Approve a construction contract to Blair Construction, Inc. who submitted a low bid of \$2,537,304.91 to construct the sewer and water improvements in the Meadowbrook Drive Sewer Pocket and surrounding area.

Background: There are two parts of this project: A) Installation of Sewer and Water lines in the Meadowbrook Drive Sewer Pocket, and B) Trunk Line Sewer Extension to the properties on Benson Road. The major portion of this project is scheduled to provide new sewer and improved water service to the Meadowbrook Drive Sewer Pocket. The sanitary sewer improvements will provide service for approximately 160 properties in this neighborhood which currently do not have sewer service available. During the design phase of this project the Utilities Department identified the need for larger water distribution lines in this area. The water system improvements will supply customers with water through a new network of 6-inch diameter water mains. The second portion of this project extends a sewer trunk line north from the Butler Creek Trunk Sewer to the properties along Benson Road. The sewer line extension should assist with the development along Benson Road. Additionally, the southern portion of this line will pick up the collection lines associated with the Meadowbrook Drive Sewer Pocket.

Analysis: Blair Construction, Inc. has performed well on sewer and water line projects for the Augusta Utilities Department in the past. Accepting the low bid from this contractor will allow the construction to begin on this project.

Financial Impact: \$2,537,304.91 from the Revenue Generated Fund (account number 507043420-5425210/80250134-5425210)

Alternatives: Reject the low bid and re-advertise.

Recommendation: AUD recommends approving the construction contract with Blair Construction, Inc. who submitted a low bid of \$2,537,304.91 to construct the Meadowbrook Area Utility Improvement project.

**Funds are
Available in the
Following
Accounts:** 507043420-5425210/80250134-5425210

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY IMPROVEMENTS"**

	No Entry Required
	Unit Price Required

SANITARY SEWER BID SCHEDULE

Item	Description	Estimated Quantity	Unit	Tommy L. Griffin Plumbing		Blair Construction	
				Unit Price	Total Price	Unit Price	Total Price
S-1A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 0' to 6', including Type II (No. 67 stone) bedding material	400	LF	\$39.20	\$15,680.00	\$23.62	\$9,448.00
S-1C	12" diameter PVC sanitary sewer pipe SDR 35, Depth 0' to 6', including Type II (No. 67 stone) bedding material	244	LF	\$39.50	\$9,638.00	\$28.75	\$7,015.00
S-2A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 6' to 8', including Type II (No. 67 stone) bedding material	5,237	LF	\$39.20	\$205,290.40	\$23.62	\$123,697.94
S-2B	10" diameter PVC sanitary sewer pipe SDR 35, Depth 6' to 8', including Type II (No. 67 stone) bedding material	546	LF	\$41.25	\$22,522.50	\$26.70	\$14,578.20
S-2C	12" diameter PVC sanitary sewer pipe SDR 35, Depth 6' to 8', including Type II (No. 67 stone) bedding material	1,565	LF	\$41.50	\$64,947.50	\$28.75	\$44,993.75
S-3A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 8' to 10', including Type II (No. 67 stone) bedding material	7,228	LF	\$43.75	\$316,225.00	\$23.62	\$170,725.36
S-3B	10" diameter PVC sanitary sewer pipe SDR 35, Depth 8' to 10', including Type II (No. 67 stone) bedding material	1,204	LF	\$45.75	\$55,083.00	\$26.70	\$32,146.80
S-3C	12" diameter PVC sanitary sewer pipe SDR 35, Depth 8' to 10', including Type II (No. 67 stone) bedding material	644	LF	\$46.00	\$29,624.00	\$28.75	\$18,515.00
S-4A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 10' to 12', including Type II (No. 67 stone) bedding material	991	LF	\$43.50	\$43,108.50	\$23.62	\$23,407.42
S-4C	12" diameter PVC sanitary sewer pipe SDR 35, Depth 10' to 12', including Type II (No. 67 stone) bedding material	77	LF	\$48.00	\$3,696.00	\$28.75	\$2,213.75
S-5A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 12' to 14', including Type II (No. 67 stone) bedding material	1,469	LF	\$61.50	\$90,343.50	\$23.62	\$34,697.78
S-6A	8" diameter PCV sanitary sewer pipe SDR 35, Depth 14' to 16', including Type II (No. 67 stone) bedding material	435	LF	\$78.50	\$34,147.50	\$23.62	\$10,274.70
S-6C	12" diameter PCV sanitary sewer pipe SDR 35, Depth 14' to 16', including Type II (No. 67 stone) bedding material	384	LF	\$82.70	\$31,756.80	\$28.75	\$11,040.00
S-7A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 16' to 18', including Type II (No. 67 stone) bedding material	548	LF	\$103.35	\$56,635.80	\$23.62	\$12,943.76
S-7C	12" diameter PVC sanitary sewer pipe SDR 35, Depth 16' to 18', including Type II (No. 67 stone) bedding material	166	LF	\$107.70	\$17,878.20	\$28.75	\$4,772.50
S-8A	8" diameter PVC sanitary sewer pipe SDR 35, Depth 18' to 20', including Type II (No. 67 stone) bedding material	348	LF	\$129.00	\$44,892.00	\$23.62	\$8,219.76
S-10A	8" diameter ductile iron sanitary sewer pipe Class 350, Depth 6' to 8', including Type II (No. 67 stone) bedding material	20	LF	\$60.50	\$1,210.00	\$52.16	\$1,043.20
S-11A	8" diameter ductile iron sanitary sewer pipe Class 350, Depth 8' to 10', including Type II (No. 67 stone) bedding material	20	LF	\$65.00	\$1,300.00	\$52.16	\$1,043.20
S-11C	12" diameter ductile iron sanitary sewer pipe Class 350, Depth 8' to 10', including Type II (No. 67 stone) bedding material	60	LF	\$77.50	\$4,650.00	\$74.57	\$4,474.20
S-12A	8" diameter ductile iron sanitary sewer pipe Class 350, Depth 10' to 12', including Type II (No. 67 stone) bedding material	20	LF	\$65.00	\$1,300.00	\$52.16	\$1,043.20
S-14C	12" diameter ductile iron sanitary sewer pipe Class 350, Depth 14' to 16', including Type II (No. 67 stone) bedding material	60	LF	\$112.00	\$6,720.00	\$74.57	\$4,474.20

Item # 2



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY IMPROVEMENTS"**

	No Entry Required
	Unit Price Required

SANITARY SEWER BID SCHEDULE

Item	Description	Estimated Quantity	Unit	Tommy L. Griffin Plumbing		Blair Construction	
				Unit Price	Total Price	Unit Price	Total Price
S-17	Jack and Bore 24" steel casing, 0.25 in. min. thickness; include 100 L.F. 12" D.I. sanitary sewer carrier pipe, Class 350, restrained joint, end seals complete	100	LF	\$310.00	\$31,000.00	\$310.46	\$31,046.00
S-18	Select backfill, GA DOT Type I, Class I & II (Sand/Clay) – Measured by in-place volume.	500	CY	\$15.00	\$7,500.00	\$9.99	\$4,995.00
S-19	Miscellaneous pipe fittings and connections	80	LBS	\$3.00	\$240.00	\$2.10	\$168.00
S-20A	Pre-cast sanitary manhole, GA DOT STD 1011A, Type 1, Depth 0' to 6' (48" Diameter)	94	EA	\$2,075.00	\$195,050.00	\$2,524.33	\$237,287.02
S-21A	Additional sanitary manhole depth, Type 1, Depth Class 1 (48" Dia.)	126	VF	\$223.00	\$28,098.00	\$78.65	\$9,909.90
S-22A	Additional sanitary manhole depth, Type 1, Depth Class 2 (48" Dia.)	167	VF	\$223.00	\$37,241.00	\$78.65	\$13,134.55
S-26A	48" Diameter sanitary manhole exterior joint wrap	94	EA	\$34.00	\$3,196.00	\$100.10	\$9,409.40
S-27A	48" Diameter sanitary manhole interior protective coating	30	VF	\$17.00	\$510.00	\$23.65	\$709.50
S-28	Outside Drop Piping – Complete	4	EA	\$3,075.00	\$12,300.00	\$1,454.20	\$5,816.80
S-29	Doghouse/Connector Manhole, including base, cone, and ring and cover	1	EA	\$4,480.00	\$4,480.00	\$11,511.50	\$11,511.50
S-30	6" sanitary sewer service, complete	177	EA	\$585.00	\$103,545.00	\$799.20	\$141,458.40
S-33	Tie new sanitary sewer to existing manholes, diameter varies	3	EA	\$3,500.00	\$10,500.00	\$1,305.32	\$3,915.96
S-34	AC Water Main Crossing	1	EA	\$5,000.00	\$5,000.00	\$1,999.80	\$1,999.80
S-35	Ductile Iron Pipe Polyethylene Encasement	20	LF	\$5.75	\$115.00	\$4.95	\$99.00
S-36	Concrete encasement of sanitary sewer (creek crossings, etc.)	10	CY	\$175.00	\$1,750.00	\$149.93	\$1,499.30
SANITARY SEWER TOTAL					\$1,497,173.70		\$1,013,727.85



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY IMPROVEMENTS"**

	No Entry Required
	Unit Price Required

WATER SYSTEM BID SCHEDULE

				Tommy L. Griffin Plumbing		Blair Construction	
Item	Description	Estimated Quantity	Units	Unit Price	Total Price	Unit Price	Total Price
WATER MAIN							
W-2A	6" diameter ductile iron water transmission main Class 350, standard joint	12,120	LF	\$17.50	\$212,100.00	\$20.13	\$243,975.60
W-4	Jack and Bore 24" diameter steel casing. Minimum wall thickness 0.250 inch, with 12' diameter, restrained joint ductile iron carrier pipe, end seals, Class 350 included	N/A	LF				
W-5	Select backfill, GA DOT Type I, Class I & II (Sand/Clay) – Measured by in-place volume	500	CY	\$15.00	\$7,500.00	\$9.99	\$4,995.00
W-6	Miscellaneous pipe fittings and connections	1,040	LBS	\$3.00	\$3,120.00	\$2.10	\$2,184.00
W-7	8" x 6" Diameter Transition Couplings	4	EA	\$333.00	\$1,332.00	\$396.82	\$1,587.28
W-8	Fire hydrant, installed complete with valve, lead pipe, joint restraint, and blocking (Hydrant supplied by AUD)	10	EA	\$1,110.00	\$11,100.00	\$1,262.91	\$12,629.10
W-10A	6" in-line gate valve, including valve box, installed, complete, open right/left	14	EA	\$498.00	\$6,972.00	\$730.86	\$10,232.04
W-13	8" tapping sleeve, valve, valve box, complete	4	EA	\$3,500.00	\$14,000.00	\$5,819.55	\$23,278.20
W-15	New 1" long side water service, installed, including re-connection, complete	79	EA	\$1,121.00	\$88,559.00	\$908.27	\$71,753.33
W-16	New 1" short side water service, installed, including re-connection, complete	68	EA	\$960.00	\$65,280.00	\$793.25	\$53,941.00
W-17 *	Polyethylene wrap of ductile iron water main		LF			\$4.95	
W-18	Tie-in to existing line	4	EA	\$5,000.00	\$20,000.00	\$467.50	\$1,870.00
W-19 *	X" cut in gate valve, including valve box, installed complete, open right/left		EA			\$2,448.60	
W-20	Cut and Plug Existing Water Line	4	EA	\$2,050.00	\$8,200.00	\$1,422.02	\$5,688.08
W-21	Miscellaneous Class A Concrete	50	CY	\$175.00	\$8,750.00	\$147.40	\$7,370.00
WATER SYSTEM TOTAL					\$446,913.00		\$439,503.63



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY IMPROVEMENTS"**

	No Entry Required
	Unit Price Required

PAVEMENT & MISCELLANEOUS BID SCHEDULE

				Tommy L. Griffin Plumbing		Blair Construction	
Item	Description	Estimated Quantity	Units	Unit Price	Total Price	Unit Price	Total Price
PAVEMENT STRUCTURES							
P-1	Asphalt overlay, Type F, 1 ½" thick, including tack, markings, etc. (Meadowbrook Dr. Open-cut trenches only)	800	SY	\$15 70	\$12,560 00	\$10.80	\$8,640 00
P-1A	Asphalt pavement, Type F, 2" thick, min full width, complete (Neighborhood roads)	31,000	SY	\$10 00	\$310,000.00	\$7.16	\$221,960 00
P-2	Graded aggregate base (GAB), 10 ½ " thick, 7' wide and Type B, asphalt patch 2 ½ " thick, including removal of 2 ½ " GAB and placement of bituminous tack coat (Meadowbrook Dr. open-cut trenches only)	124	SY	\$28 00	\$3,472 00	\$45 05	\$5 586 20
P-2A	Graded aggregate base (GAB), 8" thick, including sub-base preparation, grading, compaction and bituminous prime coat, complete.	32,200	SY	\$10 15	\$326,830 00	\$13.53	\$435,666 00
P-3	Asphalt Pavement Leveling (as appropriate & necessary)	10	Tons	\$116 00	\$1,160.00	\$75.57	\$755 70
P-4	Asphalt Milling, 0 – 1 ½", 9' wide, complete. (Perimeter of areas receiving overlay on Meadowbrook Dr.)	550	SY	\$3 75	\$2,062 50	\$12.21	\$6,715 50
P-5	4" thick concrete sidewalk, 3000 psi mix	33	SY	\$25 50	\$841 50	\$53 52	\$1,766 16
P-6	6" thick concrete driveway remove and replace in kind, 3000 psi mix	206	SY	\$35 50	\$7,313 00	\$58 92	\$12,137 52
P-7	2" asphalt pavement driveway remove and replace	245	SY	\$14 30	\$3,503 50	\$24 99	\$6,122 55
P-8	18" Raised-edge asphalt curb	12,000	LF	\$6 00	\$72,000 00	\$3 00	\$36,000 00
P-9A	24" concrete curb and/or gutter removal and replacement (as appropriate and necessary)	50	LF	\$35 00	\$1,750 00	\$25 69	\$1,284 50
P-9B	30" concrete curb and/or gutter removal and replacement (as appropriate and necessary)	450	LF	\$20 00	\$9,000 00	\$26 44	\$11,898 00
PAVEMENT TOTAL					\$750,492.50		\$748,532.13

MISCELLANEOUS							
M-1	Flowable fill	50	CY	\$150 00	\$7,500 00	\$93 50	\$4,675 00
M-2 *	Rock excavation		CY			\$60 00	
M-3	Foundation backfill, GA DOT Type II, for additional unclassified excavation (Embankment)	200	CY	\$15 00	\$3,000 00	\$19.44	\$3,888 00
M-4	Clearing and Grubbing	10	ACRE	\$4,500 00	\$45,000 00	\$4,675 00	\$46,750 00
M-5	Fence Removal & Replacement New Replaced in Kind	3,020	LF	\$10 00	\$30,200 00	\$13 20	\$39,864 00

BIDS

6/11/2007

06012-Sanitary and Water BID RESULTS (6-21-2007) xls

PROJECT #50134

Item # 2
P-4



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY IMPROVEMENTS"**

	No Entry Required
	Unit Price Required

PAVEMENT & MISCELLANEOUS BID SCHEDULE

Item	Description	Estimated Quantity	Units	Tommy L. Griffin Plumbing		Blair Construction	
				Unit Price	Total Price	Unit Price	Total Price
M-7 *	Install, additional, or remove and replace catch basin, (GDOT 1034D)		EA			\$2,425 50	
M-8 *	Additional 18" RCP, ASTM C76, Class III, incl. rubber gasketed joints, per GDOT standard specifications		LF			\$32 17	
M-9 *	Additional 24" RCP, ASTM C76, Class III, incl. rubber gasketed joints, per GDOT standard specifications		LF			\$39 79	
M-10 *	Additional 30" RCP, ASTM C76, Class III incl. rubber gasketed joints, per GDOT standard specifications		LF			\$55 11	
M-11 *	Additional 36" RCP, ASTM C76, Class III, incl. rubber gasketed joints, per GDOT standard specifications		LF			\$74 14	
M-12	Erosion, Sediment and Pollution Control, complete, including Maintenance & Monitoring, as per GAEPD NPDES GAR 100002.	1	LS	\$5,000 00	\$5,000 00	\$81,994 00	\$81,994 00
MISCELLANEOUS TOTAL					90,700 00		177,171 00



**AUGUSTA UTILITIES DEPARTMENT
BOND PROJECT #50134
"MEADOWBROOK AREA UTILITY
IMPROVEMENTS"**

 *No Entry Required*
 *Unit Price Required*

LUMP SUM CONSTRUCTION BID SCHEDULE

Item	Description	Estimated Quantity	Units	Tommy L. Griffin Plumbing		Blair Construction	
				Unit Price	Total Price	Unit Price	Total Price
LS-1	Lump sum construction (includes but is not limited to the listing continued below)	1	LS	\$136,000.00	\$136,000.00	\$158,370.30	\$158,370.30
LUMP SUM TOTAL					\$136,000.00		\$158,370.30

LUMP SUM CONSTRUCTION ITEMS	
• Mobilization, Demobilization	
• Bonds, Insurance	
• Gabion Retaining Walls	
• Remove and Reset Fences, All Types	
• Remove and Reset Gates, All Types	
• Remove and Reset Storm Sewer, Lengths & Sizes Vary	
• Remove and Reset Yard Drainage Pipe, Lengths & Sizes Vary	
• Reconstruct Retaining Wall, Height and Type Varies	
• Remove and Reset Signs, Type Varies	
• Remove and Reset Water Sprinkler Systems, Complete	
• Remove and Reset Yard Lamps, Type Varies	
• Remove and Reset Mailboxes, Type Varies	
• Traffic Control	
• Miscellaneous Grading	
• Permanent Grassing	
• Raise Existing Manholes and Valves Boxes to Grade	

GRAND TOTAL	Tommy L. Griffin Plumbing	Blair Construction
SANITARY SEWER TOTAL	\$1,497,173.70	\$1,013,727.85
WATER SYSTEM TOTAL	\$446,913.00	\$439,503.63
PAVEMENT TOTAL	\$750,492.50	\$748,532.13
MISCELLANEOUS TOTAL	\$90,700.00	\$177,171.00
LUMP SUM TOTAL	\$136,000.00	\$158,370.30
GRAND TOTAL	\$2,921,279.20	\$2,537,304.91



**Engineering Services Committee Meeting
8/27/2007 1:30 PM**

**Approve Project Framework Agreement for SR 28 at Laney Walker Blvd & Riverfront Dr for
Utility relocation**

Department: Utilities

caption2: Approve Project Framework Agreement for SR 28 at Laney Walker Blvd & Riverfront Dr. for Utility relocation.

Background: Georgia Department of Transportation (DOT) and Augusta plan to perform road and intersection improvements at Laney Walker Boulevard and Riverfront Dr. The DOT has asked Augusta Utilities to prepare a Project Framework Agreement for the project to establish how the utility relocation, if required, should be paid.

Analysis: This Agreement must be signed in order to proceed with the project. The three copies of the Agreement will be presented to the Mayor after the agreement has been approved by the Commission.

Financial Impact: There is no financial impact at this time.

Alternatives: None.

Recommendation: We recommend approving the Project Framework Agreement for SR 28 at Laney Walker Blvd & Riverfront Dr for Utility relocation

Funds are Available in the Following Accounts: None

REVIEWED AND APPROVED BY:

Finance.
Procurement.
Administrator.
Clerk of Commission



Engineering Services Committee Meeting

8/27/2007 1:30 PM

Award of Purchase of two Bull Dozers for the Solid Waste Department to Yancey Brothers Equipment.

Department:	Solid Waste
caption2:	Award of purchase of two bull dozers for the Solid Waste Department to Yancey Brothers Equipment.
Background:	The Augusta Solid Waste Department currently operates one D6 Bulldozer. This dozer has been in operation for nine years, and has received all of its regularly scheduled maintenance. It is nearing the end of its useful life, and will soon require additional critical maintenance in order to maintain its current level of operation. In addition to maintenance and repair issues, with the expansion of the landfill cells, the Solid Waste Department is in need to two smaller dozers, one of which is equipped with a GPS system to ensure that the landfill areas will be constructed per the EPD approved Design and Operation Plans.
Analysis:	The smaller D6 bulldozers will allow for greater maneuverability on the landfill slopes as well as still remain functional on the landfill active dumping areas. In the past, landfill operations would require the frequent services of a licensed surveyor. With the purchase of the bulldozer equipped with GPS technology our staff will be able to know on a daily basis that the landfill is being constructed correctly. The Solid Waste Department received two bids in response to bid item 07-133, Landfill Tracked Tractors. Only one of the two bids was considered compliant by the Procurement Department. The other bid that was received was in compliance with all bid item and Procurement Department requirements.
Financial Impact:	Adequate funds are available by using the GMA leasing program. Augusta expects to pay for the assets over 5 years at an estimated cost of \$94,685 per year.

Alternatives: 1. Recommend purchase of the two bulldozers per submitted bid. 2. Do not approve the award.

Recommendation: Alternative 1

**Funds are
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Following
Accounts:** 541-04-4210/6111631

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Bay Street Lease Amendment II**

Department: Utilities

caption2: Approve the lease of 304 square feet of additional office space for the Engineering Section of the Augusta Utilities Department on the first floor of The New South Building, 360 Bay Street.

Background: The Engineering Section of the Augusta Utilities Department has maximized its present floor space and requires additional office space for Utilities Project documentation and Engineering Support Drawings. This vital historic documentation is currently located at the Municipal Building in multiple separate locations and outside the direct control of the Utilities Department. The Public Services Engineering Department has agreed to transfer control of these documents and drawings to the Utilities Department in conjunction with their move to a new location.

Analysis: The funding and analysis for the construction of the Augusta Utilities Administration Complex is still pending. With the ongoing delay of the new complex, AUD has the option to expand its current floor space at the New South Building at 360 Bay St.

Financial Impact: The Rex Group has quoted the cost for the additional 304 square feet at \$340.48 per month or \$1.12 per sq. ft. Funds are available under account number 506043110-5224111

Alternatives: None recommended.

Recommendation: Approve the addition of 304 square feet of leased office at 360 Bay Street.

Funds are

**Available in the
Following
Accounts:**

506043110-5224111

REVIEWED AND APPROVED BY:

**Finance.
Procurement.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Beverly McIntyre**

Department: Clerk of Commission

caption2: Report from the Administrator regarding his investigation of conditions at the old Landfill property on Mack Lane as it relates to the property tax assessment of Ms. Beverly T. McIntyre. (Referred from August 13 Finance)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

☐ Commission
☐ Public Services Committee
☐ Administrative Services Committee
☐ Engineering Services Committee
☒ Finance Committee
☐ Public Safety Committee

Contact Information for Individual/Presenter Making the Request:

Name: Beverly T. McIntyre
Address: 218 Longstreet Crossing North Augusta, SC 29860
Telephone Number: (803)819-0433
Fax Number: _____
E-Mail Address: beverly.mcintyre@solvay.com

Caption/Topic of Discussion to be placed on the Agenda:

Tax Assesors Board unreasonably denied my appeal. The increase in the tax assessed value of the property is not a true and fair value. I base this claim on the most recent sales in the Dallas Heights subdivision. Also, the property (parcel #167-0-074) is located less than 300 feet from the old Richmond County Landfill which is unsecured and still being utilized. Please refer to the supporting documents and pictures.

Please send this request form to the following address:

Ms. Lena J. Bonner	Telephone Number: 706-821-1820
Clerk of Commission	Fax Number: 706-821-1838
Room 806 Municipal Building	E-Mail Address: lbonner@augustaga.gov
530 Greene Street	
Augusta, GA 30911	

Item # 6

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or

Monday, August 06, 2007

Beverly T. McIntyre
218 Longstreet Crossing
North Augusta, SC 29860
(803)819-0433

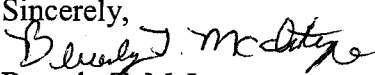
Dear Finance Committee:

I am requesting a review of my case concerning the property at 2110 Moncrieff Street Augusta, Ga. 30906 (parcel #167-0-074-00-0 in Dallas Heights Subdivision). The Tax Assessors Board of Equalization denied my appeal. I feel their decision was unfair and unreasonable after presenting the supporting evidence.

I submit 6 properties from 2006, which undersold the tax-assessed value. Also, one from 2005 and one from 2007. I also strongly feel the surrounding property directly affects the value of my property. The old Richmond County landfill is located less than 300 feet away. The landfill is unsecured and is still subject to dumping. The fence is torn down. Garbage and litter are abundant. Two fires have been set that I know of (I discovered and reported one myself). People are evidently dumping trash, furniture, etc. and setting it on fire. Last but not least, the ground is being contaminated with dumped oil containers (EPA violation). These items and violations have devalued the property. These are county responsibilities and this is county neglect. Yet they feel they have the right to increase the property taxes. All the items can be seen just from walking around the block. Who would want to live there and raise children around an unsecured landfill? The landfill is highly dangerous but attractive to curious children. There could be cave-ins and sinkholes. Had I been aware of all these things last year I would have submitted an appeal when the taxes were increased at that time.

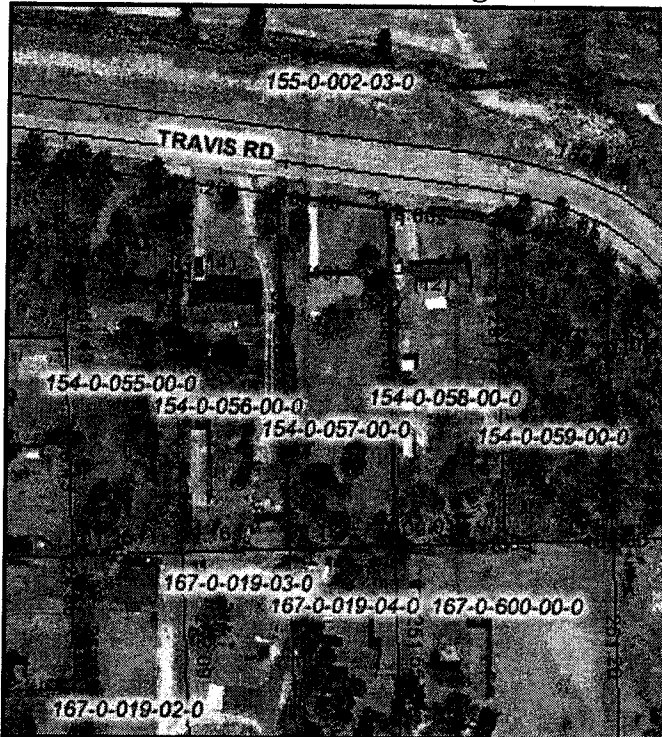
In 2006 the tax-assessed value increased \$8942.00 and now they want to increase it another \$7234.00. This property is 41 years old. It is a ranch style home that is dated and unattractive to many homebuyers. I have been trying to sell this unoccupied property unsuccessfully for 15 months. This is not rental property, not investment property but property I am trying to liquidate from an estate so there is no benefit of any homestead exemption. Also the waste disposal fee is included in the taxes (approx. \$300.00) and there is no benefit from that since the residence is not occupied.

I humbly request the committee to reverse the decision of the board.

Sincerely,

Beverly T. McIntyre



Augusta-Richmond County Map



Property Report for Parcel Number:

154-0-057-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: DONALD PATRICK W
 Mailing Address_1: -----
 Mailing Address_2: 2108 TRAVIS RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-8976

For Private Use Only

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Property Information

Property Address: 2108 TRAVIS RD Previous Value: \$62,424
 Legal Description: DALLAS HEIGHTS (00000) 013-C Total Acres: 0.7 ac
 Current Value: \$68,090 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$51,590

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$51,590	Wall Type:	Drywall
Heated Area:	1040 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Item # 6

Most Recent Sale			
Grantee of Sale:	DONALD PATRICK W	Plat Page:	27B 406
Grantor of Sale:	KENNEDY TERESA SUSAN {ESTATE OF}	Sale Price:	\$56,000
Sale Date:	12/21/2005		
Deed Page:	1032 1155		

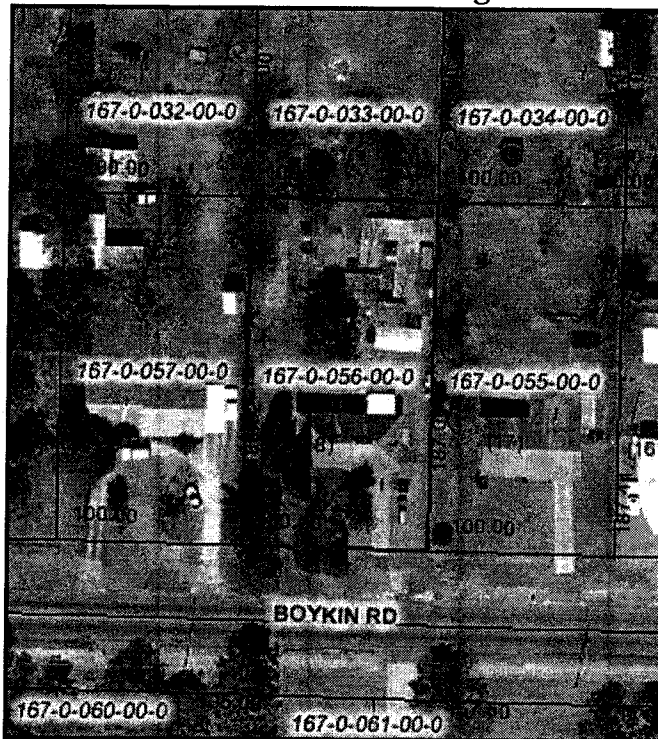
*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 154-0-057-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	DONALD PATRICK W	Plat Page:	27B 406
Grantor of Sale:	KENNEDY TERESA SUSAN {ESTATE OF}	Sale Price:	\$56,000
Sale Date:	12/21/2005		
Deed Page:	1032 1155		
Sale 2			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$27,500
Sale Date:	12/1/1978		
Deed Page:	109 913		
Sale 3			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	103 913		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-056-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: TORCHIA HILLARY
 Mailing Address_1: -----
 Mailing Address_2: 2235 BOYKIN RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-9489

For Private Use Only

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Property Information

Property Address: 2235 BOYKIN RD Previous Value: \$65,133
 Legal Description: DALLAS HEIGHTS (00000) 018-F Total Acres: 0.44 ac
 Current Value: \$72,847 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$56,347

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1973	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$56,347	Wall Type:	Drywall
Heated Area:	1300 sq ft	Floor Construction Type:	Wood Joist
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Forced Air
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Item # 6

Most Recent Sale			
Grantee of Sale:	TORCHIA HILLARY	Plat Page:	27-B 406
Grantor of Sale:	JOHNS ELLEN K	Sale Price:	\$62,900
Sale Date:	1/13/2006		
Deed Page:	1042 119		

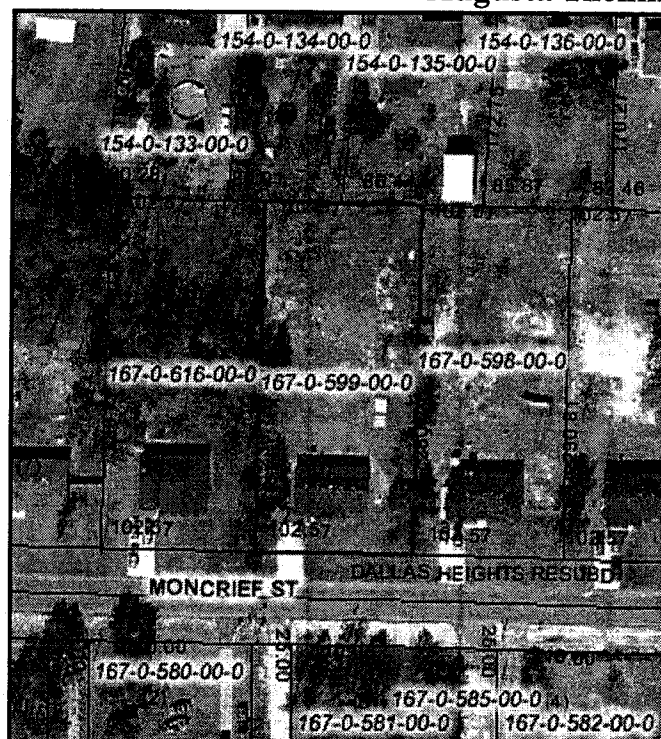
*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-056-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	TORCHIA HILLARY	Plat Page:	27-B 406
Grantor of Sale:	JOHNS ELLEN K	Sale Price:	\$62,900
Sale Date:	1/13/2006		
Deed Page:	1042 119		
Sale 2			
Grantee of Sale:	JOHNS HELLEN K	Plat Page:	----
Grantor of Sale:	JOHNS JAMES R ESTATE OF	Sale Price:	\$0
Sale Date:	1/7/2006		
Deed Page:	----		
Sale 3			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	75 937		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-599-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: JONES CURTIS W (ROFS)
 Mailing Address_1: -----
 Mailing Address_2: 1195 PEPPERCORN LN
 Mailing Address_3: -----
 City: SUMTER
 State: SC
 Zip Code: 29154-7256

For Private Use Only

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Property Information

Property Address: 2309 MONCRIEFF ST Previous Value: \$74,934
 Legal Description: DALLAS HEIGHTS RE-SUB (00000) 005-0 Total Acres: 0.54 ac
 Current Value: \$83,730 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$67,230

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

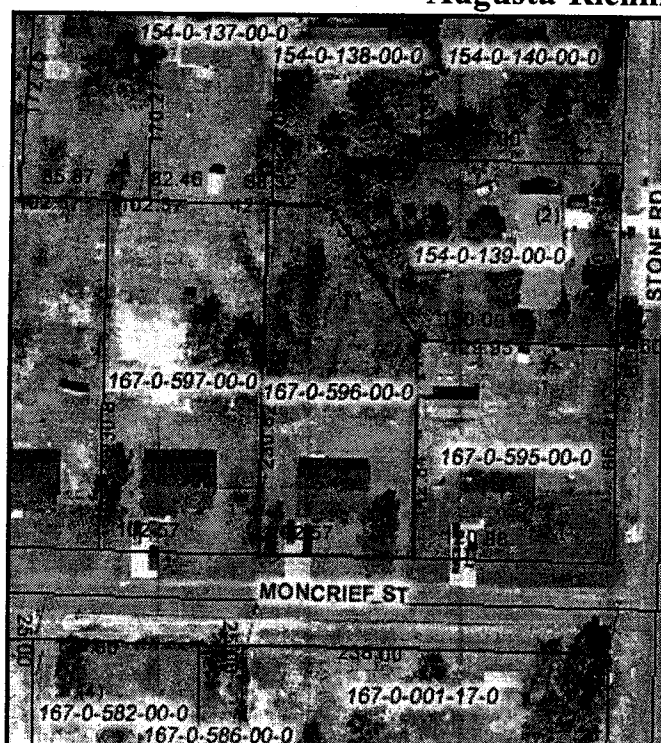
Structure 1

Year Built:	1994	Occupancy Type:	One Family
Effective Year Built:	1994	Ceiling Type:	Sheetrock
Improvement Value:	\$67,230	Wall Type:	Drywall
Heated Area:	1246 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale			
Grantee of Sale:	JONES CURTIS W (ROFS)	Plat Page:	448 2142
Grantor of Sale:	BELL CONNIE T	Sale Price:	\$79,900
Sale Date:	10/31/2006		
Deed Page:	1087 370		

*For Zoning Information, Call Planning and Zoning at 821-1796

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-596-00-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: VOGEL JOHN
 Mailing Address_1: -----
 Mailing Address_2: 2303 MONCRIEFF ST
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906-8908

For Private Use Only

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Property Information

Property Address: 2303 MONCRIEFF ST Previous Value: \$74,934
 Legal Description: DALLAS HEIGHTS RE-SUB (00000) 002-0 Total Acres: 0.48 ac
 Current Value: \$83,730 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$67,230

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1994	Occupancy Type:	One Family
Effective Year Built:	1994	Ceiling Type:	Sheetrock
Improvement Value:	\$67,230	Wall Type:	Drywall
Heated Area:	1246 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale			
Grantee of Sale:	PRUDENTIAL RELOCATION INC	Plat Page:	448 2142
Grantor of Sale:	VON-SEGGERN GARY A	Sale Price:	\$71,500
Sale Date:	3/14/2006		
Deed Page:	1048 2471		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-596-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	PRUDENTIAL RELOCATION INC	Plat Page:	448 2142
Grantor of Sale:	VON-SEGGERN GARY A	Sale Price:	\$71,500
Sale Date:	3/14/2006		
Deed Page:	1048 2471		
Sale 2			
Grantee of Sale:	VOGEL JOHN	Plat Page:	448 2142
Grantor of Sale:	PRUDENTIAL RELOCATION INC	Sale Price:	\$74,900
Sale Date:	3/14/2006		
Deed Page:	1048 2473		
Sale 3			
Grantee of Sale:	RUTTI H E	Plat Page:	----
Grantor of Sale:	RUTTI H E	Sale Price:	\$0
Sale Date:	8/30/1994		
Deed Page:	A1 3863		
Sale 4			
Grantee of Sale:	VON SEGGERN GARY A SEGGERN GARY A VON VO	Plat Page:	----
Grantor of Sale:	JACK R NORDAHL BUILDERS INC	Sale Price:	\$0
Sale Date:	6/7/1994		
Deed Page:	461 491		
Sale 5			
Grantee of Sale:	VON SEGGERN, GARY A	Plat Page:	4
Grantor of Sale:	.JACK R NORDAHL BUIL	Sale Price:	\$64,900
Sale Date:	6/3/1994		
Deed Page:	461 491		
Sale 6			
Grantee of Sale:	JACK R NORDAHL BUILDERS INC	Plat Page:	----
Grantor of Sale:	NORDAHL JACK R SR .JACK R NORDAHL DEVELO	Sale Price:	\$0
Sale Date:	3/10/1994		
Deed Page:	451 1547		
Sale 7			
Grantee of Sale:	.JACK R NORDAHL BUIL	Plat Page:	3
Grantor of Sale:	NORDAHL, JACK R SR	Sale Price:	\$11,000
Sale Date:	2/22/1994		
Deed Page:	451 1547		
Sale 8			
Grantee of Sale:	JACK R NORDAHL BUILDERS INC	Plat Page:	----
Grantor of Sale:	RUTTI H E	Sale Price:	\$0

Sale Date: 2/15/1994
Deed Page: 448 2144

Sale 9

Grantee of Sale: RUTTI H E
Grantor of Sale: H R HOMES INC .HR HOMES INC
Sale Date: 2/7/1994
Deed Page: 447 2069
Plat Page: ----
Sale Price: \$0

Sale 10

Grantee of Sale: .JACK R NORDAHL BUIL
Grantor of Sale: RUTTI, H E
Sale Date: 2/4/1994
Deed Page: 448 2144
Plat Page: 2
Sale Price: \$176,000

Sale 11

Grantee of Sale: RUTTI, H E
Grantor of Sale: .H R HOMES INC
Sale Date: 1/6/1986
Deed Page: 447 2069
Plat Page: 1
Sale Price: \$30,000

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

166-0-012-05-0

Inquiry Date: 8/2/2007

Owner Information

Owner Name: STEPHENS CHARLES
 Mailing Address_1: -----
 Mailing Address_2: 2430 BOYKIN RD
 Mailing Address_3: -----
 City: HEPHZIBAH
 State: GA
 Zip Code: 30815-5905

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Property Information

Property Address: 2430 BOYKIN RD Previous Value: \$82,813
 Legal Description: MAGNA CARTA (00000) 007-0 Total Acres: 0.51 ac
 Current Value: \$83,885 Topography: Rolling
 Land Value: \$10,011 Tax District: 02
 Building Value: \$73,874

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1967	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$67,000	Wall Type:	Drywall
Heated Area:	1269 sq ft	Floor Construction Type:	Wood Joist
Number of Rooms:	6	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Item # 6

Most Recent Sale			
Grantee of Sale:	STEPHENS CHARLES	Plat Page:	32W 165
Grantor of Sale:	JACKSON BETTY J	Sale Price:	\$72,000
Sale Date:	8/18/2006		
Deed Page:	1073 1779		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 166-0-012-05-0
Inquiry Date: 8/7/2007**All Recorded Sales****Sale 1**

<i>Grantee of Sale:</i>	STEPHENS CHARLES	<i>Plat Page:</i>	32W 165
<i>Grantor of Sale:</i>	JACKSON BETTY J	<i>Sale Price:</i>	\$72,000
<i>Sale Date:</i>	8/18/2006		
<i>Deed Page:</i>	1073 1779		

Sale 2

<i>Grantee of Sale:</i>	JACKSON BETTY J	<i>Plat Page:</i>	32W 165
<i>Grantor of Sale:</i>	NARBER CHRISTINA MARIE JACKSON	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	7/19/2006		
<i>Deed Page:</i>	1073 1773		

Sale 3

<i>Grantee of Sale:</i>	JACKSON BETTY J	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	JACKSON DANNY L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	11/9/1998		
<i>Deed Page:</i>	618 2093		

Sale 4

<i>Grantee of Sale:</i>	JACKSON, BETTY J	<i>Plat Page:</i>	4
<i>Grantor of Sale:</i>	JACKSON, DANNY L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	10/22/1998		
<i>Deed Page:</i>	618 2093		

Sale 5

<i>Grantee of Sale:</i>	JACKSON DANNY L	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	GORST BRUCE L	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	7/9/1996		
<i>Deed Page:</i>	528 1372		

Sale 6

<i>Grantee of Sale:</i>	JACKSON, DANNY L	<i>Plat Page:</i>	3
<i>Grantor of Sale:</i>	GORST, BRUCE L	<i>Sale Price:</i>	\$68,900
<i>Sale Date:</i>	7/1/1996		
<i>Deed Page:</i>	528 1372		

Sale 7

<i>Grantee of Sale:</i>	GORST BRUCE L	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	FAGLIER TRACY L FAGLIER BONNIE S	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	11/12/1992		
<i>Deed Page:</i>	403 1155		

Sale 8

<i>Grantee of Sale:</i>	GORST, BRUCE L	<i>Plat Page:</i>	2
<i>Grantor of Sale:</i>	FAGLIER, TRACY L	<i>Sale Price:</i>	\$66,500

<i>Sale Date:</i>	11/5/1992		
<i>Deed Page:</i>	403 1155		
Sale 9			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	1
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$35,000
<i>Sale Date:</i>	6/1/1983		
<i>Deed Page:</i>	165 1107		
Sale 10			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	----		
<i>Deed Page:</i>	165 1107		

- End of Report -

Augusta-Richmond County Map

	Property Report for Parcel Number: 154-0-045-07-0 Inquiry Date: 8/7/2007
	Owner Information
	Owner Name: TAYLOR LOU B ASSOC REAL ESTATE INV Mailing Address_1: ----- Mailing Address_2: 9005 RUSTY RIFLE AVE Mailing Address_3: ----- City: LAS VEGAS State: NV Zip Code: 89143
	For Private Use Only Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address:	2344 TRAVIS RD	Previous Value:	\$64,297
Legal Description:	DALLAS HEIGHTS RE-SUB (00000) 005-1	Total Acres:	0.39 ac
Current Value:	\$64,297	Topography:	Rolling
Land Value:	\$7,728	Tax District:	02
Building Value:	\$56,569		

Sold
3-13-06
\$160,000

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1			
Year Built:	1980	Occupancy Type:	One Family
Effective Year Built:	1980	Ceiling Type:	Sheetrock
Improvement Value:	\$56,569	Wall Type:	Drywall
Heated Area:	1350 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass

Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	0	Foundation:	Block/Brick

Most Recent Sale

Grantee of Sale:	TAYLOR LOU B ASSOC REAL ESTATE INV	Plat Page:	106 2514
Grantor of Sale:	PATTON PHILLIP	Sale Price:	\$0
Sale Date:	7/25/2006		
Deed Page:	1072 1799		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 154-0-045-07-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	TAYLOR LOU B ASSOC REAL ESTATE INV	Plat Page:	106 2514
Grantor of Sale:	PATTON PHILLIP	Sale Price:	\$0
Sale Date:	7/25/2006		
Deed Page:	1072 1799		
Sale 2			
Grantee of Sale:	PATTON PHILLIP	Plat Page:	106 2514
Grantor of Sale:	SEC OF HUD	Sale Price:	\$60,000
Sale Date:	3/13/2006		
Deed Page:	1047 1749		
Sale 3			
Grantee of Sale:	WASHINGTON MUTUAL BANK	Plat Page:	106 2514
Grantor of Sale:	COFIELD LAVELLE LANIER	Sale Price:	\$53,259
Sale Date:	10/4/2005		
Deed Page:	1031 13		
Sale 4			
Grantee of Sale:	SEC OF HUD	Plat Page:	106 2514
Grantor of Sale:	WASHINGTON MUTUAL BANK	Sale Price:	\$53,259
Sale Date:	10/4/2005		
Deed Page:	1031 16		
Sale 5			
Grantee of Sale:	COFIELD, LAVELLE LAN	Plat Page:	----
Grantor of Sale:	.HOUSING & URBAN DEV	Sale Price:	\$51,500
Sale Date:	10/6/1997		
Deed Page:	574 848		
Sale 6			
Grantee of Sale:	GEORGIA HOUSING & FINANCE AUTHORITY	Plat Page:	----
Grantor of Sale:	DICKMAN MICHAEL H BY ATTY DICKMAN JOYCE	Sale Price:	\$48,244
Sale Date:	7/17/1997		
Deed Page:	563 1951		
Sale 7			
Grantee of Sale:	HOUSING & URBAN DEVELOPMENT SECRETARY OF	Plat Page:	----
Grantor of Sale:	GEORGIA HOUSING & FINANCE AUTHORITY	Sale Price:	\$48,244
Sale Date:	7/17/1997		
Deed Page:	563 1962		
Sale 8			
Grantee of Sale:	DICKMAN, MICHAEL H	Plat Page:	----
Grantor of Sale:	DICKMAN, JOYCE A	Sale Price:	\$0

<i>Sale Date:</i>	10/13/1993		
<i>Deed Page:</i>	438 427		
Sale 9			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$39,700
<i>Sale Date:</i>	2/1/1989		
<i>Deed Page:</i>	306 2156		
Sale 10			
<i>Grantee of Sale:</i>	.FIRST UNION MORTGAG	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	MORRIS, LOWELL D JR	<i>Sale Price:</i>	\$56,081
<i>Sale Date:</i>	11/1/1988		
<i>Deed Page:</i>	299 811		
Sale 11			
<i>Grantee of Sale:</i>	.HOUSING & URBAN DEV	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	.FIRST UNION MORTGAG	<i>Sale Price:</i>	\$56,081
<i>Sale Date:</i>	10/1/1988		
<i>Deed Page:</i>	299 814		
Sale 12			
<i>Grantee of Sale:</i>	MORRIS, LOWELL D JR	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	UNDERWOOD, ALICE J	<i>Sale Price:</i>	\$47,750
<i>Sale Date:</i>	7/1/1986		
<i>Deed Page:</i>	233 637		

- End of Report -

Augusta-Richmond County Map



Property Report for Parcel Number:

167-0-060-00-0

Inquiry Date: 8/7/2007

Owner Information

Owner Name: GUILLAUME MARIE NICOLLE
 Mailing Address_1: -----
 Mailing Address_2: 2240 BOYKIN RD
 Mailing Address_3: -----
 City: AUGUSTA
 State: GA
 Zip Code: 30906

For Private Use Only

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address: 2240 BOYKIN RD Previous Value: \$295,395
 Legal Description: DALLAS HEIGHTS (00000) 010-H Total Acres: 1.23 ac
 Current Value: \$257,624 Topography: Rolling
 Land Value: \$16,500 Tax District: 02
 Building Value: \$241,124

Community Information

Commission District: 6 School Board Member: Barbara Padgett
 Commissioner: Andy Cheek
 Voting Precinct: 601 Polling Location: GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1965	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$182,508	Wall Type:	Drywall
Heated Area:	4473 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	9	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	4	Heat Type:	Cent Heat/AC
Full Baths:	2	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Structure 2

<i>Year Built:</i>	1988	<i>Occupancy Type:</i>	One Family
<i>Effective Year Built:</i>	1988	<i>Ceiling Type:</i>	Sheetrock
<i>Improvement Value:</i>	\$50,616	<i>Wall Type:</i>	Drywall
<i>Heated Area:</i>	960 sq ft	<i>Floor Construction Type:</i>	Concrete Slab
<i>Number of Rooms:</i>	2	<i>Roof Type:</i>	Asphalt/Fiberglass
<i>Number of Bedrooms:</i>	1	<i>Heat Type:</i>	Cent Heat/AC
<i>Full Baths:</i>	1	<i>Exterior Wall Type:</i>	Brick Veneer (Face)
<i>Number of Half-Baths:</i>	0	<i>Foundation:</i>	Block/Brick

Most Recent Sale

<i>Grantee of Sale:</i>	GUILLAUME MARIE NICOLLE	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	BUTLER DAVID LEWIS	<i>Sale Price:</i>	\$120,000
<i>Sale Date:</i>	5/5/2006		
<i>Deed Page:</i>	1054 325		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-060-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
<i>Grantee of Sale:</i>	GUILLAUME MARIE NICOLLE	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	BUTLER DAVID LEWIS	<i>Sale Price:</i>	\$120,000
<i>Sale Date:</i>	5/5/2006		
<i>Deed Page:</i>	1054 325		
Sale 2			
<i>Grantee of Sale:</i>	----	<i>Plat Page:</i>	----
<i>Grantor of Sale:</i>	----	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	----		
<i>Deed Page:</i>	122 2556		

- End of Report -

Augusta-Richmond County Map

	Property Report for Parcel Number: 167-0-055-00-0 Inquiry Date: 8/7/2007	
	Owner Information	
	Owner Name: MURRAY ALFONZA Mailing Address_1: ----- Mailing Address_2: 2233 BOYKIN RD Mailing Address_3: ----- City: AUGUSTA State: GA Zip Code: 30906	
	For Private Use Only Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.	

Property Information

Property Address:	2233 BOYKIN RD	Previous Value:	\$69,756
Legal Description:	DALLAS HEIGHTS (00000) 017-F	Total Acres:	0.44 ac
Current Value:	\$77,604	Topography:	Rolling
Land Value:	\$16,500	Tax District:	02
Building Value:	\$61,104		

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1			
Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$61,104	Wall Type:	Drywall
Heated Area:	1410 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	6	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Cent Heat/AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

Most Recent Sale

<i>Grantee of Sale:</i>	MURRAY ALFONZA	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	NORRIS MARY SONA	<i>Sale Price:</i>	\$75,900
<i>Sale Date:</i>	3/21/2007		
<i>Deed Page:</i>	1111 1400		

*For Zoning Information, Call Planning and Zoning at 821-1796

Full Sales Report for Parcel: 167-0-055-00-0
Inquiry Date: 8/7/2007

All Recorded Sales			
Sale 1			
Grantee of Sale:	MURRAY ALFONZA	Plat Page:	27B 406
Grantor of Sale:	NORRIS MARY SONA	Sale Price:	\$75,900
Sale Date:	3/21/2007		
Deed Page:	1111 1400		
Sale 2			
Grantee of Sale:	NORRIS MARY SONA	Plat Page:	----
Grantor of Sale:	NORRIS WILLIAM REPPERT /EST/	Sale Price:	\$0
Sale Date:	8/11/1995		
Deed Page:	498 915		
Sale 3			
Grantee of Sale:	----	Plat Page:	1
Grantor of Sale:	----	Sale Price:	\$14,500
Sale Date:	6/1/1975		
Deed Page:	48 2487		
Sale 4			
Grantee of Sale:	----	Plat Page:	----
Grantor of Sale:	----	Sale Price:	\$0
Sale Date:	----		
Deed Page:	74 276		

- End of Report -

Meybohm

REALTORS®

May 14th, 2007

Attention: Michael Thomas
Fax #: 706-821-2325

Re: 2110 Moncrieff Street
Hephzibah, GA 30815
Beverly McIntyre – Owner

Dear Mr. Thomas,

The above referenced property was listed with our company on May 11, 2007 for a list price of \$89,900. Since then the listing price has been reduced 3 times; August 21, 2006 to \$84,900, January 01, 2007 to \$82,900 and April 14, 2007 to \$79,900. It is currently listed for \$79,900 and we are still having a problem selling the home.

At this point we do not know the true value of the property or what it will sell for.

If you have any further questions or need any additional information, I will be glad to assist you.

Thank you,

Greg Honeymichael
Greg Honeymichael, VP
Associate Broker
Cell: 706-533-3015
Office: 706-790-5828

WEST AUGUSTA

3519 Wheeler Road
Augusta, GA 30909
(706) 736-3375
Fax (706) 736-0703

SOUTH AUGUSTA

2556-A Tobacco Road
Augusta, GA 30815
(706) 790-5828
Fax (706) 790-9393

COLUMBIA COUNTY

646 North Belair Road
Evans, GA 30809
(706) 863-8218
Fax (706) 860-9078

NORTH AUGUSTA

590 W. Martintown Road
North Augusta, SC 29841
(803) 278-4437
Fax (803) 279-5283

SUCCESS CENTER

3512 1/2 Wheeler Road
Augusta, GA 30909
(706) 739-1020
Fax (706) 739-1027
Item # 6

Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	153676	2341	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		3	2	0	1227	0	152	\$66,900	02/29/1996	278	0
☐	R	C	157463	2228	BOYKIN RD.	1RI	DALLAS HEIGHTS	.7	3	2	0	2215		135	\$71,900	04/11/1996	106	0
☐	R	C	159514	4221	ERVAY ST	1RI	DALLAS HEIGHTS		2	1	0		15	162	\$45,800	04/23/1996	36	0
☐	R	C	160040	2121	BOYKIN ROAD	1RI	DALLAS HEIGHTS		2	1	0	983	37	123	\$18,000	04/19/1996	18	0
☐	R	C	160426	2040	BOYKIN ROAD	1RI	DALLAS HEIGHTS		3	2	0	1476	14	571	\$75,500	10/11/1996	151	1
☐	R	C	163417	2121	BOYKIN RD.	1RI	DALLAS HEIGHTS		2	1	0	1080	37	571	\$47,900	08/20/1996	89	0
☐	R	C	171648	2202	CASSELL STREET	1RI	DALLAS HEIGHTS	.75	3	1	1	1137	1963	152	\$52,900	05/09/1997	2	1
☐	R	C	172750	2214	BOYKIN RD	1RI	DALLAS HEIGHTS	1	3	1	1	1500	1963	138	\$42,500	05/30/1997	0	1
☐	R	C	173108	2222	TRAVIS RD.	1RI	DALLAS HEIGHTS	.75	3	2	0	1601	1997	068	\$77,900	06/27/1997	33	1
☐	R	C	173109	2220	TRAVIS RD.	1RI	DALLAS HEIGHTS	.75	3	2	0	1589	1997	033	\$79,900	11/17/1997	156	1
☐	R	C	174083	2112	TRAVIS ROAD	1RI	DALLAS HEIGHTS		3	2	0	1	0	084	\$66,900	07/30/1997	69	1
☐	R	C	175124	2208	TRAVIS ROAD	1RI	DALLAS HEIGHTS		3	1	1	1500	1969	079	\$55,000	10/10/1997	71	1
☐	R	C	176475	2218	TRAVIS RD	1RI	DALLAS HEIGHTS	.75	3	2	0	1629	1997	068	\$76,900	12/08/1997	77	1
☐	R	C	178399	4213	JAMES DR.	1RI	DALLAS HEIGHTS	.34	3	2	0	1351	1979	138	\$37,000	01/28/1998	20	1
☐	R	C	178402	2201	BOYKIN RD	1RI	DALLAS HEIGHTS		2	1	0	964	1958	524	\$41,900	12/15/1997	5	1
☐	R	C	180753	2216	TRAVIS RD	1RI	DALLAS HEIGHTS	.75	3	2	0	1515	1998	068	\$75,900	04/30/1998	54	1
☐	R	C	181766	4216	BECKMONT DRIVE	1RI	DALLAS HEIGHTS		3	2	0	1400	0	382	\$65,000	06/29/1998	9	2
☐	R	C	184135	4311	PARKWOOD DR	1RI	DALLAS HEIGHTS	.4	3	2	0	1450	1987	069	\$55,100	04/24/1998	0	0
☐	R	C	187618	2233	MONCRIEFF ST	1RI	DALLAS HEIGHTS	1.8	3	1	0	720	1960	068	\$20,000	12/18/1998	45	1
☐	R	C	187619	2115	MONCRIEFF ST	1RI	DALLAS HEIGHTS		2	1	0	800	1939	068	\$11,000	03/01/1999	54	1
☐	R	C	187620	2117	MONCRIEFF ST	1RI	DALLAS HEIGHTS		2	1	0	1050	1945	068	\$10,000	12/31/1998	97	1
☐	R	C	187973	2364	BOYKIN RD	1RI	DALLAS HEIGHTS		3	2	0	1400	1984	068	\$63,900	02/12/1999	41	1
☐	R	C	189244	2122	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		4	1	1	1356	1970	134	\$66,000	03/18/1999	92	1
☐	R	C	190166	2327	MONCRIEFF ST.	1RI	DALLAS HEIGHTS	.42	3	2	0	1404	1985	092	\$62,000	06/21/1999	168	1
☐	R	C	197984	2222	BOYKIN ROAD	1RI	DALLAS HEIGHTS		4	2	1	2263	1969	068	\$60,000	11/18/1999	67	1

Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	201955	2223	BOYKIN RD	1RI	DALLAS HEIGHTS	.44	3	1	1	1269	1969	068	\$63,900	04/07/2000	47	1
☐	R	C	202313	2348	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.39	3	2	0	1192	1978	069	\$36,000	06/28/2000	69	1
☐	R	C	203029	2125	CASELLST	1RI	DALLAS HEIGHTS	.88	3	2	0	2025	1966	134	\$59,000	04/13/2000	7	0
☐	R	C	210584	2106	MONCRIEFF ST	1RI	DALLAS HEIGHTS	.46	3	1	1	1133	1964	068	\$59,000	06/25/2001	171	1
☐	R	C	211929	2348	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.39	3	2	0	1350	1977	069	\$64,300	05/25/2001	22	1
☐	R	C	212819	2333	MONCRIEFF STREET	1RI	DALLAS HEIGHTS		3	2	0	1	1996	152	\$65,900	04/27/2001	27	1
☐	R	C	216720	2327	MONCRIEF ST	1RI	DALLAS HEIGHTS	.42	3	2	0	1404	1985	571	\$66,500	10/02/2001	33	1
☐	R	C	217159	2100	MONCRIEF STREET	1RI	DALLAS HEIGHTS	1	4	2	0	1980	1972	068	\$116,000	10/16/2001	14	1
☐	R	C	223992	2317	HIAWATHA	1RI	DALLAS HEIGHTS	.33	3	2	0	1314	1977	154	\$43,500	05/20/2002	17	1
☐	R	C	229708	2231	TRAVIS ROAD	1RI	DALLAS HEIGHTS	.5	3	2	0	1372	1979	678	\$34,750	03/19/2003	144	1
☐	R	C	230236	2309	MONCRIEFF STREET	1RI	DALLAS HEIGHTS	.54	3	2	0	1246	1994	069	\$73,700	12/23/2003	47	1
☐	R	C	232861	2319	Moncrieff St	1RI	DALLAS HEIGHTS		3	2	0	1400	1992	571	\$78,645	05/07/2003	80	1
☐	R	C	235402	2320	MONCRIEFF	1RI	DALLAS HEIGHTS		3	2	0	1400	1987	851	\$77,500	07/24/2003	56	5
☐	R	C	238113	2223	BOYKIN RD	1RI	DALLAS HEIGHTS		3	1	1	1357	1970	069	\$56,000	07/22/2003	1	0
☐	R	C	238887	2309	STEPHANIE LANE	1RI	DALLAS HEIGHTS		3	2	0	1190	1980	864	\$47,000	11/25/2003	6	1
☐	R	C	243262	2109	Boykin Rd.	1RI	DALLAS HEIGHTS	.44	3	1	1	1378	1968	571	\$47,000	06/22/2004	135	1
☐	R	C	245447	2225	BOYKIN ROAD	3RI	DALLAS HEIGHTS		3	1	1	1196	1966	069	\$65,000	06/25/2004	48	1
☐	R	C	245975	4211	AKARD STREET	3RI	DALLAS HEIGHTS	.89	2	1	0	1120	1955	134	\$34,900	08/04/2004	62	2
☐	R	C	247572	4215	ERVAY ST	3RI	DALLAS HEIGHTS	.32	2	1	0	1008	1981	069	\$47,300	08/31/2004	46	6
☐	R	C	249324	2410	ERIN COURT	3RI	DALLAS HEIGHTS		3	2	0	1400	0	571	\$73,400	11/16/2004	29	8
☐	R	C	255271	2300	Oketo Drive	3RI	DALLAS HEIGHTS	.78	4	2	0	1500	1995	562	\$87,150	06/10/2005	63	4
☐	R	C	258191	2115	CASELL STREET	3RI	DALLAS HEIGHTS	.46	3	1	1	1427	1966	106	\$41,000	07/08/2005	7	1
☐	R	C	258747	4242	AKARD ROAD	3RI	DALLAS HEIGHTS		3	2	0	1500	2005	571	\$129,900	02/09/2006	213	1
☐	R	C	259218	2118	BOYKIN ROAD	3RI	DALLAS HEIGHTS	.44	3	2	0	1152	1978	571	\$71,500	09/15/2005	36	5
☐	R	C	261164	2113	CASELL STREET	3RI	DALLAS HEIGHTS		3	2	0	1450	1970	068	\$86,900	12/02/2005	66	1

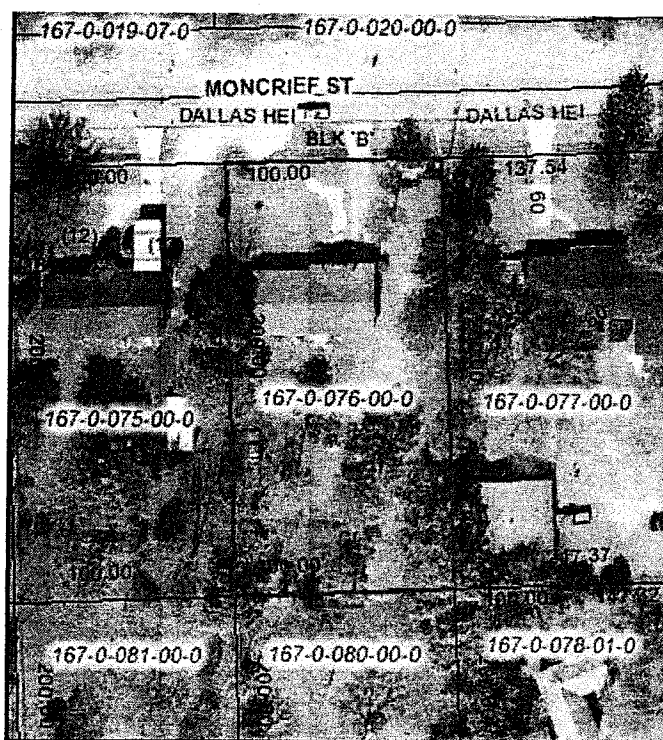
Sel	P R	S T	ML#	Address		Quad	Subdiv	Acr	BR	BA	HB	Apx SQFT	Yr Blt	Sell Frm	Sell Prc	Sell Date	DOM	
				No.	Street													
☐	R	C	261972	2227	Boykin Rd	3RI	DALLAS HEIGHTS	1	3	2	0	1500	1966	677	\$116,000	11/04/2005	24	2
☐	R	C	262442	2235	Boykin Road	3RI	DALLAS HEIGHTS		3	1	1	1300	1977	562	\$62,900	01/13/2006	32	1
☐	R	C	263107	2108	Travis Road	3RI	DALLAS HEIGHTS	.7	3	1	1	1040	1964	091	\$56,000	12/21/2005	60	1
☐	R	C	263796	2240	BOYKIN ROAD	3RI	DALLAS HEIGHTS		4	2	1	3664	1972	562	\$120,000	05/05/2006	130	3
☐	R	C	264921	2313	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	.54	3	2	0	1464	1994	069	\$93,000	03/01/2006	13	5
☐	R	C	265019	2303	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	.48	3	2	0	1246	1994	562	\$74,900	03/14/2006	70	6
☐	R	C	265605	2106	Cassell Street	3RI	DALLAS HEIGHTS	.41	3	2	0	1644	2006	751	\$137,900	08/31/2006	196	6
☐	R	C	265895	2344	TRAVIS ROAD	3RI	DALLAS HEIGHTS		3	2	0	1350	1980	069	\$60,000	03/13/2006	13	1
☐	R	C	266261	4234	AKARD ROAD	3RI	DALLAS HEIGHTS		3	2	0	1500	2005	068	\$124,900	05/31/2006	97	1
☐	R	C	266388	2104	Cassell Street	3RI	DALLAS HEIGHTS	.34	3	2	0	1644	2006	134	\$132,500	08/23/2006	133	1
☐	R	C	266389	2102	Cassell Street	3RI	DALLAS HEIGHTS	.34	3	2	0	1644	2006	152	\$140,800	09/07/2006	168	5
☐	R	C	267325	2309	Moncrieff Street	3RI	DALLAS HEIGHTS		3	2	0	1246	1994	069	\$79,900	10/31/2006	215	1
☐	R	C	270562	2430	Boykin Rd	3RI	DALLAS HEIGHTS	.51	3	1	1	1300	1985	134	\$72,000	08/18/2006	42	1
☐	R	C	274397	4211	AKARD ST	3RI	DALLAS HEIGHTS	.89	2	2	0	1120	1955	851	\$58,850	11/27/2006	55	5
☐	R	C	275763	2110	Cassell St.	3RI	DALLAS HEIGHTS	.46	3	2	0	1600	2006	073	\$140,000	03/30/2007	143	1
☐	R	C	278865	2233	BOYKIN ROAD	3RI	DALLAS HEIGHTS		4	2	0	1500	1966	068	\$75,900	03/21/2007	57	6
☐	R	C	279921	2307	Moncrieff St	3RI	DALLAS HEIGHTS	.54	3	2	0	1257	1994	571	\$90,406	03/30/2007	52	8

83,730
73,93483,730
74,934
83,885
82,87354,600
56,727

Displaying matches 1 through 67 of 67

Sel	P R	S T	ML#	Address		Quad	Subdiv	List Price	Acr	BR	BA	HB	Apx SQFT	List Frm	Yr Blt	DOM	
				No.	Street												
☐	R	A	270265	2110	MONCRIEFF STREET	3RI	DALLAS HEIGHTS	\$79,900	.46	3	1	1	1200	571	1966	447	4
☐	R	A	273481	2211	BOYKIN ROAD	3RI	DALLAS HEIGHTS	\$129,900	.44	3	2	0	1466	068	2006	364	1
☐	R	A	275890	4242	AKARD ROAD	3RI	DALLAS HEIGHTS	\$139,500	.65	3	2	0	1500	562	2005	306	1
☐	R	A	280808	2413	BOYKIN ROAD	3RI	DALLAS HEIGHTS	\$99,900	.55	4	1	1	1289	562	1967	159	1

Displaying matches 1 through 4 of 4



Property Report for Parcel Number Page number 1
Page 35 of 59
167-0-076-00-0
 Inquiry Date: 7/2/2007

Owner Information

Owner Name: STOKES GARY
 Mailing Address_1: _____
 Mailing Address_2: 2106 MONCRIEFF ST
 Mailing Address_3: _____
 City: AUGUSTA
 State: GA
 Zip Code: 30906-9416

For Private Use Only

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Information

Property Address:	2106 MONCRIEFF ST	Previous Value:	\$52,162
Legal Description:	DALLAS HEIGHTS (00000) 013-B	Total Acres:	0.46 ac
Current Value:	\$59,396	Topography:	Rolling
Land Value:	\$16,500	Tax District:	02
Building Value:	\$42,896		

Community Information

Commission District:	6	School Board Member:	Barbara Padgett
Commissioner:	Andy Cheek		
Voting Precinct:	601	Polling Location:	GRACEWOOD SSH

Commercial Improvements data is not available for this property

Residential Improvements

Structure 1

Year Built:	1966	Occupancy Type:	One Family
Effective Year Built:	1985	Ceiling Type:	Sheetrock
Improvement Value:	\$42,896	Wall Type:	Drywall
Heated Area:	1133 sq ft	Floor Construction Type:	Concrete Slab
Number of Rooms:	5	Roof Type:	Asphalt/Fiberglass
Number of Bedrooms:	3	Heat Type:	Baseboard w/c AC
Full Baths:	1	Exterior Wall Type:	Brick Veneer (Face)
Number of Half-Baths:	1	Foundation:	Block/Brick

All Recorded Sales**Sale 1**

<i>Grantee of Sale:</i>	STOKES GARY	<i>Plat Page:</i>	27B 406
<i>Grantor of Sale:</i>	HERNDON EDNA K	<i>Sale Price:</i>	\$59,000
<i>Sale Date:</i>	6/25/2001		
<i>Deed Page:</i>	736 992		

Sale 2

<i>Grantee of Sale:</i>	HERNDON EDNA K	<i>Plat Page:</i>	—
<i>Grantor of Sale:</i>	HERNDON CALVIN H HERNDON EDNA K	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	9/1/1999		
<i>Deed Page:</i>	657 492		

Sale 3

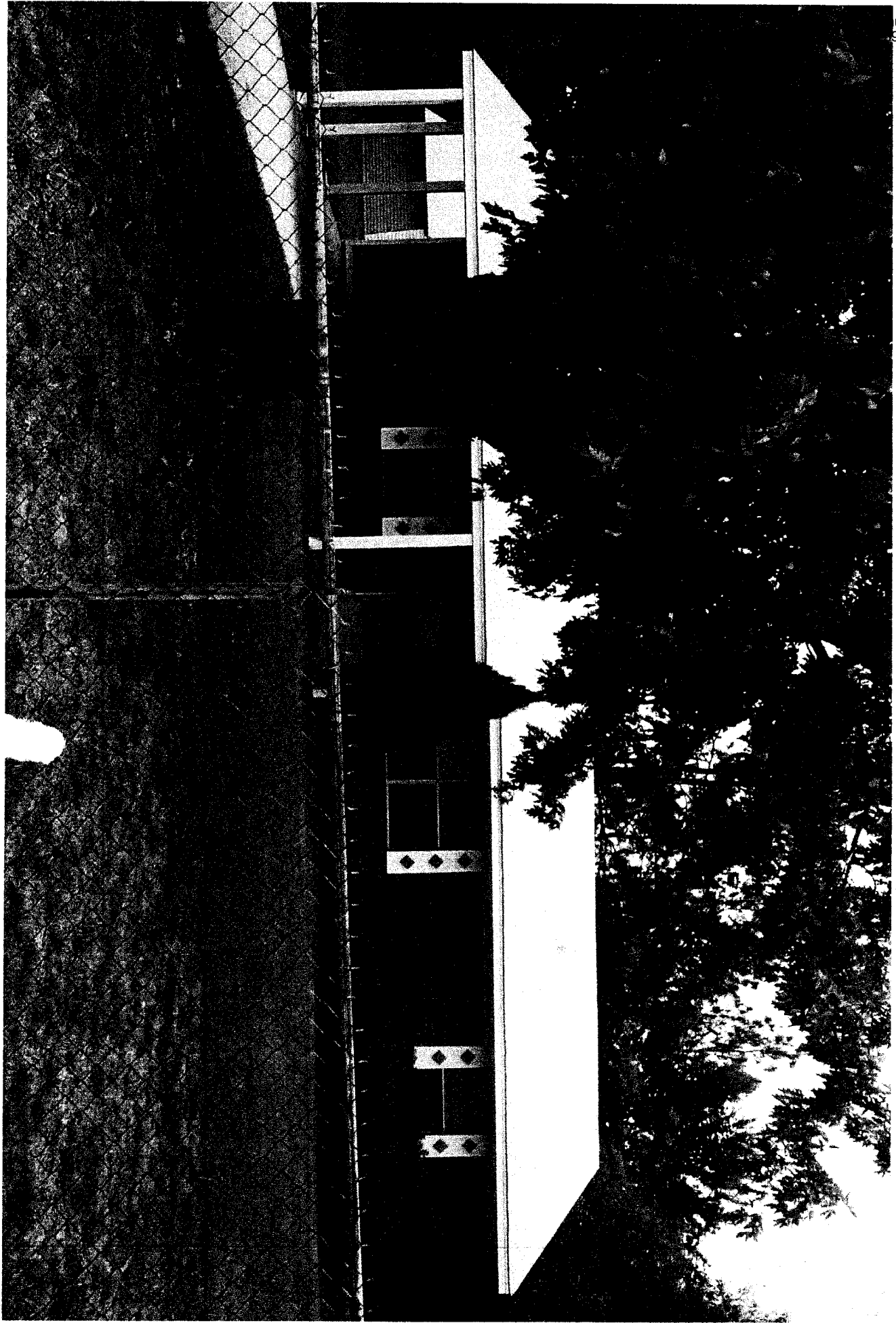
<i>Grantee of Sale:</i>	HERNDON CALVIN H HERNDON EDNA K	<i>Plat Page:</i>	—
<i>Grantor of Sale:</i>	HERNDON CALVIN H	<i>Sale Price:</i>	\$0
<i>Sale Date:</i>	12/2/1987		
<i>Deed Page:</i>	276 1520		

- End of Report -

Photographs of surrounding property and the conditions I believe to have devalued it. This is the old Richmond County landfill.



7-11-07

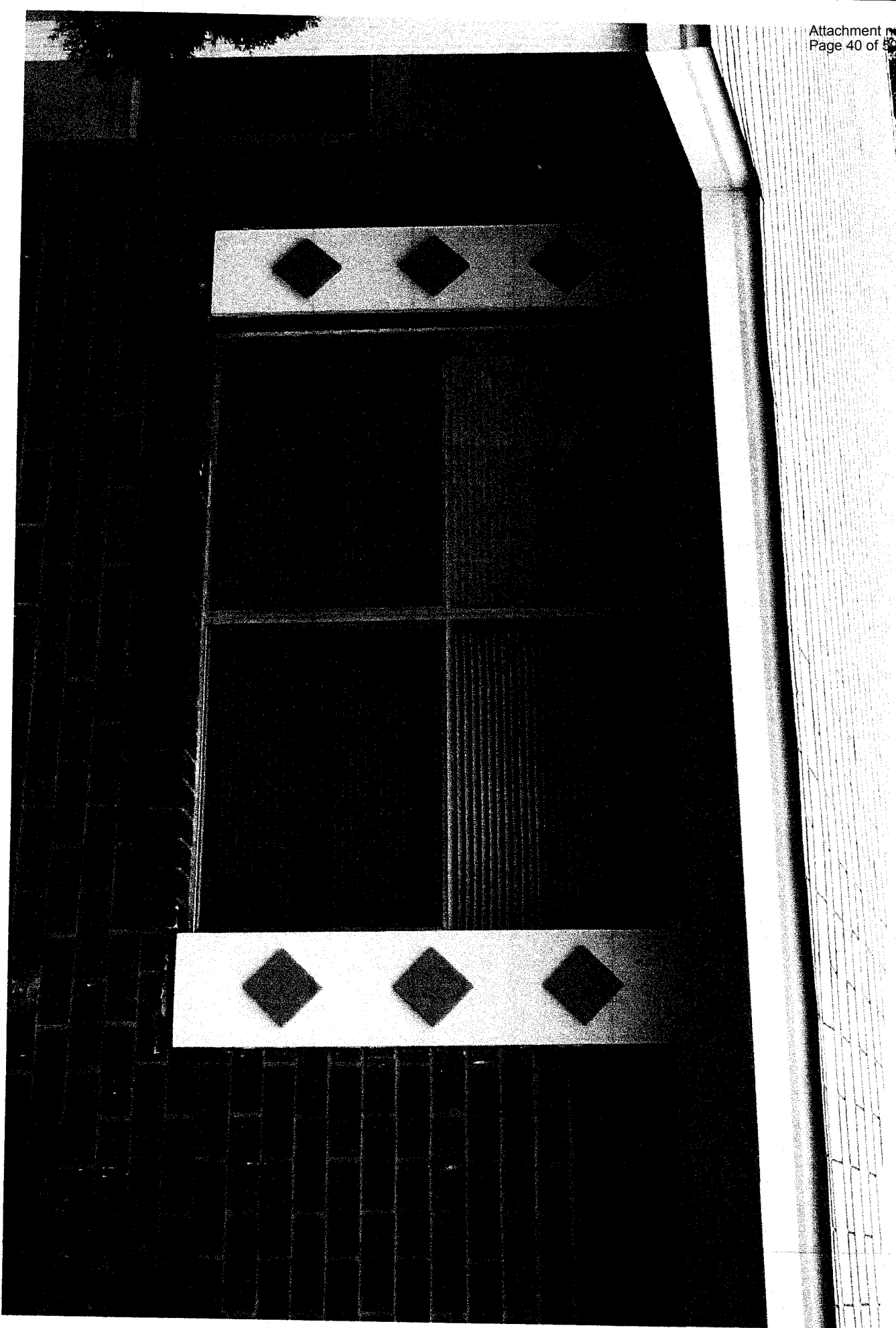


Item # 6

7-11-07

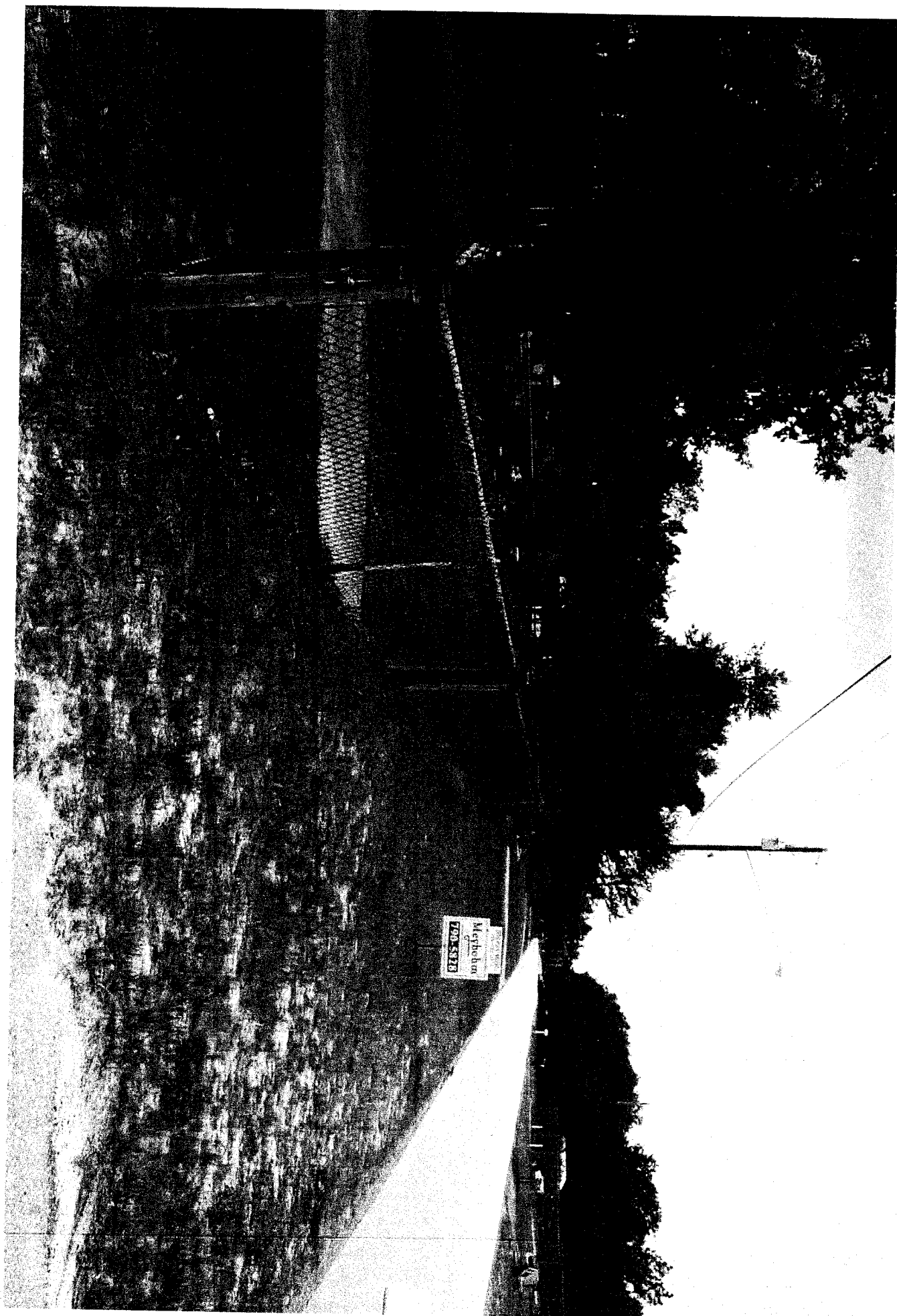
40 + year old windows

7-11-07



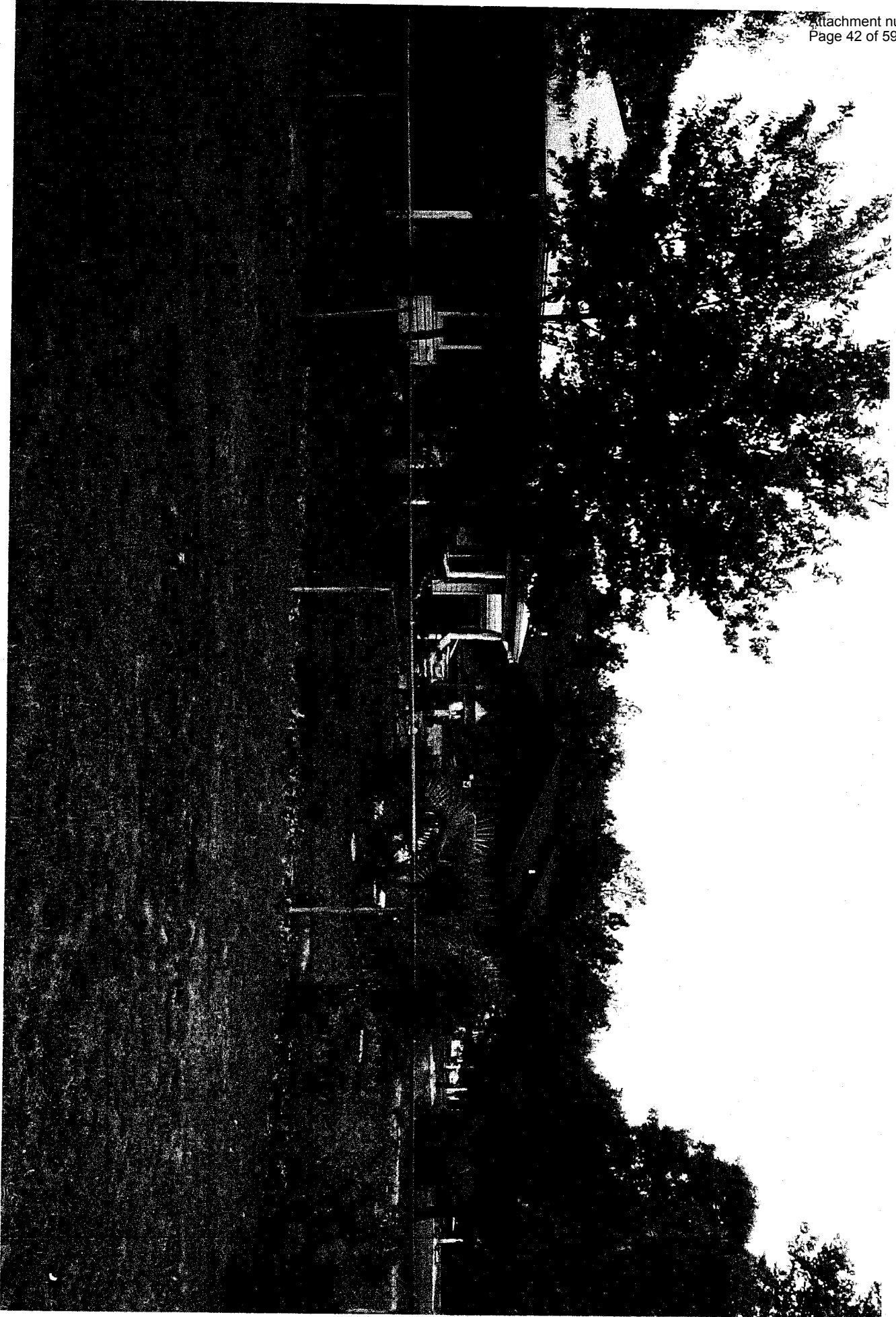
40 year old fence

7-11-07



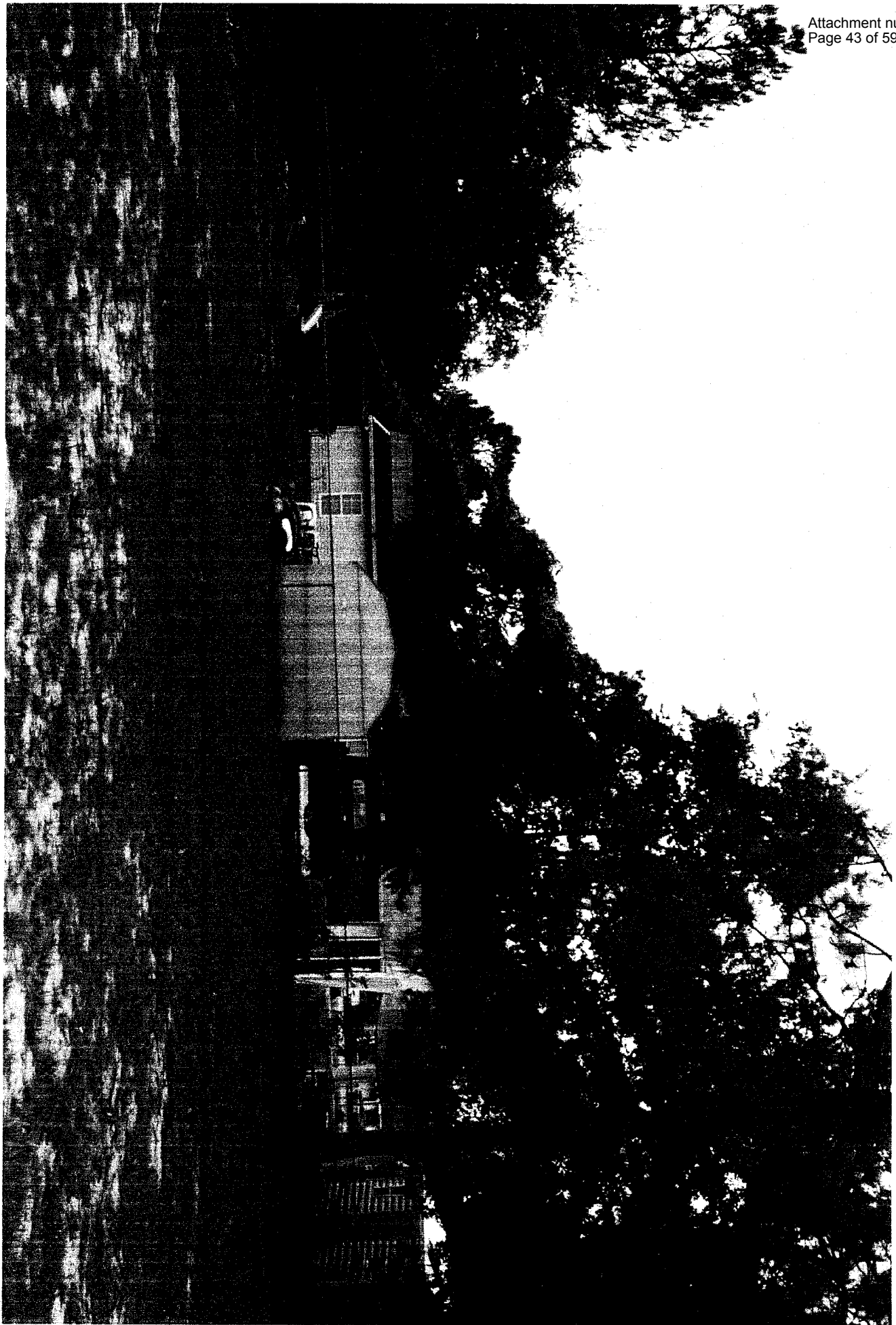
neighbor

7-11-07



Property behind residence

7-11-07



"Junk vehicle" No current tag - Unregistered 7-11-07





7-11-07

fire
result

from down land fill fence



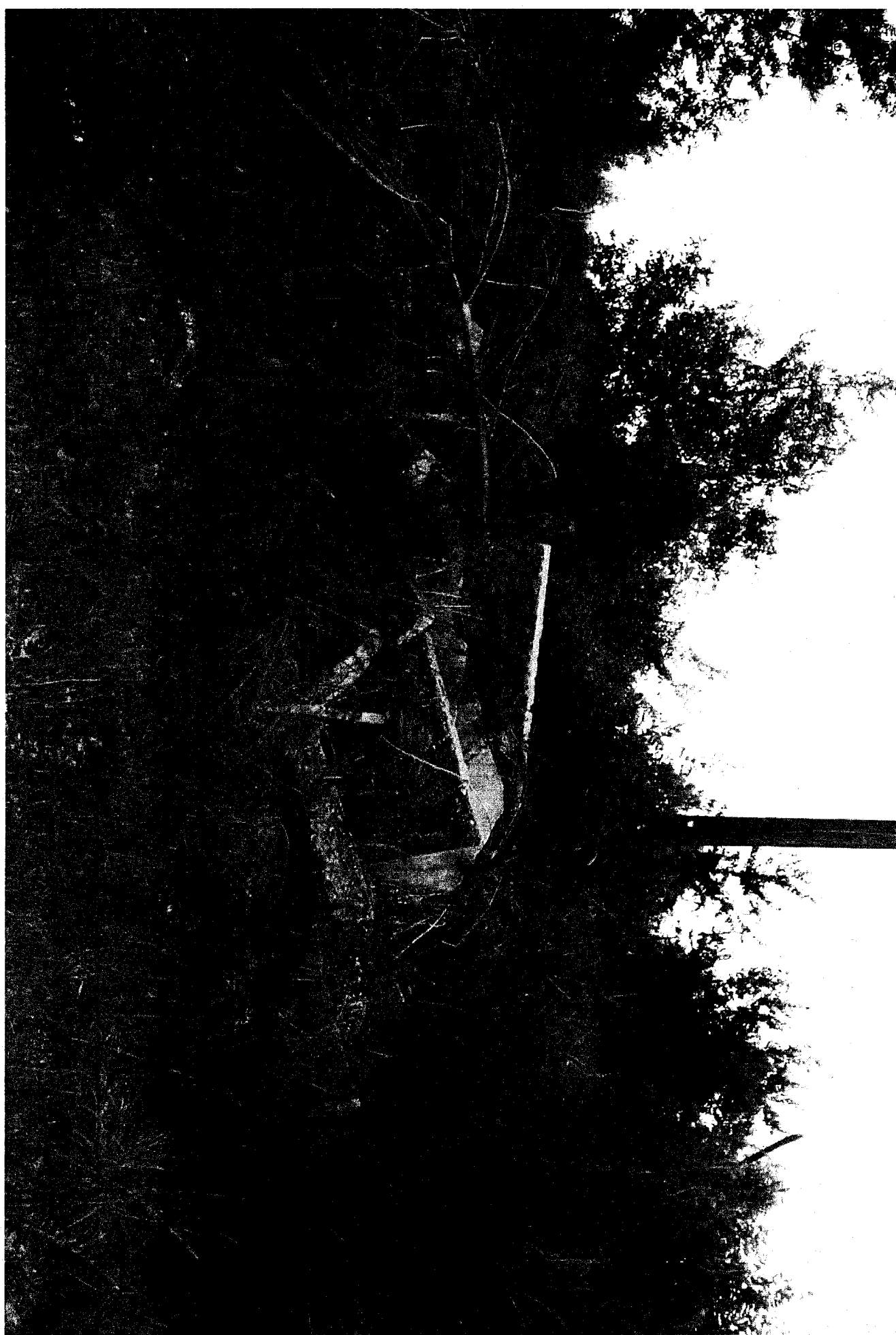
7-11-07

from down landfill fence

7-11-07



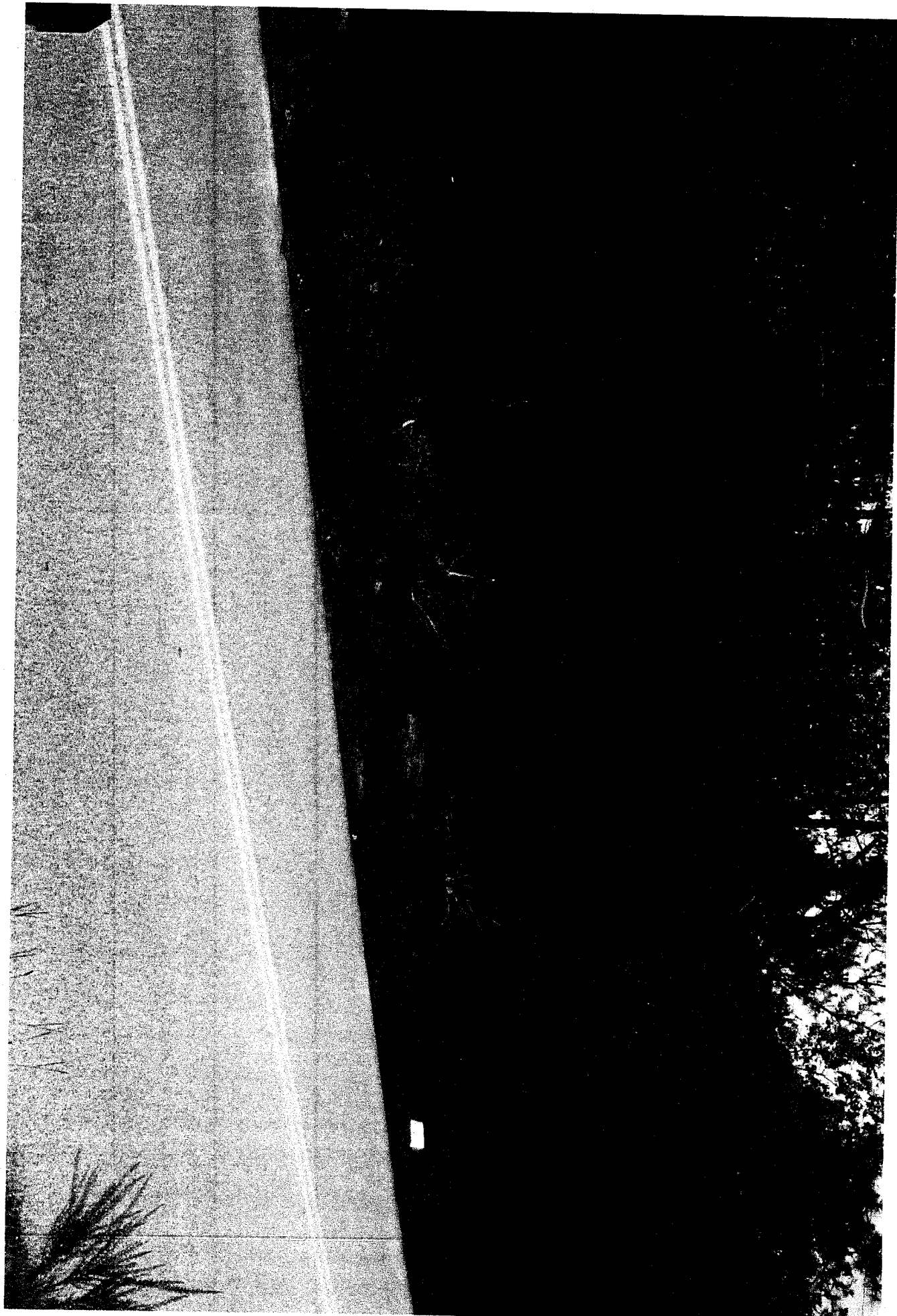
7-11-87



concrete

2

trash



7-11-67

oil dumped



7-11-07

oil dumped



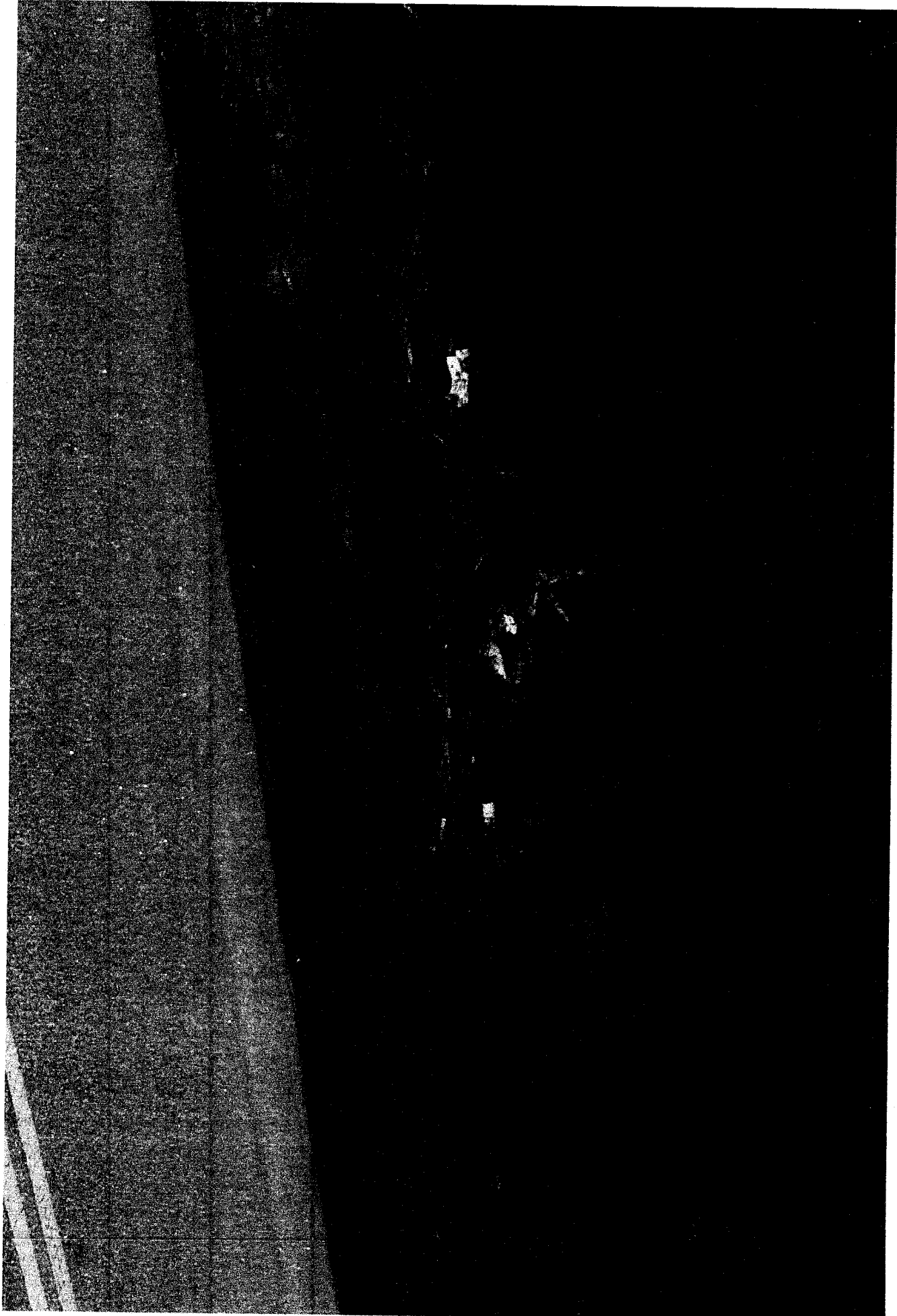
7-11-67

fern down fence



7-11-07

7-11-07

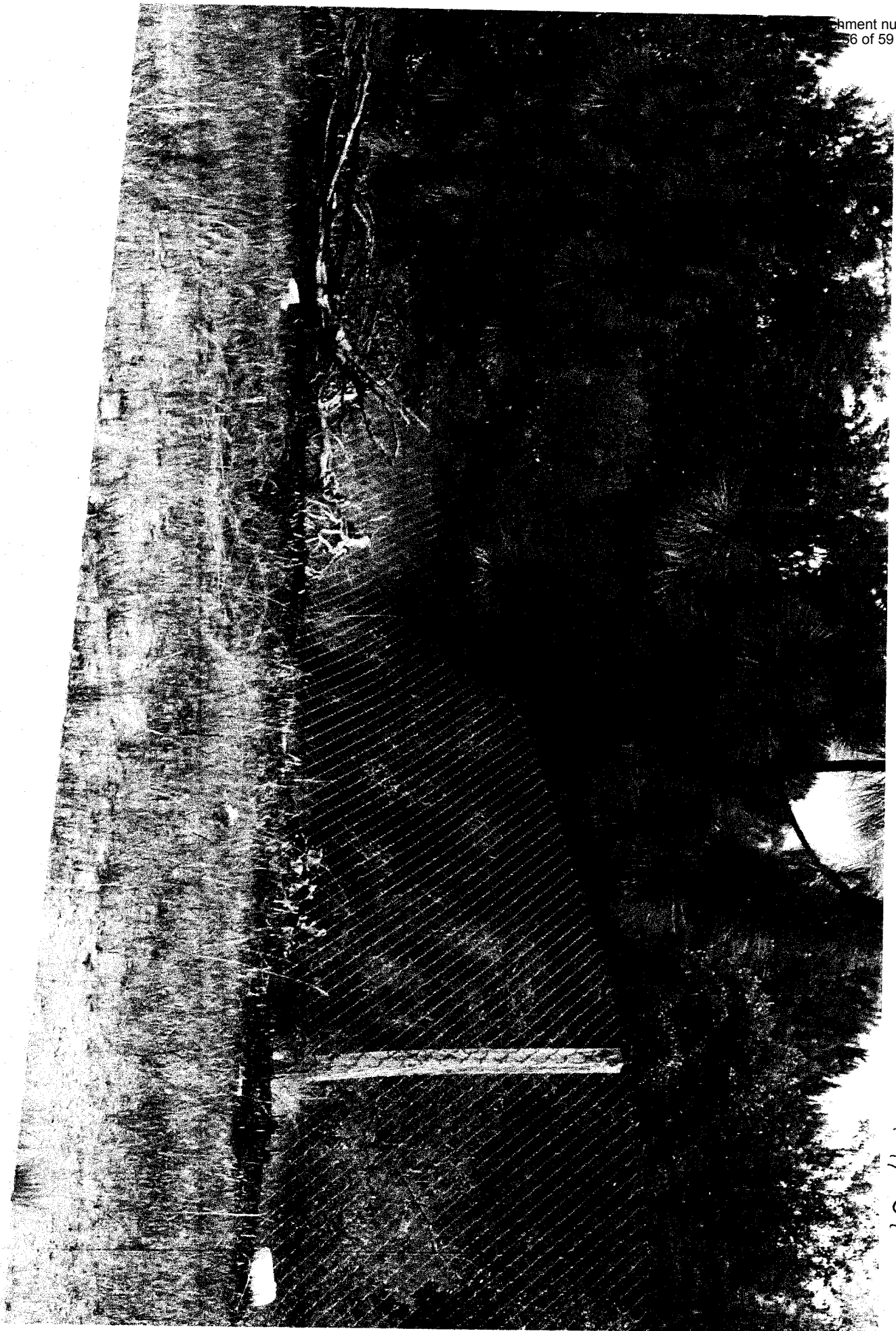


741-87



7-11-87

from
down
face
and
fire



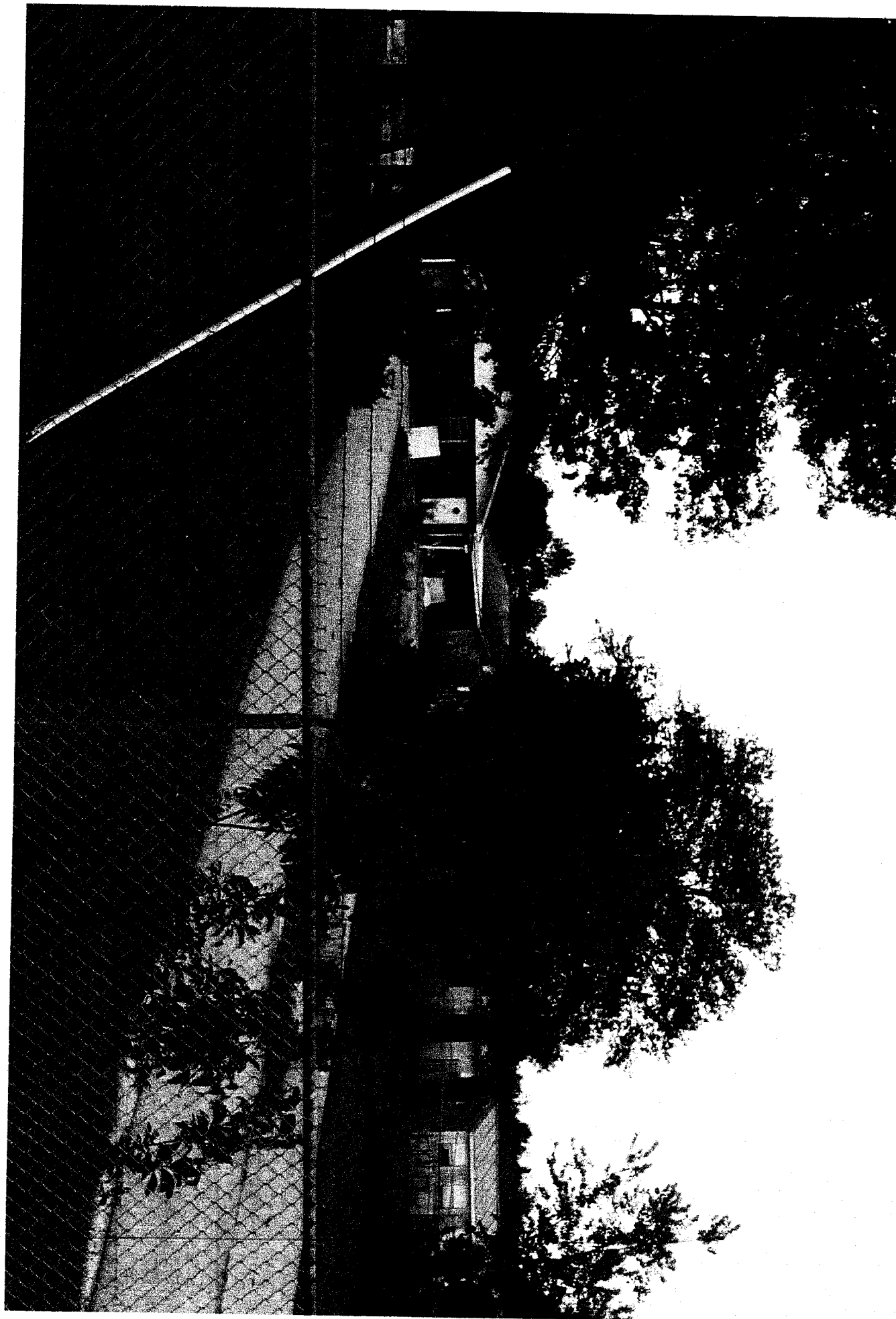
7-11-67

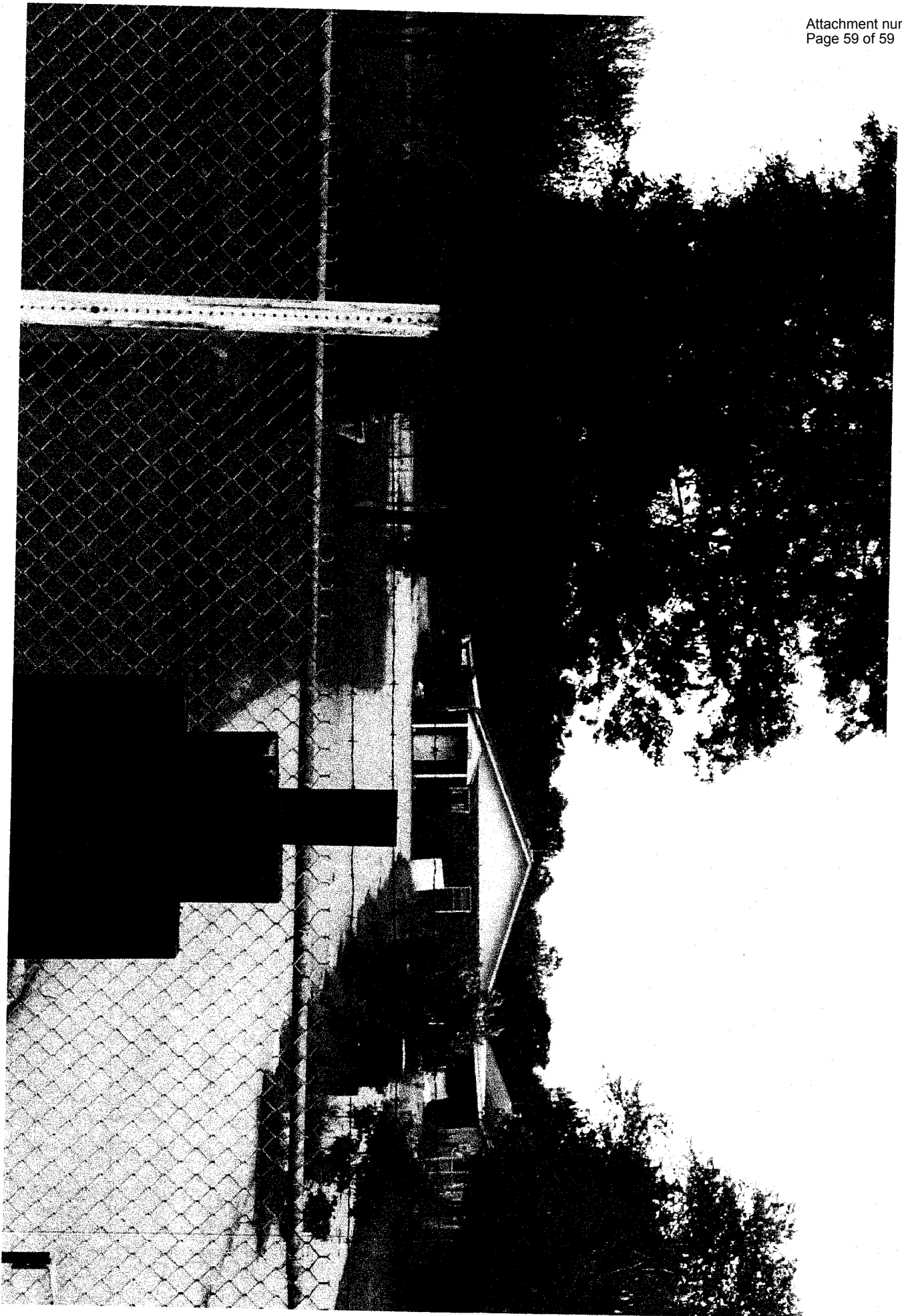


Old Animal Control Shelter 7-11-07

Old Animal Control Shelter

7-11-07





Old Animal Control Shelter
7-11-07



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Motion to demolish house at 2441 Riverlook Drive**

Department: County Attorney - Stephen E. Shepard, Attorney

caption2: Motion to demolish house at 2441 Riverlook Drive, Owner:
Augusta, Georgia.

Background: AUD purchased this house in 1999 as a result of it being flooded twice by a 42" water main owned by Augusta. As a result, the home has major damage and mold issues. The 42" water main has been out of service, however, it will be put back into service in the near future.

Analysis: Based on the history of the water main and the location and topography of the lot in conjunction with that of the water main, along with the current condition of the house, the house should be demolished, the pool filled in and a no-build easement be placed on the property.

Financial Impact: Funds are available in the Utilities Department budget.

Alternatives: Do not demolish the house.

Recommendation: Demolish house.

Funds are Available in the Following Accounts: Augusta Utility Department budget.

REVIEWED AND APPROVED BY:

Administrator.

Clerk of Commission

Cover Memo

Item # 7



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Resurfacing of Hephzibah - McBean Road**

Department: Engineering Department, Abie L. Ladson Director

caption2: Approve the award of construction contract to Blair Construction, Inc. in the amount of \$329,331.31 for the resurfacing of Hephzibah-McBean Road, subject to receipt of signed contracts and proper bonds for the Engineering Department.

Background: This project includes the patching, milling, leveling, resurfacing, and striping of Hephzibah-McBean Road from U.S. 25 (Peach Orchard Road) to approximately 300 feet southeast of Mims Road. This project is funded \$135,000 of Georgia Department of Transportation (GDOT) State-Aid funds.

Analysis: Bids were received on August 2, 2007; with Blair Construction, Inc. being the lowest bidder. The Bid result is presented below: CONTRACTORS BID Blair Construction, Inc. \$329,331.31

Financial Impact: Funds are available through GDOT State-Aid (\$135,000), and the SPLOST Resurfacing Contingency Phase III (\$195,000).

Alternatives: 1) Approve the award of construction contract to Blair Construction, Inc. in the amount of \$329,331.31 for the resurfacing of Hephzibah-McBean Road, subject to receipt of signed contracts and proper bonds for the Engineering Department. 2) Do not approve and not construct the project

Recommendation: Approve Alternative Number One.

Funds are Available in the GL - 323-04-1110 (195,000.00) JL - 204823300

Following (195,000.00)
Accounts:

REVIEWED AND APPROVED BY:

Finance.
Procurement.
Administrator.
Clerk of Commission

Augusta-Richmond County, Georgia

**CAPITAL PROJECT BUDGET
RESURFACING HEPHZIBAH - MCBEAN ROAD**

BE IT ORDAINED by the Commission-Council of Augusta-Richmond County, Georgia that the following Capital Project Budget is hereby adopted:

Section 1: The funding for this project includes the patching, milling, leveling, resurfacing, and striping of Hephzibah-McBean Road from US 25 (Peach Orchard Road) to approximately 300 feet southeast of Mims Road.

Section 2: The following revenues are anticipated to be available to the Consolidated Government to complete the project.

Special 1% Sales Tax, Phase III	\$ 195,000
GDOT	<u>\$ 135,000</u>
	\$ 330,000

Section 3: The following amounts are appropriated for the project:

	By Basin		By District
Varies	\$330,000	Varies	\$330,000

Section 4: Copies of this Capital Project Budget shall be made available to the Comptroller for direction in carrying out this project.

Adopted this _____ day of _____.

Approved

Honorable Deke Copenhaver, Mayor

Original-Commission Council Office
Copy-Engineering Department
Copy-Finance Department
Copy-Procurement Department

Augusta-Richmond County, Georgia

**CAPITAL PROJECT BUDGET
RESURFACING HEPHZIBAH - MCBEAN ROAD**

<u>SOURCE OF FUNDS</u>	<u>CPB AMOUNT CPB</u>	<u>CPB CHANGE</u>	<u>NEW CPB</u>
SALES TAX, PHASE III CONTINGENCY 323-04-1110-204823300	\$195,000		\$195,000
GDOT FUNDING	\$135,000		\$135,000
TOTAL SOURCES:	\$330,000		\$330,000
<u>USE OF FUNDS</u>			
CONSTRUCTION 323-04-1110-5414110-	\$330,000		\$330,000
TOTAL USES:	\$330,000		\$330,000

Bid #07-141 Resurfacing Hephzibah - McBean Road for Augusta Engineering Department Bid Opening Date: Thursday, August 2, 2007 @ 3:00 p.m.			
Vendors:	Total Bid	Bid Bond	Add 1
Ammar Company P.O. Box 204198 Evans, Ga 03809			
Blair Construction P.O. Box 770 Evans, GA 30809	\$329,331.31	X	X
Reeves Construction P.O. Box 1129 Augusta, GA 30903	non-compliant (no conflict of interest form)		



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Storm Water Utility**

Department: Clerk of Commission

caption2: Discuss the creation of a storm water utility. (Requested by Commissioner Cheek)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission



**Engineering Services Committee Meeting
8/27/2007 1:30 PM
Traffic Light**

Department: Clerk of Commission

caption2: Consider a request from parents of Diamond Lakes School students regarding the installation of a traffic light in front of the school at the intersection of Windsor Spring Road and Travis Road.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

Clerk of Commission

Parents Of Diamond Lakes School
Please Sign below If you think that
There Should be a Traffic Light in Front
of the School @ Intersection Windsor Spring
and ~~Martha~~ Travis Rd.

- 1) ~~Deane Moss~~
- 2) Javon Miller
- 3) Jeanne N. Hutton
- 4) Erika Coles
- 5) Tiffany Ousert
- 6) Ann Miles
- 7) Loris Jones
- 8) ~~James~~ Campbell
- 9) Mrs. Barbara Campbell
- 10) Gladys Delphin
- 11) Nancy G. Smith
- 12) Ashley C. Peel
- 13) ~~John~~ Skaley
- 14) Jerome Berry
- 15) Tracy Berry
- 16) C. C. Britt
- 17) Thaxxon Harris
- 18) Christina Jackson
- 19) Margaret Williams
- 20) Joyce Murray
- 21) Jacqueline Irons
- 22) Leslie Jones
- 23) Alfred Jones
- 24) Chana Brown
- 25) Raemell Blount
- 26) Roy Brown
- 27) Lisa M. Williams
- 28) Donta Legors
- 29) Dawn Young
- 30) DAngela Caswell
- 31) Sasha ~~Adams~~
- 32) Elizabeth Brown
- 33) Shing Hill
- 34) Ruth Wall
- 35) Tanisha Statham
- 36) Elizabeth Brown

37) Dinger Gubel

38) Leatha L. Nestor

39) Darrell William

40) Allison Tallner

We Dont like it Com. 11

41) Armita Watkins

Caring Parent

42) Jonu Rhone

55) Ellen Ellis

43) Jani Clark

56) Lilli Cole

44) Alicia Smith

57) Melinda Colquhoun

58) Heidi Talquist

45) Eileen Christian

59) Verda Thomas

46) Angelen Pryor

60) Charmit Wright

47) Oles Samia S. Beawn

61) Janice B. Swift

48) Ancheria McKenney

62) Sally J. Myers

49) Toni McEglin

63) Deborah J. McEglin

50) Nardo Stone

64) Carolyn J. Stone

51) Ondra Washington

65) Angie McBerley

52) Kristina Loe

66) Ingrid Sasser

53) Sally Busby

67) Patricia A. Freeman

54) Darrell Branger

68) ~~John~~ M. ~~Smith~~ Item # 10

- 70) ~~Lucy~~
- 71) Janice White
- 72) Vannara Fleckell
- 73) Nathaniel Kirk
- 74) Samantha J. J.
- 75) Edna Albert
- 76) Camille Mayo
- 77) Carly A. J.
- 78) A. Mitchell
- 79) L. K. K.
- 80) M. Hunter
- 81) M. K.
- 82) Crystal E. Davis
- 83) Cindy E. Davis
- 84) Charlayne Chapman
- 85) K. Davis
- 86) S. C. Martin
- 87) Karen Pitchett

- 88) Klayford
- 89) J. Coleman
- 90) Mesha Morris
- 91) ~~J. G. G.~~
- 92) Shatara Bass
- 93) Clara M. Calloway
- 94) Debra Mitchell
- 95) Virginia L. Taylor
- 96) Jasmine N. N.
- 97) C. L.
- 98) William C. Bush
- 99) Denise A. L. L.
- 100) David L. L.
- 101) Theo S. S.



Engineering Services Committee Meeting

8/27/2007 1:30 PM

Windsor Spring Rd Improvements Phase IV - GDOT Project Framework Agreement

- Department:** Engineering Department, Abie L. Ladson Director
- caption2:** Approve execution of the three (3) Project Framework Agreement (PFA) documents from the Georgia Department of Transportation (GDOT) on the Windsor Spring Road Phase IV project from Willis Foreman Road to Tobacco Road, CPB# 323-04-299823766. The agreement states that GDOT will fund and acquire the rights of way on the Windsor Spring Road Phase IV project.
- Background:** This GDOT project will widen and reconstruct Windsor Spring Road to four (4) lanes with a 20' raised median from Willis Foreman Road to Tobacco Road and replace the bridge over Spirit Creek.
- Analysis:** The Engineering Department had originally entered into an agreement with GDOT on April 6, 1999 to provide the preliminary engineering activities, relocate all publicly owned utilities, and fund/acquire the rights of way on the Windsor Spring Road Phase IV project. GDOT has agreed to fund and acquire the rights of way on the Windsor Spring Road Phase IV project and has submitted a revised PFA to the City for execution.
- Financial Impact:** GDOT has estimated that the cost to acquire the rights of way on the Windsor Spring Road Phase IV project is \$17,411,000. The revised PFA relieves the City of this financial obligation. The revised PFA also denotes that GDOT will be responsible for acquiring the rights of way, which is also a significant cost savings to the Engineering Department.
- Alternatives:** 1) The Engineering Department recommends that the City execute the three (3) Project Framework Agreement (PFA) documents from the Georgia Department of Transportation

(GDOT) on the Windsor Spring Road Phase IV project, from Willis Foreman Road to Tobacco Road, CPB# 323-04-299823766. The agreement states that GDOT will fund and acquire the rights of way on the Windsor Spring Road Phase IV project. 2) Do not approve the recommendation that would cost the City at least \$17,411,000 since the funding and acquisition of the rights of way on the Windsor Spring Road Phase IV project would remain the responsibility of the City.

Recommendation: Approve Alternative Number One.

**Funds are
Available in the
Following
Accounts:**

N/A_____

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**

*Copy: Original can
be viewed + the Clerk
of Comm Ofc.*

**AGREEMENT
BETWEEN
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
AND
AUGUSTA-RICHMOND COUNTY
FOR
TRANSPORTATION FACILITY IMPROVEMENTS**

This Framework Agreement is made and entered into this ____ day of _____, 200_, by and between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the "DEPARTMENT", and the Augusta-Richmond County, acting by and through its Mayor and City Council or Board of Commissioners, hereinafter called the "LOCAL GOVERNMENT".

WHEREAS, the LOCAL GOVERNMENT has represented to the DEPARTMENT a desire to improve the transportation facility described in Attachment A, attached and incorporated herein by reference and hereinafter referred to as the "PROJECT"; and

WHEREAS, the LOCAL GOVERNMENT has represented to the DEPARTMENT a desire to participate in certain activities including the funding of

certain portions of the PROJECT and the DEPARTMENT has relied upon such representations; and

WHEREAS, the DEPARTMENT has expressed a willingness to participate in certain activities of the PROJECT as set forth in this Agreement; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another "for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide." Ga. Constitution Article IX, §III, ¶II(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. The LOCAL GOVERNMENT shall contribute to the PROJECT by funding all or certain portions of the PROJECT costs for the preconstruction engineering (design), all reimburseable utility relocation costs, right of way acquisitions and construction, as specified in Attachment A, attached hereto and incorporated herein by reference. Expenditures incurred by the LOCAL GOVERNMENT and eligible for reimbursement by the DEPARTMENT shall not be considered reimbursible to the

LOCAL GOVERNMENT until the LOCAL GOVERNMENT receives a written notice to proceed for each phase of the PROJECT.

2. The DEPARTMENT shall contribute to the PROJECT by funding all or certain portions of the PROJECT costs for the preconstruction engineering (design) activities, right of way acquisitions or construction as specified in Attachment A.

3. It is understood and agreed by the DEPARTMENT and the LOCAL GOVERNMENT that the funding portion as identified in Attachment "A" of this Agreement only applies to the Preconstruction Engineering Activities. Right of Way and Construction funding estimate levels are provided herein for planning purposes. The DEPARTMENT will prepare LOCAL GOVERNMENT Specific Activity Agreements for applicable Right of Way and Construction.

4. The LOCAL GOVERNMENT shall be responsible for all costs for the continual maintenance and the continual operations of any and all sidewalks and the grass strip between the curb and gutter and the sidewalk within the PROJECT limits.

5. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that Time is of the Essence. It is agreed that both parties shall adhere to the schedule of activities currently established in the approved Transportation Improvement Program/State Transportation Improvement Program (TIP/STIP). Furthermore, all parties shall adhere to the detailed project schedule as approved by

the DEPARTMENT, attached as Attachment B and incorporated herein by reference. In the completion of respective commitments contained herein, if a change in the schedule is needed, the LOCAL GOVERNMENT shall notify the DEPARTMENT in writing of the proposed schedule change and the DEPARTMENT shall acknowledge the change through written response letter; provided that the DEPARTMENT shall have final authority for approving any change.

If, for any reason, the LOCAL GOVERNMENT does not produce acceptable deliverables in accordance with the approved schedule, the DEPARTMENT reserves the right to delay the project's implementation until funds can be re-identified for construction or right of way, as applicable.

6. The LOCAL GOVERNMENT shall certify that they have read and understands the regulations for "CERTIFICATION OF COMPLIANCES WITH FEDERAL PROCUREMENT REQUIREMENTS, STATE AUDIT REQUIREMENTS, AND FEDERAL AUDIT REQUIREMENTS" and will comply in full with said provisions.

7. The LOCAL GOVERNMENT shall accomplish all of the design activities for the PROJECT. The design activities shall be accomplished in accordance with the DEPARTMENT's Plan Development Process, the applicable guidelines of the American Association of State Highway and Transportation Officials, hereinafter referred to as "AASHTO", the DEPARTMENT's Standard Specifications Construction of Transportation Systems, the DEPARTMENT's Plan Presentation Guide, PROJECT schedules, and applicable guidelines of the DEPARTMENT. The

LOCAL GOVERNMENT responsibility for design shall include, but is not limited to the following items:

a. Prepare the PROJECT concept report in accordance with the format used by the DEPARTMENT. The concept for the PROJECT shall be developed to accommodate the future traffic volumes as generated by the LOCAL GOVERNMENT as provided for in paragraph 7b and approved by the DEPARTMENT. The concept report shall be approved by the DEPARTMENT prior to the LOCAL GOVERNMENT beginning further development of the PROJECT plans. It is recognized by the parties that the approved concept may be modified by the LOCAL GOVERNMENT as required by the DEPARTMENT and re-approved by the DEPARTMENT during the course of design due to public input, environmental requirements, or right of way considerations.

b. Develop the PROJECT base year (year facility is expected to be open to traffic) and design year (base year plus 20 years) traffic volumes. This shall include average daily traffic (ADT) and morning (am) and evening (pm) peak hour volumes. The traffic shall show all through and turning movement volumes at intersections for the ADT and peak hour volumes and shall indicate the percentage of trucks expected on the facility.

c. Validate (check and update) the approved PROJECT concept and prepare a PROJECT Design Book for approval by the DEPARTMENT prior to the beginning of preliminary plans.

d. Prepare environmental studies, documentation, and reports for the PROJECT that show the PROJECT is in compliance with the provisions of

the National Environmental Protection Act and Georgia Environmental Protection Act, as appropriate to the PROJECT funding. This shall include any and all archaeological, historical, ecological, air, noise, underground storage tanks (UST), and hazardous waste site studies required as well as any environmental reevaluations required. The LOCAL GOVERNMENT shall submit to the DEPARTMENT all environmental documents and reports for review and approval by the DEPARTMENT and the FHWA.

e. Prepare all public hearing and public information displays and conduct all required public hearings and public information meetings in accordance with DEPARTMENT practice.

f. Perform all surveys, mapping, soil investigation studies and pavement evaluations needed for design of the PROJECT.

g. Perform all work required to obtain project permits, including, but not limited to, US Army Corps of Engineers 404 and Federal Emergency Management Agency (FEMA) approvals. These efforts shall be coordinated with the DEPARTMENT.

h. Prepare the PROJECT drainage design including erosion control plans and the development of the hydraulic studies for the Federal Emergency Management Agency Floodways and acquisition of all necessary permits associated with the drainage design.

i. Prepare traffic studies, preliminary construction plans including a cost estimate for the Preliminary Field Plan Review, preliminary and final utility plans, preliminary and final right of way plans, staking of the required right of way, and final construction plans including a cost estimate for the

Final Field Plan Review, erosion control plans, lighting plans, traffic handling plans, and construction sequence plans and specifications including special provisions for the PROJECT.

j. Provide certification, by a Georgia Registered Professional Engineer, that the construction plans have been prepared under the guidance of the professional engineer and are in accordance with AASHTO and DEPARTMENT guidelines.

k. Failure of the LOCAL GOVERNMENT to follow the DEPARTMENT's Plan Development Process will jeopardize the use of Federal funds in some or all of the categories outlined in this Agreement, and it shall be the responsibility of the LOCAL GOVERNMENT to make up the loss of that funding.

8. All Primary Consultant firms hired by the LOCAL GOVERNMENT to provide services on the PROJECT shall be prequalified with the DEPARTMENT in the appropriate area-classes. The DEPARTMENT shall, on request, furnish the LOCAL GOVERNMENT with a list of prequalified consultant firms in the appropriate area-classes.

9. The PROJECT construction and right of way plans shall be prepared in English units.

10. All drafting and design work performed on the project shall be done utilizing Microstation and CAiCE software respectively, and shall be organized as per the Department's guidelines on electronic file management.

11. The DEPARTMENT shall review and has approval authority for all aspects of the PROJECT provided however this review and approval does not relieve the LOCAL GOVERNMENT of its responsibilities under the terms of this agreement. The DEPARTMENT will work with the FHWA to obtain all needed approvals as deemed necessary with information furnished by the LOCAL GOVERNMENT.

12. The LOCAL GOVERNMENT shall be responsible for the design of all bridge(s) and preparation of any required hydraulic and hydrological studies within the limits of this PROJECT in accordance with the DEPARTMENT's policies and guidelines. The LOCAL GOVERNMENT shall perform all necessary survey efforts in order to complete the design of the bridge(s) and prepare any required hydraulic and hydrological studies. The final bridge plans shall be incorporated into this PROJECT as a part of this Agreement.

13. The LOCAL GOVERNMENT shall follow the DEPARTMENT's procedures for identification of existing and proposed utility facilities on the PROJECT. These procedures, in part, require all requests for existing, proposed, or relocated facilities to flow through the DEPARTMENT's Project Liaison and the District Utilities Engineer.

14. The LOCAL GOVERNMENT shall address all railroad concerns, comments, and requirements to the satisfaction of the DEPARTMENT.

15. If the right of way phase is 100% local funding with no Federal or State reimbursement, upon the DEPARTMENT's approval of the project right of way plans, verification that the approved environmental document is current, which shall mean that the approval of the environmental document occurred within six (6) months of the approval notice by the DEPARTMENT's for project right of way plans, and delivery of a written notice to proceed, the LOCAL GOVERNMENT may proceed with the acquisition of the necessary right of way for the PROJECT. If the right of way phase involves federal and/or state funding reimbursement, upon the Department's approval of the project right of way plans, the Local Government may proceed with all pre-acquisition right of way activities, however, property negotiation and acquisition cannot commence until right of way funding authorization is approved. Right of way acquisition shall be in accordance with the law and the rules and regulations of the FHWA including, but not limited to, Title 23, United States Code; 23 CFR 710, et. Seq., and 49 CFR Part 24 and the rules and regulations of the DEPARTMENT and in accordance with the "Contract for the Acquisition of Right of Way" to be prepared by the Office of Right of Way and executed between the LOCAL GOVERNMENT and the DEPARTMENT prior to the commencement of any right of way activities. Failure of the LOCAL GOVERNMENT to adhere to the provisions and requirements specified in the acquisition contract may result in the loss of Federal funding for the PROJECT and it will be the responsibility of the

Final Field Plan Review, erosion control plans, lighting plans, traffic handling plans, and construction sequence plans and specifications including special provisions for the PROJECT.

j. Provide certification, by a Georgia Registered Professional Engineer, that the construction plans have been prepared under the guidance of the professional engineer and are in accordance with AASHTO and DEPARTMENT guidelines.

k. Failure of the LOCAL GOVERNMENT to follow the DEPARTMENT's Plan Development Process will jeopardize the use of Federal funds in some or all of the categories outlined in this Agreement, and it shall be the responsibility of the LOCAL GOVERNMENT to make up the loss of that funding.

8. All Primary Consultant firms hired by the LOCAL GOVERNMENT to provide services on the PROJECT shall be prequalified with the DEPARTMENT in the appropriate area-classes. The DEPARTMENT shall, on request, furnish the LOCAL GOVERNMENT with a list of prequalified consultant firms in the appropriate area-classes.

9. The PROJECT construction and right of way plans shall be prepared in English units.

10. All drafting and design work performed on the project shall be done utilizing Microstation and CAiCE software respectively, and shall be organized as per the Department's guidelines on electronic file management.

11. The DEPARTMENT shall review and has approval authority for all aspects of the PROJECT provided however this review and approval does not relieve the LOCAL GOVERNMENT of its responsibilities under the terms of this agreement. The DEPARTMENT will work with the FHWA to obtain all needed approvals as deemed necessary with information furnished by the LOCAL GOVERNMENT.

12. The LOCAL GOVERNMENT shall be responsible for the design of all bridge(s) and preparation of any required hydraulic and hydrological studies within the limits of this PROJECT in accordance with the DEPARTMENT's policies and guidelines. The LOCAL GOVERNMENT shall perform all necessary survey efforts in order to complete the design of the bridge(s) and prepare any required hydraulic and hydrological studies. The final bridge plans shall be incorporated into this PROJECT as a part of this Agreement.

13. The LOCAL GOVERNMENT shall follow the DEPARTMENT's procedures for identification of existing and proposed utility facilities on the PROJECT. These procedures, in part, require all requests for existing, proposed, or relocated facilities to flow through the DEPARTMENT's Project Liaison and the District Utilities Engineer.

14. The LOCAL GOVERNMENT shall address all railroad concerns, comments, and requirements to the satisfaction of the DEPARTMENT.

15. If the right of way phase is 100% local funding with no Federal or State reimbursement, upon the DEPARTMENT's approval of the project right of way plans, verification that the approved environmental document is current, which shall mean that the approval of the environmental document occurred within six (6) months of the approval notice by the DEPARTMENT's for project right of way plans, and delivery of a written notice to proceed, the LOCAL GOVERNMENT may proceed with the acquisition of the necessary right of way for the PROJECT. If the right of way phase involves federal and/or state funding reimbursement, upon the Department's approval of the project right of way plans, the Local Government may proceed with all pre-acquisition right of way activities, however, property negotiation and acquisition cannot commence until right of way funding authorization is approved. Right of way acquisition shall be in accordance with the law and the rules and regulations of the FHWA including, but not limited to, Title 23, United States Code; 23 CFR 710, et. Seq., and 49 CFR Part 24 and the rules and regulations of the DEPARTMENT and in accordance with the "Contract for the Acquisition of Right of Way" to be prepared by the Office of Right of Way and executed between the LOCAL GOVERNMENT and the DEPARTMENT prior to the commencement of any right of way activities. Failure of the LOCAL GOVERNMENT to adhere to the provisions and requirements specified in the acquisition contract may result in the loss of Federal funding for the PROJECT and it will be the responsibility of the

LOCAL GOVERNMENT to make up the loss of that funding. In the event the LOCAL GOVERNMENT is to receive reimbursement of all or part of the acquisition funding, reimbursable right of way costs are to include land and improvement costs, property damage values, relocation assistance expenses and contracted property management costs. Non reimbursable costs include administrative expenses such as appraisal, consultant, attorney fees and any in-house property management or staff expenses. All required right of way shall be obtained and cleared of obstructions, including underground storage tanks, prior to advertising the PROJECT for bids. The LOCAL GOVERNMENT shall further be responsible for making all revisions to the approved right of way plans, as deemed necessary by the DEPARTMENT, for whatever reason, as needed to purchase the required right of way.

16. Upon completion and approval of the PROJECT plans, certification that all needed rights of way have been obtained and cleared of obstructions, and certification that all needed permits for the PROJECT have been obtained by the LOCAL GOVERNMENT the PROJECT shall be let for construction. The DEPARTMENT, unless shown otherwise on Attachment A, shall be solely responsible for securing and awarding the construction contract for the PROJECT.

17. The LOCAL GOVERNMENT shall review and make recommendations concerning all shop drawings prior to submission to the DEPARTMENT. The DEPARTMENT shall have final authority concerning all shop drawings.

18. The LOCAL GOVERNMENT agrees that all reports, plans, drawings, studies, specifications, estimates, maps, computations, computer diskettes and printouts, and any other data prepared under the terms of this Agreement shall become the property of the DEPARTMENT if required. This data shall be organized, indexed, bound, and delivered to the DEPARTMENT no later than the advertisement of the PROJECT for letting. The DEPARTMENT shall have the right to use this material without restriction or limitation and without compensation to the LOCAL GOVERNMENT.

19. The LOCAL GOVERNMENT shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by or on behalf of the LOCAL GOVERNMENT pursuant to this Agreement. The LOCAL GOVERNMENT shall correct or revise, or cause to be corrected or revised, any errors or deficiencies in the designs, drawings, specifications, and other services furnished for this PROJECT. Failure by the LOCAL GOVERNMENT to address the errors or deficiencies within 30 days shall cause the LOCAL GOVERNMENT to assume all responsibility for construction delays caused by the errors and deficiencies. All revisions shall be coordinated with the DEPARTMENT prior to issuance. The LOCAL GOVERNMENT shall also be responsible for any claim, damage, loss or expense, to the extent allowed by law that is attributable to errors, omissions, or negligent acts related to the designs, drawings, specifications, and other services furnished by or on behalf of the LOCAL GOVERNMENT pursuant to this Agreement.

Project# STP-7007 (6) & STP-7007 (7) Richmond County

This Agreement is made and entered into in FULTON COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia.

The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

Project# STP-7007 (6) & STP-7007 (7) Richmond County

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives.

RECOMMENDED:

LOCAL GOVERNMENT NAME

Michael L. Thomas
District Engineer

BY:

Deke Copenhaver
Mayor

Director of Preconstruction

Signed, sealed and delivered this
____ day of _____,
200__, in the presence of:

Chief Engineer

DEPARTMENT OF
TRANSPORTATION

Witness

BY: _____
Commissioner

Notary Public

This Agreement approved on the
____ day of _____, 200__.

ATTEST:

Treasurer

City/County Clerk (as appropriate)

REVIEWED AS TO LEGAL FORM:

FEIN: _____

Office of Legal Services

ATTACHMENT "A"

Project Numbers: STP-7007 (6) & STP-7007 (7) - Richmond County

Project (PI#, Project #, Description)	Work Type	Preliminary Engineering		Right of Way		Construction		Utilities Relocation Costs by
		Funding	Design	Funding of Real Property	Acquisition & Administrative Cost by	Funding	Letting by	
PI# 250610- STP-7007 (6) Richmond Windsor Spring Rd from Willis Foreman to Tobacco Road	Widening	100% Local	Local	80% Federal \$13,928,800 20% State \$3,482,200	GDOT	80% Federal \$23,044,000 20% State \$5,761,000	GDOT	100% County
PI# 250615 STP-7007 (7) Richmond Windsor Spring Rd at Spirit Creek	Bridge	100% Local	Local	N/R	N/R	80% Federal \$1,520,000 20% State \$380,000	GDOT	100% County

Note: 1. Maximum allowable GDOT reimbursable amount may be shown above in lieu of percentages when applicable. Local Government will only be reimbursed the percentage of the accrued invoiced amounts up to but not to exceed the maximum amount indicated.

2. Cash participation limits may be shown above in lieu of percentages when applicable.

ATTACHMENT "B"

250610, 250615 – Richmond County

Proposed Project Schedule

Environmental Phase Concept Phase Preliminary Plan Phase Right of Way Phase						
Deadlines for Responsible Parties	Execute Agreement	Month/Year	Month/Year	Month/Year	Month/Year	Month/Year
		Currently 100%	October 2007	December 2007		June 2010

Annual Reporting Requirements

The Local Government shall provide a written status report to the Department's Project Manager with the actual phase completion date(s) and the percent complete/proposed completion date of incomplete phases. The written status report shall be received by the Department no later than the first day of February of every calendar year until all phases have been completed.

Training Certification Requirement

The Local Government shall provide a written certification that all appropriate staff (employees and consultants) involved in the Project have attended or are scheduled to attend the Department's Plan Development Process Training Course. The written certification shall be received by the Department no later than the first day of February of every calendar year until all phases have been completed.