



Engineering Services Committee Committee Room- 1/30/2008- 1:30 PM
Meeting

ENGINEERING SERVICES

1. Motion to abandon Mulherin Street between Beman and Druid Park to Paine College. ☐ [Attachments](#)

2. Motion to approve an Option for the purpose of acquiring easements between CD& F Interest, LLC., Sandhill Development, Inc., Estate of William F. Franke, Jr., H. Allen Strickland, Jr., and Robert R. Warr, as owners, and Augusta, Georgia as optionee, in connection with the 10151-630 Water Main, Phase II Project, for the purchase price of \$22,439.00. ☐ [Attachments](#)

054-0-111-00-0 (1818 Barton Chapel Road), 25,419 sq. ft. of permanent utility, access and maintenance easement and 25, sq. ft. of temporary construction easement.

054-3-003-00-0 (1048 Franke Industrial Park), 16,094 sq. ft. of permanent utility, access and maintenance easement and 16,409 sq. ft. of temporary construction easement.

3. Motion to approve an Option for the purpose of acquiring a Right-of-Way between Gregory P. Rudy and Susan R. Rudy as owner, and Augusta, Georgia, as optionee, in connection with the Alexander Drive Project, for 0.010 acre (456.63 sq. ft.) in fee and (209.97 sq. ft.) of permanent construction and maintenance easement for the following property located at 2807 Brickrun Way for a purchase price of \$31,800.00. ☐ [Attachments](#)
4. Presentation by Mr. Arthur Marshall of Custom Contractors & Association, Inc. regarding a deed/easement at 2413 Budapest Court. (Referred from January 7 Engineering Services) ☐ [Attachments](#)

5. Authorize payment to Atlanta Gas Light Company for relocation of a 12” high pressure steel gas main in three locations to allow installation of the new Main Interceptor sewer pipe. ☐ [Attachments](#)
6. Approve award of construction in the amount of \$3,558,586.63 to Blair Construction Company for the 630 System 36” Phase II water main project. Bid item # 07-203. ☐ [Attachments](#)
7. Approve award of the contract for Shingle Roof Replacement for the Health Department Complex on North Leg Road (Buildings F, G, H, & I) to the low bidder, Southern Roofing and Insulating Co., Inc. in the amount of \$33,000. ☐ [Attachments](#)
8. Approve award of the contract for replacing the canopy fabric at the Jessye Norman Amphitheater to the only bidder, Augusta Canvas, in the amount of \$22,665. ☐ [Attachments](#)
9. Approve the deeds of dedication, maintenance agreements, and road resolution submitted by the Engineering and Augusta Utilities Departments for Cambridge Subdivision, Section Twelve-A. ☐ [Attachments](#)
10. Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering and Augusta Utilities Departments for Cambridge Subdivision, Section Twelve-B. ☐ [Attachments](#)
11. Motion to authorize condemnation of a portion of property #139-0-389-00-0 2948 Arrowwood Circle, which is owned by O.Z. and Petra Henry for 1,627 Sq. Feet of Temporary Easement. AUD Project: 50202 Horsepen Sanitary Sewer, Phase 2 Improvement Project. ☐ [Attachments](#)
12. Motion to authorize condemnation of a portion of Property # 140-0293-00-0 2811 Pepperdine Drive, which is owned by Raymond D. Brigham for 2,393 Sq. Feet for ☐ [Attachments](#)

a Permanent Easement and 1,940 Sq. Feet of Temporary Easement. AUD Project: 50202 Horsepen Sanitary Sewer, Phase 2 Improvement.

13. Motion to authorize RFP for selection of a developer and approval of a development agreement for design and construction of the TEE Center and approval of Transportation and Tourism Fee Ordinance for Heritage Area Development. ☐ [Attachments](#)
14. Approve Supplemental Agreement Number Four in the amount of \$515,000.00, thereby authorizing the Engineering Department to extend the current agreement with Jordan, Jones & Goulding (JJG) for three years to provide project management support via staff augmentation, to be funded from SPLOST Phase V Administration contingency (325-04.1197-6011110). Contingent upon receipt and review of executed documents. ☐ [Attachments](#)
15. Motion to authorize award and execution of a contract with MC Squared, Inc. to provide soils and materials testing services for the James B. Messerly Water Pollution Control Plant Project (RFQ #07-196) in an amount not to exceed \$\$371,394.00. ☐ [Attachments](#)
16. Consider a request from the Morris Museum of Art to place a sign on City owned land at the intersection of Tatnall and Tenth Streets. ☐ [Attachments](#)
17. Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering and Augusta Utilities Departments for Pinehurst, Section One, Phase Two. ☐ [Attachments](#)
18. Ratify Emergency Purchase Order P144815 in the amount of \$57,800.00 to the Menk Company to replace the water lines and related valves supplying domestic and fire protection water to the Municipal Building. ☐ [Attachments](#)

19. Motion to approve a Resolution authorizing Augusta Richmond County to continue the redevelopment of the lower level of the Augusta Canal and the establishment of a designated area within the lower level of the Augusta Canal for the placement of a memorial to Rev. Dr. Martin Luther King, Jr. (Requested by Mayor Copenhaver) ☐ [Attachments](#)
20. Motion to approve resolution creating street lighting districts. ☐ [Attachments](#)
21. Authorize the city of Augusta to donate 4 parcels of right of way that belong to the City that have to be acquired to construct the improvements on the Wrightsboro Road project from Jimmie Dyess Parkway to I-520, ARC project number 323-04-296823309. The Georgia Department of Transportation (GDOT) is funding and acquiring the right of way for this project. ☐ [Attachments](#)

www.augustaga.gov



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Abandonment of Mulherin Street**

Department: County Attorney

Caption: Motion to abandon Mulherin Street between Beman and Druid Park to Paine College.

Background: Mulherin Street begins at Beman Street and ends at Druid Park Avenue as shown on the attached Exhibit A. It runs parallel to and lies between McNally Street and Central Avenue as shown on the attached Exhibit B. Paine College owns the land on both sides of Mulherin Street with athletic fields and a gymnasium on each side, respectively. Paine College desires the abandonment of this property to facilitate the construction of a new Health Education Athletic and Learning Complex. Abandonment of Mulherin Street will allow the new facility to be connected to the rest of the campus without the intrusion of traffic.

Analysis: Because a single owner owns all of the adjacent property, there is no concern that abandonment will block egress or access to any property owner.

Financial Impact: An appraisal is being performed and the market value assigned by that appraisal will be utilized in the sale of Mulherin Street if abandoned.

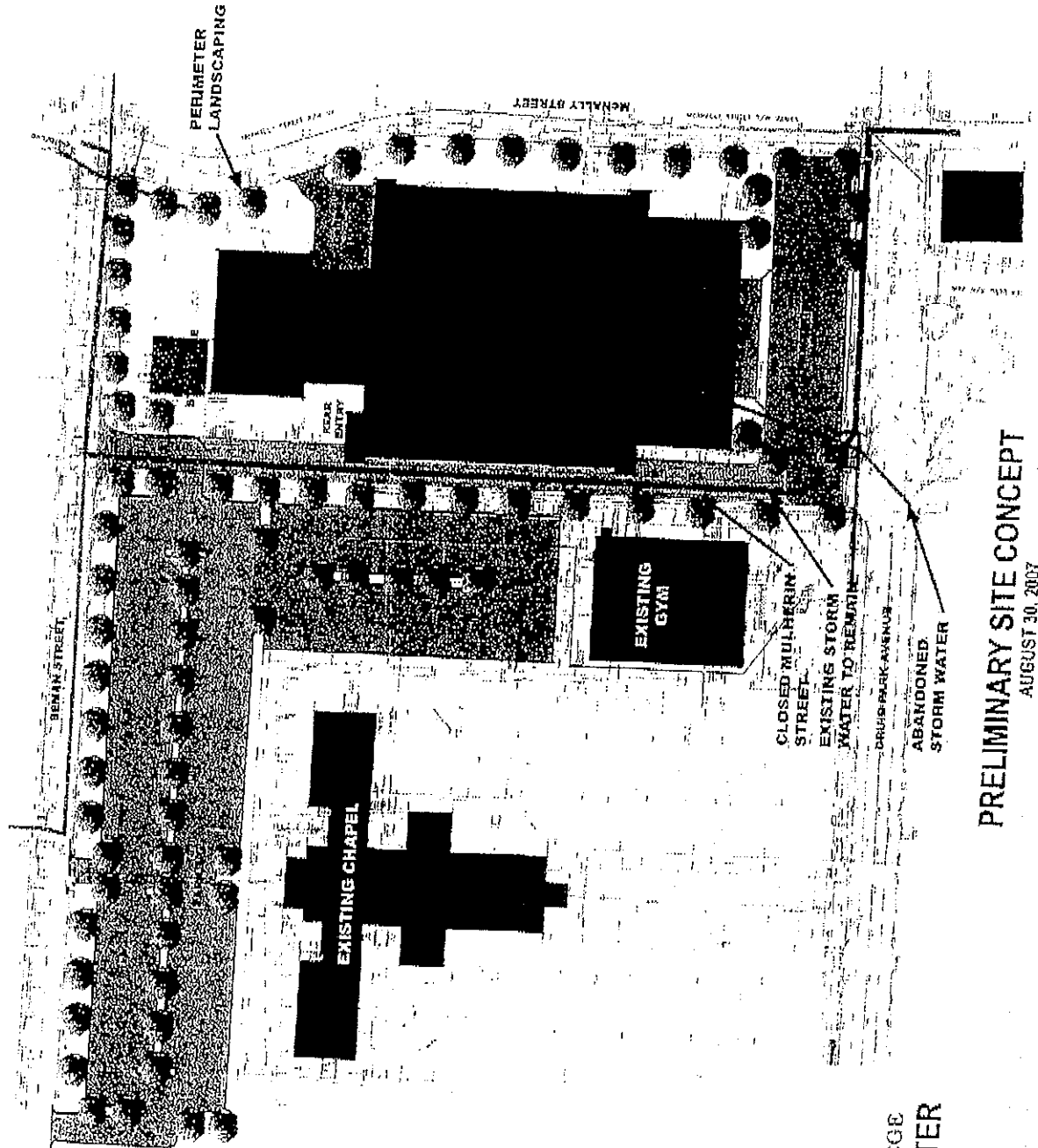
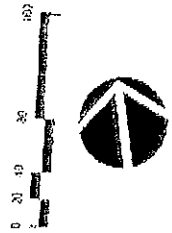
Alternatives: Either approve or deny the motion to abandon Mulherin Street.

Recommendation: Approve the motion to abandon Mulherin Street

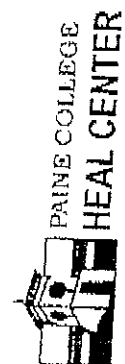
Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**



PRELIMINARY SITE CONCEPT
AUGUST 30, 2007



WILLIAM SMITH & PARTNERS
ARCHITECTS, P.L.L.C.





**Engineering Services Committee Meeting
1/30/2008 1:30 PM**

Acquisition of Easement AU-CD@F interest, LLC; Sandhill Development, Inc., Estate of William F. Franke, Jr., H. Allen Strickland and Robert R. Warr

Department: County Attorney

Caption: Motion to approve an Option for the purpose of acquiring easements between CD& F Interest, LLC., Sandhill Development, Inc., Estate of William F. Franke, Jr., H. Allen Strickland, Jr., and Robert R. Warr, as owners, and Augusta, Georgia as optionee, in connection with the 10151-630 Water Main, Phase II Project, for the purchase price of \$22,439.00.

054-0-111-00-0 (1818 Barton Chapel Road), 25,419 sq. ft. of permanent utility, access and maintenance easement and 25, sq. ft. of temporary construction easement.

054-3-003-00-0 (1048 Franke Industrial Park), 16,094 sq. ft. of permanent utility, access and maintenance easement and 16,409 sq. ft. of temporary construction easement.

Background: The property owners have agreed to convey certain easements to Augusta, Georgia for the 10151-630 water main, Phase II, for the purchase price of \$22,439.00

Analysis: The purchase of the referenced easements is necessary for the project.

Financial Impact: The costs necessary for this purchase of the referenced easements will be covered under the project budget.

Alternatives: Deny the motion to approve the purchase of the referenced easements.

Recommendation: Approve the motion to purchase the referenced easements.

Funds are

**Available in the
Following
Accounts:**

G/L 510043410-5411120 J/L 80210151-5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA OPTION FOR EASEMENT

PARCEL IDENTIFICATION NUMBER: 054-0-111-00-0 **ADDRESS:** 1818 Barton Chapel Road
PARCEL IDENTIFICATION NUMBER: 054-3-003-00-0 **ADDRESS:** 1048 Franke Industrial Dr.

THIS INDENTURE made and entered into this 9 day of NOV 2007, between **CD&F interest, L.L.C, Sandhill Development, Inc.,** ~~ESTATE OF~~ **William F. Franke, Jr., H. Allen Strickland, Jr. and Robert R. Warr**, hereinafter referred to as **OWNER**, and **Augusta, Georgia**, a political subdivision under the laws of Georgia, hereinafter referred to as **AUGUSTA**;

WITNESSETH, that Owner, for and in consideration of ONE DOLLAR (\$1.00), the receipt whereof is hereby acknowledged, and in consideration of the benefits derived by said Owner from the proposed Project mentioned herein, Owner agrees to be bound, and to bind their representatives, assigns and heirs as follows:

If Augusta shall, within one hundred and twenty (120) days from the date first written above, pay the sum of \$22,439.00 the Owner agrees to execute and deliver to Augusta utility, maintenance and access easements to the hereinafter described parcels of land.

PIN 054-0-111-00-0: Said easement consists of 25,419 square feet of permanent utility, access and maintenance easement and 25,342 square feet of temporary construction easement, as shown on a plat prepared by Cranston Engineering Group, marked "Sheet 1 of 2" and "Sheet 2 of 2", dated March 17, 2007, revised October 25, 2007, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying utility services.

PIN 054-3-003-00-0: Said easement consists of 16,094 square feet of permanent utility, access and maintenance easement and 16,409 square feet of temporary construction easement, as shown on a plat prepared by Cranston Engineering Group, dated March 18, 2007, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying utility services.

And no agreement that would adversely affect these rights has been, or will be, made within the option period.

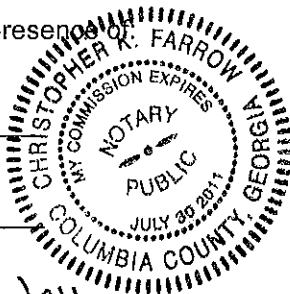
IN WITNESS WHEREOF, Owner has set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of

WITNESS

Christopher Farrow

Notary Public,
Richmond County, Georgia
My Commission Expires: July 30 2011



CD&F Interest, L. L. C.

By: D. Hugh Connolly, Member

By: William F. Franke, Jr., Member

By: William L. Dozier, Member

(Company Seal)

(signatures continued on next page)

[Signature]
WITNESS

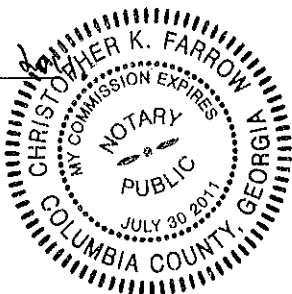
Christopher Farrow
Notary Public,
Richmond County, Georgia
My Commission Expires: July 30 2011

Sandhill Developments, Inc.

By: [Signature]
John R. Harlan, President

Attest: _____

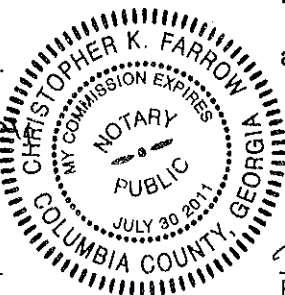
(Corporate Seal)



[Signature]
Witness

Christopher Farrow
Notary Public
Richmond County, Georgia
My Commission Expires: July 30 2011

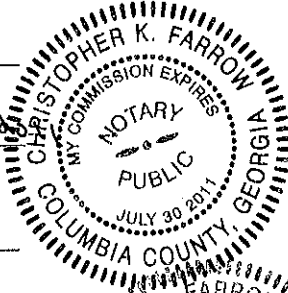
[Signature]
William F. Franke, Jr.
FOR THE STATE OF
as its Executor



[Signature]
Witness

Christopher Farrow
Notary Public
Richmond County, Georgia
My Commission Expires: July 30 2011

[Signature]
H. Allen Strickland



[Signature]
Witness

Christopher Farrow
Notary Public
Richmond County, Georgia
My Commission Expires: July 30 2011

[Signature]
Robert R. Warr



Accepted by:
AUGUSTA, GEORGIA

Administrator

Date

Book 00889:2149 Augusta - Richmond County
2003046370 10/08/2003 09:02:54.00
\$16.00 POWER OF ATTORNEY
2003046370 Augusta - Richmond County

03-979
JOHNSTON, WILKIN & WILLIAMS
ATTORNEYS AT LAW
P.O. BOX 211509
AUGUSTA, GA 30617-1509

STATE OF GEORGIA)
COUNTY OF RICHMOND)

POWER OF ATTORNEY

WHEREAS, by Power of Attorney recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Realty Reel 561, page 973, the partners of Bobby Jones Business Park Joint Venture, a Georgia general partnership ("the "Partnership"), authorized any two partners thereof to act for and on behalf of the partnership with regard to real property owned by the partnership known as Bobby Jones Business Park as described in said Power of Attorney; and,

WHEREAS, the Partnership owns other real property adjacent to the property described in said Power of Attorney and has developed additional real property as a part of Bobby Jones Business Park, said property being more particularly described in Exhibit "A" attached hereto and by reference a part hereof (the "Additional Property"); and,

WHEREAS, Sherman & Hemstreet, Inc., by corporate name change on July 2, 2002, became CD&F Interests, Inc. Thereafter, CD&F Interests, Inc. was dissolved and all real estate interests of said corporation (including its partnership interest in and to Bobby Jones Business Park) were transferred to CD&F Interests, L.L.C., a Georgia limited liability company, the members of which are all of the former shareholders of CD&F Interests, Inc.; and,

WHEREAS, the partners desire to appoint attorneys in fact to act for and on behalf of each other with regard to the Partnership with regard to said additional real property;

NOW THEREFORE, each of the undersigned (who constitute all of the partners of the Partnership) does hereby name and appoint each other to act as his or its attorney in fact with regard to the herein above described Additional Property in Bobby Jones Business Park. Each attorney in fact may, in concert with one other attorney in fact as herein below stipulated, in the name of and on behalf of any of the partners in the Partnership and in their place and stead, and on behalf of the Partnership, take any action and sign and execute any and all documents necessary or desirable with regard to the development, management, marketing and sale of all or part of said Additional Property, including, but not limited to, contracts, closing statements, warranty or quit claim deeds, transfer tax declarations, checks and affidavits. The powers herein granted shall specifically include the power to borrow funds on behalf of the Partnership with regard to the Additional Property and execute notes,

Book 00889:2150 Augusta - Richmond County
2003046370 10/08/2003 09:02:54.00

security agreements, security deeds or other documents that may be required by a party lending to the partnership.

IT IS SPECIFICALLY STIPULATED AND AGREED that any act authorized hereunder may be undertaken and performed by any two of the undersigned partners acting together and their actions and performances authorized by this instrument shall be effective for all intents and purposes as if such actions were performed individually by each of the undersigned on his or its own behalf.

If the authority contained herein shall be revoked or terminated by any of us or by operation of law without notice, we agree for ourselves and our successors and assigns to save and hold harmless our attorneys in fact hereunder and all persons dealing with them under this instrument harmless from any and all loss suffered or any liability incurred by any of them in so acting after such revocation or termination without notice.

This Power of Attorney shall be durable under Georgia law and shall remain in full force and effect until terminated in writing by instrument recorded in said Clerk's Office.

EXECUTION PAGE ATTACHED:

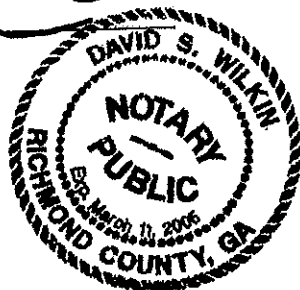
Book 00889:2151 Augusta - Richmond County
2003046370 10/08/2003 09:02:54.00

SIGNED, SEALED and DELIVERED
SEPTEMBER 3, 2003

Signed, sealed and delivered as to
all signatories in the presence of:

[Signature]

Notary public



BOBBY JONES BUSINESS PARK JOINT VENTURE,
A Georgia general partnership, by its general partners:

CD&F Interests, L.L.C.

By:

[Signature]
As its: *D. Hugh Connolly*, member

By: *William F. Franke, Jr.*, member
By: *William L. Dozier*, member

Sandhill Developments, Inc.

By:

[Signature]
John R. Harlan, President

W. F. Franke, Jr. (Seal)
W. F. Franke, Jr.

[Signature] (Seal)
H. Allen Strickland, Jr.

[Signature] (Seal)
Robert R. Warr



**Engineering Services Committee Meeting
1/30/2008 1:30 PM**

Acquisition of Right-of-Way and Easement Alexander Drive Project Gregory P. Rudy and Susan R. Rudy

Department: County Attorney

Caption: Motion to approve an Option for the purpose of acquiring a Right-of-Way between Gregory P. Rudy and Susan R. Rudy as owner, and Augusta, Georgia, as optionee, in connection with the Alexander Drive Project, for 0.010 acre (456.63 sq. ft.) in fee and (209.97 sq. ft.) of permanent construction and maintenance easement for the following property located at 2807 Brickrun Way for a purchase price of \$31,800.00.

Background: The property owner has agreed to convey a certain right-of-way and easement to Augusta, Georgia, for the Alexander Drive project.

Analysis: The purchase of the referenced property is necessary for the project.

Financial Impact: The costs necessary for this purchase will be covered under the project budget.

Alternatives: Deny the motion to approve the purchase of the referenced property.

Recommendation: Approve the motion to purchase the referenced property.

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Administrator.
Clerk of Commission

AUGUSTA, GEORGIA
OPTION FOR RIGHT-OF-WAY

GEORGIA, RICHMOND COUNTY
P.I.#: 0001794
S.S.N#:

Received of Augusta, Georgia, the sum of one (\$1.00) dollar, the receipt whereof is hereby acknowledged, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of \$31,800.00, then the undersigned agrees to execute and deliver to Augusta, Georgia, fee simple title and easements to the land owned by the undersigned, which is shown reflected in color on the right-of-way map attached hereto and made a part hereof by reference, to be used for highway purposes on the Alexander Drive Project, STP-0001-00(794), being Project Parcel 55, (Tax Map 013-1, Parcel(s) 248), consisting of 0.010 acre (456.63 sq.ft.) in fee and 209.97 sq. ft. of permanent construction & maintenance easement. Also granted is (are) N/A temporary driveway easement(s) on Alexander Drive Project, STP-0001-00(794).

It is agreed and understood that TEMPORARY EASEMENTS are limited to the period required for the construction of said project and upon completion and acceptance of same by the Department of Transportation from the contractor, said TEMPORARY EASEMENT will terminate.

It is agreed and understood that I, or any tenant, now in possession or any other persons having a claim or interest in subject property, will have not less than two (2) months from date of execution of a deed and easements (or for residential properties three (3) months from the date replacement housing is available, whichever is greater) to vacate the premises and that on vacating of said premises, only items of personal property will be removed, all items attached to the property and being classed as realty to remain. The above agreement to apply unless otherwise provided in Special Provision. If Augusta, Georgia, agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, that person will be required to pay a rental fee of _____ payable each month in advance. Subsequent to the date of transfer of title to Augusta, Georgia, and prior to vacation of subject premises, the person in possession will hold Augusta harmless as to any claim in connection with the occupancy of said premises. The above option price includes payment for the right-of-way above described, together with all improvements wholly or partially situated thereon and the right to enter upon the adjacent lands not included in said required right-of-way and easements, for the purpose of removing or demolishing such improvements.

The undersigned further agrees that the Department will be designated an authorized agent for the removal of underground storage tank systems located wholly or partially in said right of way or easement.

*****SPECIAL PROVISION*****

Grantor may retain title to _____ for sum of \$_____, which shall be deducted from the option price at the time of closing, PROVIDED, he will obligate and firmly bind himself and his successors in title to strictly and faithfully comply with each of the following conditions:

1. Grantor will demolish or remove all above described improvements from the right-of-way, easements conveyed and set back area from the said right-of-way sufficient to comply with County Building Code requirements; however, in the absence of County Requirements, a minimum set back of 50 feet is required. All rubbish and debris must be removed to the satisfaction of authorized personnel of Augusta Engineering Department within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, regulations, or building code applicable to demolition or removal of buildings in Richmond County, Georgia, and hold the Department of Transportation and Augusta, Georgia, harmless as to any claim in connection herein.
3. It is understood and agreed that no utility connections shall be made or allowed to relocated structures across or from a limited access right-of-way, and it is understood and agreed that grantor has agreed to bargain, sell, and convey to Augusta, Georgia, all existing utility rights, and Augusta will not be liable in any way for utility reconnections adjacent to acquired rights-of-way or any subsequent location improvements.
4. Grantor will leave on deposit with Augusta, Georgia, the additional sum of \$_____, which will be deducted from the aforesaid option price at closing. This sum will be held as a cash performance bond conditioned on the strict and faithful performance of the aforesaid obligations.

PROJECT PARCEL 55
(Tax Map 013-1, Parcel No 248)

INITIALS _____

Time is expressly made of the essence of this Special Provision and in the event grantor fails to comply with aforesaid obligations, all sums held by Augusta, Georgia, shall be retained as liquidated damages, and title to and the right to remove said structures shall vest in the Augusta, Georgia.

*****OTHER PROVISIONS*****

Grantor may execute and deliver fee simple title to Augusta, Georgia, to the above referenced right of way and an additional _____ acres of land owned by the undersigned adjacent to an abutting on the above numbered highway for the total consideration of \$ _____ which includes payment for the above referenced right of way requirements, other rights and conditions described herein and additional lands. This additional land being shown on the attached plat as Parcel No.

The undersigned herein agrees, for the same consideration, to provide, without cost to Augusta, Georgia, a quit claim deed or such other releases as may be required by the closing attorney from any tenant now in possession of subject property and any other parties having a claim or interest in subject property.

It is further agreed for said consideration to convey and relinquish to the City of Augusta all rights of access between the limited access highway and approaches thereto on the above numbered highway and all of the remaining real property of the undersigned except at such points as designated by the City of Augusta. This paragraph is not applicable unless access rights are indicated on the attached plat.

The said parcel of land as above indicated is shown upon plans on file in the office of Augusta Engineering, Augusta, Georgia, said plans being identified as Project Alexander Drive, STP-0001-00(794).

I (We) do (do not) elect to retain improvements as set out in Special Provision.

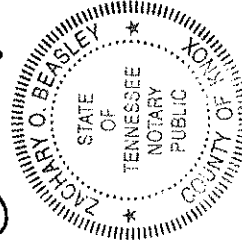
I (We) do (do not) elect to execute and deliver deeds set out in Other Provisions.

Witness my hand and seal this 28 day of December, 2007.

Signed, Sealed and Delivered in the presence of:

Zachary O. Beasley
Unofficial Witness
Zachary O. Beasley
NOTARY PUBLIC

Gregory P. Rudy (L.S.)
Gregory P. Rudy
Susan R. Rudy (L.S.)
Susan R. Rudy



MY COMMISSION EXPIRES:
MARCH 14, 2010

AUGUSTA, GEORGIA

Administrator

DATE

PROJECT PARCEL 55
(Tax Map 013-1, Parcel No. 248)



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Arthur Marshall**

Department:

Caption: Presentation by Mr. Arthur Marshall of Custom Contractors & Association, Inc. regarding a deed/easement at 2413 Budapest Court. (Referred from January 7 Engineering Services)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

CUSTOM CONTRACTORS & ASSOCIATES, INC.
432 SOUTH BELAIR RD. STE. 2000
MARTINEZ, GA 30907
(706) 922-1402

December 6, 2007

Clerk of Commission
Room 806 Municipal Building
530 Greene St.
Augusta, GA 30911

Attn: Ms. Lena J. Bonner

of Pages: 3 (including cover sheet)

Re: Commission meeting request form

To Whom It May Concern:

Please find attached our request from to be on the next Commission meeting

Very Truly Yours,

Debbie Newman

Item # 4

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: Arthur Marshall Custom Contractors & Assoc. Inc.
Address: 452 S Belvidere Martinez GA 30907
Telephone Number: 706 836 1500 706 922 1402
Fax Number: 706 922 1515
E-Mail Address: Arthur@BMCWORK.COM OR DREWMAN@BMCWORK.COM

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

Deed Easement at 5413 Budapest Court

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	

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 Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.

Item # 4

Item # 4

Richmond County, Georgia
Inspections Department

Permit Type:
Job Address: 2413 BUDAPEST CT AUGUSTA, GA 30906

Project No: 200501137
Date: 03/07/2005
Map Parcel No: 094024400 0
Map Block/Lot: /
Plan Filing No:

CONTACT OWNER: CUSTOM CONTRACTORS
ADDRESS: 2413 BUDAPEST CT AUGUSTA, GA 30906
BRNW RESIDENTIAL NEW

Permit No.	SQ Feet	Units	Use Type
200501931	1040	1	R1/

CUSTOM CONTRACTORS &

COMMENTS: LOT 14 BLOCK T
ELECT-JRDZELA ELECTRIC
MECH-ROUTH

***** CONSTRUCTION COSTS *****

TYPE:
BRNW RESIDENTIAL NEW
INSPECTIONS

TYPE:
\$49.92
\$210.00

TOTAL FEES: -----> \$259.92

CLIENT SIGNATURE: PER CLIENT NAMED ON BUILDING PERMIT COPY



Engineering Services Committee Meeting

1/30/2008 1:30 PM

**Augusta Utilities Department Project 60115, Main Interceptor Upgrade Replacement Phase I
Interference Relocation of Atlanta Gas Light Company 12" gas main**

Department:	Utilities
Caption:	Authorize payment to Atlanta Gas Light Company for relocation of a 12" high pressure steel gas main in three locations to allow installation of the new Main Interceptor sewer pipe.
Background:	Main Interceptor Upgrade Replacement Phase I is a previously authorized project consisting of a gravity type sewer pipe installed under New Savannah Road, crossing under Gordon Highway, and continuing along Doug Barnard Parkway to Dan Bowles Road. An existing 12" high pressure steel gas main must be crossed by the Main Interceptor at one location on Doug Barnard Parkway and two locations on New Savannah Road at the same elevation as the existing gas main. Gravity sewer design requires the Main Interceptor pipe to remain at the design elevations; therefore necessitating relocation of the high pressure gas main.
Analysis:	Approving this authorization will allow the Main Interceptor Upgrade Replacement pipe to be installed in a timely manner avoiding contractor delays.
Financial Impact:	Funds for this authorization can be charged to the 2004 Series Capital Improvement Program: \$245,494.70 funded by account number: 511043420-5425210/801601115-5425210
Alternatives:	No alternatives.
Recommendation:	We recommend the Commission approve payment of Atlanta Gas Light Company Invoice #0111-JAN in the amount of \$245,494.70

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

\$245,494.70 from 511043420-5425210/80160115-5425210

REVIEWED AND APPROVED BY:

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



Engineering Services Committee Meeting

1/30/2008 1:30 PM

**Award construction contract for Augusta Utilities Department bond project 10151 630 System 36”
water main phase II project.**

Department: Utilities

Caption: Approve award of construction in the amount of \$3,558,586.63 to Blair Construction Company for the 630 System 36” Phase II water main project. Bid item # 07-203.

Background: The 630 System 36” water main project is located between the Valley Park Subdivision off of Wrightsboro Rd. and parallels the CSX railroad until it ends at the limits of connection to supply the Ft. Gordon efforts in Augusta Richmond County, Georgia. The project will provide an additional water main supply to the western portion of the city’s infrastructure to satisfy the demands of the growth in Augusta as well support the main feed to supply Ft. Gordon. The project entails approximately 14,000 linear feet of 36” water main that will service that portion of the city and increase the existing service feeds that are already under strain of high demands, as well approximately 1,200 linear feet of 8” water main that will service an existing area between Barton Chapel Rd and the CSX Railroad that currently has no access to the city’s water infrastructure. The main will be constructed by connecting to the 36” installed water main pipe extending from the limits of Augusta State University’s University Village and travel a course through the Valley Park Subdivision until reaching the CSX railroad where it then travels cross country past Barton Chapel Rd to connect to a 30” water main.

Analysis: Blair Construction Co. submitted an acceptable bid package and was the lowest bidder who was qualified. The staff of the utilities department met with the design engineering firm, Cranston Engineering Group, Inc. for the bid tabulations and it was recommended that the award go to Blair Construction Co.

Financial Impact: The bid submitted for this project was \$3,558,586.63. These funds are available from the following account: 511043410-5425110 / 80310151-5425110

Alternatives: 1. Reject all bids, which would delay the project and the construction of the water main and demand relief for the utility infrastructure in the western portion of the city. 2. Award the contract to Blair Construction Co.

Recommendation: It is recommended to award the contract to Blair Construction Co. in the amount of \$3,558,586.63

Funds are Available in the Following Accounts: Funds are available in the following account: 511043410-5425110 / 80310151-5425110

REVIEWED AND APPROVED BY:

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

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
I.																									
WATER MAIN																									
W-2B	8" Diameter Ductile Iron Water Main, Class 350, Standard Joint	925	LF	\$17.00	\$15,725.00	\$17.98	\$16,631.50	\$60.00	\$55,500.00	\$21.50	\$19,887.50	\$45.15	\$41,763.75	\$21.50	\$19,887.50	\$60.00	\$55,500.00	\$35.00	\$29,375.00	\$40.00	\$37,000.00	\$25.00	\$23,125.00	\$40.00	\$37,000.00
W-2K	36" Diameter Ductile Iron Water Transmission Main, Class 250.	6,700	LF	\$115.00	\$770,500.00	\$106.44	\$713,148.00	\$165.00	\$1,105,500.00	\$136.50	\$907,650.00	\$141.15	\$945,705.00	\$146.40	\$980,880.00	\$169.00	\$1,125,600.00	\$166.00	\$1,125,600.00	\$190.00	\$1,273,000.00	\$153.00	\$1,025,100.00	\$190.00	\$1,273,000.00
Standard Joint, Including Type II (No. 57 Stone) Bedding Material																									
W-3B	8" Diameter Ductile Iron Water Main, Class 350, Restained Joint	400	LF	\$21.00	\$8,400.00	\$22.36	\$8,944.00	\$70.00	\$28,000.00	\$25.00	\$10,000.00	\$49.80	\$19,920.00	\$29.00	\$11,600.00	\$64.00	\$25,600.00	\$35.00	\$14,000.00	\$50.00	\$20,000.00	\$31.00	\$12,400.00	\$50.00	\$20,000.00
W-3F	16" Diameter Ductile Iron Water Transmission Main, Class 250.	60	LF	\$48.00	\$2,880.00	\$75.58	\$4,534.80	\$100.00	\$6,000.00	\$49.00	\$2,940.00	\$75.47	\$4,528.20	\$88.65	\$4,119.00	\$89.00	\$5,340.00	\$80.00	\$4,800.00	\$90.00	\$5,400.00	\$88.00	\$5,280.00	\$90.00	\$5,400.00
W-3G	18" Diameter Ductile Iron Water Transmission Main, Class 250.	40	LF	\$55.00	\$2,200.00	\$62.01	\$3,680.40	\$105.00	\$4,200.00	\$78.90	\$3,120.00	\$78.75	\$3,150.00	\$75.50	\$3,020.00	\$96.00	\$3,840.00	\$90.00	\$3,600.00	\$115.00	\$4,600.00	\$96.00	\$3,840.00	\$115.00	\$4,600.00
W-3U	36" Diameter Ductile Iron Water Transmission Main, Class 250.	40	LF	\$169.00	\$6,760.00	\$211.80	\$8,472.00	\$220.00	\$6,800.00	\$106.00	\$4,240.00	\$144.00	\$5,760.00	\$195.27	\$7,810.80	\$214.00	\$8,560.00	\$200.00	\$8,000.00	\$160.00	\$7,200.00	\$247.00	\$9,880.00	\$160.00	\$7,200.00
Restained Joint, Including Type II (No. 57 Stone) Bedding Material																									
W-3K	36" Diameter Ductile Iron Water Transmission Main, Class 250.	6,250	LF	\$173.00	\$1,061,250.00	\$150.24	\$839,000.00	\$230.00	\$1,437,500.00	\$184.00	\$1,150,000.00	\$176.50	\$1,103,125.00	\$196.25	\$1,226,562.50	\$219.00	\$1,968,150.00	\$216.00	\$1,362,500.00	\$228.00	\$1,425,000.00	\$210.00	\$1,312,500.00	\$228.00	\$1,425,000.00
Jack & Bore 16" Diameter Steel Casing, Minimum Wall Thickness 0.281", Including 8" Diameter Restained Joint Ductile Iron Carrier																									
W-4A	16" Diameter Steel Casing, Minimum Wall Thickness 0.281", Including 8" Diameter Restained Joint Ductile Iron Carrier	109	LF	\$150.00	\$16,500.00	\$210.30	\$22,822.70	\$165.00	\$17,985.00	\$198.00	\$21,588.00	\$170.80	\$18,550.00	\$207.00	\$22,563.00	\$190.00	\$20,710.00	\$275.00	\$29,975.00	\$500.00	\$25,000.00	\$500.00	\$25,000.00	\$500.00	\$25,000.00
W-4B	Jack & Bore 50" Diameter Steel Casing, Minimum Wall Thickness 0.719", Including 36" Diameter Restained Joint Ductile Iron Carrier	917	LF	\$885.00	\$828,145.00	\$886.86	\$813,250.62	\$700.00	\$641,900.00	\$765.00	\$701,595.00	\$1100.00	\$1,008,700.00	\$775.00	\$710,675.00	\$730.00	\$669,410.00	\$740.00	\$678,580.00	\$600.00	\$50,000.00	\$600.00	\$50,000.00	\$600.00	\$50,000.00
W-4C	Open Cut 50" Diameter Steel Casing, Minimum Wall Thickness 0.719", Including 36" Diameter Restained Joint Ductile Iron Carrier	100	LF	\$655.00	\$65,500.00	\$303.84	\$30,384.00	\$600.00	\$60,000.00	\$500.00	\$50,000.00	\$565.00	\$56,500.00	\$535.00	\$53,500.00	\$280.00	\$28,000.00	\$500.00	\$50,000.00	\$740.00	\$678,580.00	\$740.00	\$678,580.00	\$740.00	\$678,580.00
W-5	Pipe Class 250 & End Seals	20,150	CY	\$6.50	\$130,975.00	\$1.49	\$30,023.50	\$5.00	\$100,750.00	\$1.00	\$20,150.00	\$12.00	\$241,800.00	\$0.01	\$201.50	\$1.00	\$20,150.00	\$1.00	\$20,150.00	\$20.150	\$20,150.00	\$600.00	\$50,000.00	\$600.00	\$50,000.00
W-6	Select Backfill, GA DOT Type I Class I & II (Sand/Clay) - Measured by Inplace Volume	100,000	LB	\$3.50	\$350,000.00	\$1.84	\$184,000.00	\$3.00	\$3,000.00	\$2.75	\$275,000.00	\$6.80	\$680,000.00	\$0.01	\$1,000.00	\$0.30	\$30,000.00	\$2.00	\$20,000.00	\$20.000	\$20,000.00	\$30.00	\$3,000.00	\$30.00	\$3,000.00
W-6A	Air Release Fire Hydrant, Installed Complete with Valve, Lead Pipe, Joint Restrain, Blocking and Connection to Main	9	EA	\$2,250.00	\$20,250.00	\$2,175.80	\$19,582.20	\$3,500.00	\$31,500.00	\$4,400.00	\$40,000.00	\$31.600	\$28,440.00	\$2,570.00	\$23,130.00	\$3,600.00	\$32,400.00	\$2,500.00	\$22,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
W-6B	Standard Fire Hydrant, Installed Complete with Valve, Lead Pipe, Joint Restrain, Blocking and Connection to Main	1	EA	\$21,125.00	\$21,125.00	\$21,100.80	\$21,100.80	\$2,500.00	\$2,500.00	\$2,980.00	\$2,980.00	\$2,842.00	\$2,842.00	\$3,100.00	\$3,100.00	\$3,959.00	\$3,959.00	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
W-9K	50" In-Line Butterfly Valve, Open Right, Including 84" Diameter Precast Manhole, Installed Complete, Including Vacuum Testing	1	EA	\$18,181.00	\$18,181.00	\$18,174.20	\$18,174.20	\$16,500.00	\$16,500.00	\$20,170.00	\$20,170.00	\$18,988.00	\$18,988.00	\$22,245.00	\$22,245.00	\$17,951.00	\$17,951.00	\$18,500.00	\$18,500.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
W-9U	58" In-Line Butterfly Valve, Open Right, Including 84" Diameter Precast Manhole, Installed Complete, Including Vacuum Testing	5	EA	\$22,881.00	\$114,405.00	\$22,946.44	\$114,732.20	\$20,912.00	\$102,560.00	\$23,725.00	\$118,625.00	\$21,800.00	\$109,000.00	\$25,925.00	\$129,625.00	\$20,458.00	\$102,290.00	\$20,500.00	\$102,500.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
W-10B	8" In-Line Gate Valve, Including Valve Box, Installed Complete, Open Right	2	EA	\$90.00	\$180.00	\$86.65	\$173.30	\$50.00	\$1,700.00	\$102.50	\$2,050.00	\$812.00	\$1,624.00	\$1,015.00	\$2,030.00	\$1,570.00	\$3,140.00	\$560.00	\$1,100.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00
W-10F	16" In-Line Gate Valve, Including Valve Box, Installed Complete, Open Right	1	EA	\$4,645.00	\$4,645.00	\$4,686.00	\$4,686.00	\$5,500.00	\$5,500.00	\$4,725.00	\$4,725.00	\$4,425.00	\$4,425.00	\$5,275.00	\$5,275.00	\$4,730.00	\$4,730.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
W-12	2" Air Release Valve, Including 48" Diameter Precast Concrete Manhole, Installed Complete	8	EA	\$9,054.00	\$72,432.00	\$4,284.77	\$34,278.16	\$5,500.00	\$44,000.00	\$3,885.00	\$31,880.00	\$3,500.00	\$28,000.00	\$3,375.00	\$27,000.00	\$3,555.00	\$28,000.00	\$2,500.00	\$20,000.00	\$2,500.00	\$20,000.00	\$2,500.00	\$20,000.00	\$2,500.00	\$20,000.00
W-13A	16" x 16" Tapping Sleeve, Valve Box, Installed Complete	1	EA	\$11,250.00	\$11,250.00	\$12,276.00	\$12,276.00	\$7,500.00	\$7,500.00	\$11,745.00	\$11,745.00	\$11,307.00	\$11,307.00	\$16,265.00	\$16,265.00	\$13,645.00	\$13,645.00	\$12,500.00	\$12,500.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
W-13B	18" x 18" Tapping Sleeve, Valve Box, Installed Complete	1	EA	\$16,000.00	\$16,000.00	\$17,816.70	\$17,816.70	\$19,500.00	\$19,500.00	\$18,520.00	\$18,520.00	\$17,006.00	\$17,006.00	\$21,045.00	\$21,045.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00
W-17	Polyethylene Wrap of 36" Ductile Iron Water Transmission Main	400	LF	\$5.00	\$2,000.00	\$5.74	\$2,296.00	\$2.50	\$1,000.00	\$2.60	\$1,040.00	\$4.25	\$1,700.00	\$6.15	\$2,460.00	\$2.00	\$800.00	\$2.00	\$800.00	\$2.00	\$800.00	\$2.00	\$800.00	\$2.00	\$800.00
W-18	In-line to Existing Line (36" Connection with Phase I)	1	EA	\$9,000.00	\$9,000.00	\$3,612.40	\$3,612.40	\$4,500.00	\$4,500.00	\$1,765.00	\$1,765.00	\$7,300.00	\$7,300.00	\$2,160.00	\$2,160.00	\$4,335.00	\$4,335.00	\$6,500.00	\$6,500.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
W-21	Mechellaneous Class A Concrete (Thrust Blocks, Concrete Encasement, Etc.)	175	CY	\$175.00	\$30,625.00	\$122.80	\$21,490.00	\$150.00	\$26,250.00	\$160.00	\$28,000.00	\$28.00	\$36,400.00	\$185.00	\$32,375.00	\$145.00	\$25,375.00	\$125.00							



Cranston Engineering Group, P.C.
ENGINEERS - PLANNERS - SURVEYORS

452 ELLIS STREET, AUGUSTA, GEORGIA 30901
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30903
TELEPHONE 706-722-1588
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mail@cranstonengineering.com

THOMAS H. ROBERTSON, PE, AICP, RLS
JAMES B. CRANFORD, JR., PE
DENNIS J. WELCH, PE

J. CRAIG CRANSTON, PE, RLS
(RETIRED)

January 3, 2008

Mr. Sean Barr
Augusta Utilities Department
360 Bay Street, Suite 180
Augusta, Georgia 30901

Re: 630 Water System - 36" Water Main (Phase II)
AUD File No. 10151
APD Bid No. 07-203
Our File No. 2006-0049 (II)

Dear Sean:

Please find enclosed a tabulation of the ten bids received on December 21, 2007 for the above referenced project.

We recommend that the contract for construction be awarded to the low bidder per the tabulation, Blair Construction Inc. in the amount of \$3,558,586.63.

Please advise us of the action of the Augusta Commission on this recommendation, and we will prepare the contract documents for execution.

Sincerely,

CRANSTON ENGINEERING GROUP, P.C.

D. Scott Williams, P.E.

DSWtdj
enclosure

cc: Ms. Geri Sams, Purchasing Department

Bid #07-203 36" Phase II Water Main Project for Augusta Utilities Bid Opening Date: Friday, December 21, 2007 @ 11:00 a.m.			
Vendors:	Bid Price	Bid Bond	ADD. 1
KM Davis Contracting Co. 3259 Austell Rd. Marietta, GA 30008	4,340,515.00	X	X
Blair Construction P.O. Box 770 Evans, GA 30809	3,558,586.63	X	X
Reynolds, Inc. 121 Roberts Street Fairburn, GA 30213	3,856,029.50	X	X
Tommy Griffin Plumbing Co. 3743 Atlantic Ave. Macon, GA 31204	4,936,435.20	X	X
DS Utilities 1644 Holy Trinity Church Rd. Little Mtn., SC 29075	3,906,807.80	X	X
Rudy Collins 4806 Wright Drive Smyrna, GA 30082	4,109,820.00	X	X
Gary's Grading & Pipeline Inc. 7434 Hwy 81 Monroe, GA 30656	4,234,853.00	X	X
W.L. Hailey & Co. 2971 Kroft Dr. Nashville, TN 37204	4,348,567.75	X	X
Mabus Brothers Construction 920 Molly Pond Rd. Augusta, GA 30901	Noncompliant - State Immigration Forms \$5,212,773.75		
Eagle Utility Contracting 1350 Branch Rd. Bishop, GA 30621	3,666,485.50 *	X	X
BC&D 18 Nicholson Cove Rd. Cullowhee, NC 28723	Noncompliant - State Immigration Forms \$5,030,150.00		
Chandler Construction Services 1511 Ninety Six Highway Ninety Six, SC 29666	\$4,545,212.00 *	X	X
* Due to several extention errors and omission of the lump sum construction (Section IV), the bid amount for Eagle Utility Contracting has been ammended from the original amount read at the bid opening of \$3,552,810.00.			
* Due to an extention error, the bid amount for Chandler Construction Services has been ammended from the original amount read at the bid opening of \$4,467,712.00.			



UTILITIES DEPARTMENT

N. Max Hicks, P.E., RLS
Director

Wes Byne, P.E.
Assistant Director

TO: Fred Russell, Administrator
FROM: Wes Byne, P.E., Assistant Director
DATE: January 8, 2008
SUBJECT: AUD 36" Water Main, Phase II

Mr. Russell,

On Friday December 21, 2007 there was bid opening for construction of a new 36" water main between Valley Park Subdivision and Barton Chapel Rd. The water line will provide support for the western and southern portions of the system, as well as Fort Gordon. Timely construction is an absolute necessity due to acquisition of the Fort's system as well as the ability to feed development pressures in the southern and western portions of Augusta.

The apparent low bidder on the project was Eagle Utility, at \$3.552 million, while the second bidder was Blair Construction at \$3.558 million. The separation between bidders was approximately \$6,000.00. Upon expansion of the bid tabulation, it became apparent that Eagle Utility had neglected to include Lump Sum Construction on the bid tabulation. That line item had a value of approximately \$116,000.00. In addition, there were several other small math errors totaling approximately \$2700.00, and Eagle had not filled the Proposal form (page P-1) which explicitly states the amount of the bid. Blair's bid was correct at the amount listed. Ten additional bidders submitted packages on the job. Their bids ranged from \$3.9 to \$4.9 million to construct the project. There was only one other error in the submitted packages, and it did not affect the bidder total.

In the past, in the event that the design engineer expanded the bid tab and found an error in the math of the tabulation, the responsive bidder was questioned as to whether they could construct the project for the bid total listed. A contractor could then decide if the project could be constructed foregoing the funding shown for that item. After speaking with the attorney and confirming that option in this case, I contacted Eagle for a preliminary discussion about whether he could construct the water line at the submitted price and absorb the lump sum construction line item. This item was worth approximately 3% of the contract value. It was my misunderstanding that Ms. Sams in Procurement had spoken with the attorney and was in agreement. Subsequently we had a phone meeting with AUD, the design engineer, and Ms. Sams and Ms. Mills in Procurement. They emphasized that Eagle Utility had several errors in the bid tabulation, and hadn't completely filled out the Proposal form, which essentially meant that Augusta was correcting the bid on behalf of the bidder. They could not recommend the award due to these circumstances.

Engineering Division
360 Bay Street, Suite 180 - Augusta, GA 30901
(706) 312-4132 - Fax (706) 312-4133
WWW.AUGUSTAGA.GOV

Item # 6



UTILITIES DEPARTMENT

N. Max Hicks, P.E., RLS
Director

Wes Byne, P.E.
Assistant Director

Eagle Utility and Blair Construction have both been conscientious contractors for Utilities, and both are capable of constructing the project on time and in-budget. I knew that Eagle Utility uses a larger manufacturer of pipe, and so the larger size ductile-iron pipe would be available through his vendor. In addition, I knew that he had capacity at present to immediately begin construction of the pipe pending award. Those reasons led me to contact him to discuss the contract prior to the announcement of award from Procurement. In retrospect, this was obviously a mistake because I did not have the actual support of the Procurement Department. Again, this was my error.

I understand that the market is tight at present, and it is difficult to realize the loss of a large job due to a error in mathematical manipulation. Augusta, however, has an urgent need to see this line installed and functioning, and therefore I hope that there are no delays or obstructions in awarding this contract. Based on the events and circumstances of this project, I would recommend that it be awarded to Blair as the low bidder per the recommendation from the design engineer and Procurement.

Thanks,

Wes Byne, P.E., Assistant Director



Engineering Services Committee Meeting

1/30/2008 1:30 PM

Award Contract for Shingle Roof Replacement – Health Department Campus on North Leg

Department:	Public Services - Facilities Management
Caption:	Approve award of the contract for Shingle Roof Replacement for the Health Department Complex on North Leg Road (Buildings F, G, H, & I) to the low bidder, Southern Roofing and Insulating Co., Inc. in the amount of \$33,000.
Background:	Augusta purchased the Health Department complex on North Leg Road years ago and leases it to the Richmond County Health Department for a nominal fee. As part of the agreement, Augusta agreed to retain responsibility for major maintenance items. These buildings were constructed in 1974 and are in need of roof replacement.
Analysis:	A Request for Bids (RFB), Bid Item 07-190 was issued for this project. Responses were received from four firms. Southern Roofing and Insulating Company, Inc. was the lowest bidder and is located in Augusta.
Financial Impact:	The cost of the contract is \$33,000.00, to be funded from SPLOST, Phase I, General Ledger Number 272-01-6215, Job Ledger Number 207-27-2005.
Alternatives:	1. Approve award of the contract for Shingle Roof Replacement for the Health Department Complex on North Leg Road (Buildings F, G, H, & I) to the low bidder, Southern Roofing and Insulating Co., Inc. in the amount of \$33,000. 2. Do not approve the award.
Recommendation:	#1. Approve award of the contract for Shingle Roof Replacement for the Health Department Complex on North Leg Road (Buildings F, G, H, & I) to the low bidder, Southern Roofing and Insulating Co., Inc. in the amount of \$33,000.

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

The cost of the contract is \$33,000.00, to be funded from
SPLOST, Phase I, General Ledger Number 272-01-6215, Job
Ledger Number 207-27-2005.

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
1/30/2008 1:30 PM**

Award Contract to Replace Canopy Fabric at the Jessye Norman Amphitheater

Department: Public Services - Facilities Management

Caption: Approve award of the contract for replacing the canopy fabric at the Jessye Norman Amphitheater to the only bidder, Augusta Canvas, in the amount of \$22,665.

Background: The fabric on the Band canopy at the Jessye Norman Amphitheater was installed at the time of initial construction over 15 years ago. This is significantly beyond the reasonable life expectancy of a fabric cover. The rips and tears in the existing canopy are unattractive and have a negative impact on Augusta's ability to lease this venue for private events. Replacement is warranted and the Augusta Commission approved replacement when they reallocated SPLOST I funds in 2007.

Analysis: Request for Bids (Bid Item 07-184) was issued with a bid due date of November 14, 2007. One bid was received, but was deemed noncompliant for lack of signature. The RFB was reissued as RFB 07-184A with bids due December 27, 2007. One bid was received. The project was advertised in accordance with Augusta Procurement guidelines twice, the bidder is qualified and the product meets specifications.

Financial Impact: The cost of the contract is \$22,665.00, to be funded from SPLOST Phase I, General Ledger Number 272-01-6215, Job Ledger Number 207-27-2002.

Alternatives: 1. Approve award of the contract for replacing the canopy fabric at the Jessye Norman Amphitheater to the only bidder, Augusta Canvas, in the amount of \$22,665. 2. Do not approve the award.

Recommendation: #1. Approve award of the contract for replacing the canopy

Cover Memo

Item # 8

fabric at the Jessye Norman Amphitheater to the only bidder, Augusta Canvas, in the amount of \$22,665.

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

Funds are available in SPLOST Phase I - General Ledger Number 272-01-6215, Job Ledger Number 207-27-2002.

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Cambridge Section Twelve-A**

Department: Engineering Department-Abie L. Ladson, P.E. - Director

Caption: Approve the deeds of dedication, maintenance agreements, and road resolution submitted by the Engineering and Augusta Utilities Departments for Cambridge Subdivision, Section Twelve-A.

Background: The final plat was approved by the Commission on September 20, 2005. The subdivision design and plat, including the storm drain system, have been reviewed and accepted by our engineering staff and the construction has been reviewed by our inspectors. The Utilities Department has inspected and reviewed the water and sanitary sewer installations, and hereby requests acceptance of the utility deed and maintenance agreement of same.

Analysis: This section meets all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in this section. Acceptance of said utility deed shall dedicate, as required, the water and sanitary sewer mains along with the applicable easements to Augusta, Georgia, for operation and maintenance.

Financial Impact: By accepting this road, water and sanitary sewer installations into the County system and after the 18-month maintenance warranty by the developer/contractor has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed and maintenance agreement, positive revenue will be generated from the sale of water and sanitary sewer taps and monthly billing of same.

Alternatives: 1. Approve the deeds of dedication, maintenance agreements, and road resolution submitted by the Engineering, and Augusta Utilities Departments for Cambridge Subdivision, Section Twelve-A. 2. Do not approve and risk litigation.

Recommendation: Approve Alternative Number One.

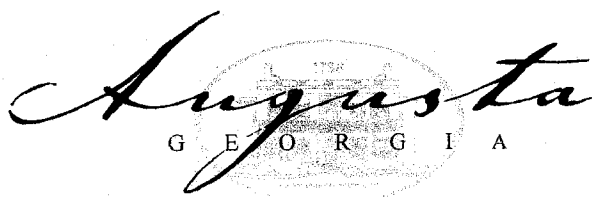
**Funds are
Available in the
Following
Accounts:** Not required at this time.

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**



VICINITY MAP



ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., Director

Anthony (Tony) E. Williams,
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

From: Anthony (Tony) E. Williams, Construction Manager *AEW*

Date: January 14, 2008

Subject: Certificate of Completion
Dedication of Cambridge Subdivision, Section Twelve-A
File reference: 2008-005(A)

As required by Development Guideline Document 3, Article II – Section 202 of Augusta, Georgia Municipal Code, you are hereby advised base upon site observation, that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set forth in said documents. Therefore, the names of all streets and drainage related structures in subject development are hereby recommended for acceptance into the City of Augusta infrastructure system.

Thank you for your assistance on this matter. Please call me if you have any questions or need additional information at (706) 821-1706.

AEW

Attachment

cc: Abie L. Ladson, P.E., Director - Engineering Department
Michael Greene, Interim Director - Public Services
Dennis Stroud, Assistant Director - Public Services
Terri Turner, Planning & Zoning
File ✓

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

DEED OF DEDICATION
(Roads and Storm Drainage)

THIS INDENTURE, made and entered into this _____ day of _____, 2005 by and between **NORDAHL & CO., INC.** hereinafter referred to as the Party of the **FIRST PART**, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Augusta, Georgia Commission, as the party of the **SECOND PART**.

WITNESSETH:

THAT the said Party of the **FIRST PART**, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the **SECOND PART**, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the **SECOND PART**, its successors and assigns, the following described property, to-wit:

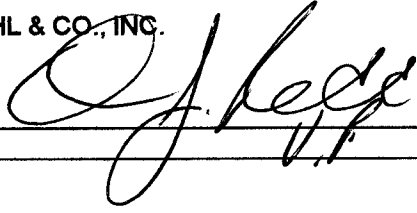
ALL PORTION OF PROPERTY SHOWN ON THE PLAT HEREIN REFERRED TO AS ALL THOSE STREETS AND STORM DRAINAGE SYSTEMS, located in Cambridge Section 12-A according to the plat prepared by Southern Partners, Inc., dated August 15, 2005 being shown as the following street: Essex Place particularly shown and designated on said plat as recorded in the Office of the Clerk of Superior Court, Augusta-Richmond County, Georgia, in Reel BK 1, pages 1251 to which plat reference is made for a complete and accurate description as to the metes, bounds and location of said easements.

TOGETHER with an easement to enter upon all areas shown as drainage and utility easements shown on said plat.

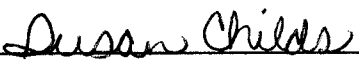
TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said party of the **SECOND PART**, its successors and assigns, forever in **FEE SIMPLE**.

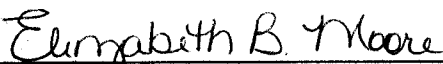
IN WITNESS WHEREOF, the said Party of the FIRST PART has caused these presents to be executed the day and year first above written as the date of these presents.

NORDAHL & CO., INC.

By:  (SEAL)
As Is _____

SIGNED, SEALED AND DELIVERED
In our presence:





Notary Public NOTARY PUBLIC COLUMBIA COUNTY
MY COMMISSION EXPIRES 11/13/09

Accepted by Augusta, Georgia, by
and through its Commission

By: _____
as the Mayor

Attest: Clerk of Commission

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

MAINTENANCE AGREEMENT
(Roads and Storm Drainage)

THIS AGREEMENT, entered into this day of , 2005, by and between **NORDAHL & CO., INC.**, hereinafter referred to as "Developer", and **AUGUSTA, GEORGIA** a political subdivision of the State of Georgia, acting by and through its Commission, hereinafter referred to as "Augusta".

WHEREAS, Developer requested that the Augusta, Georgia Commission accept certain roads, storm drains and appurtenances for Cambridge Section 12, ^A as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____; and

WHEREAS, the City has adopted a policy requiring the Developer to maintain all installations laid or installed in the subdivision for a period of eighteen months, which Augusta accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by Developer and the mutual agreements hereinafter set out, **IT IS AGREED** that:

(1) The City accepts the roads and appurtenances, storm drains and appurtenances, respectfully described in the deed contemporaneously tendered herewith to Augusta, Georgia Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____.

(2) The Developer agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The Developer agrees that if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure of material or poor workmanship, the Developer shall be responsible for adequate maintenance and repair.

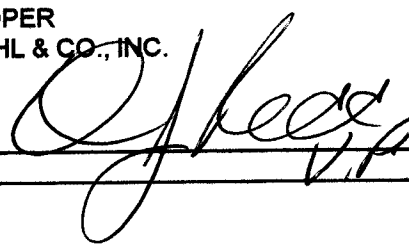
(4) In the event of such failure of the improvements, the City shall notify the Developer and set forth in writing the items in need of repair. The Developer shall present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time, as determined by Augusta.

(5) In the event of an emergency, as determined by Augusta, and the Developer is unable to respond in a timely manner, Augusta shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the Developer's expense and to allow the Developer time to make the needed repairs.

(6) In the event the Developer fails to comply with the terms of this agreement, then Augusta shall proceed to have the necessary corrective work done, and the Developer agrees to be responsible to Augusta for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, Developer has hereunto set his hand and seal and Augusta has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

DEVELOPER
NORDAHL & CO., INC.

By:  (L.S.)
As Its _____

AUGUSTA, GEORGIA
COMMISSION

As Its Mayor (L.S.)

ATTEST:

Clerk of Commission

SUBDIVISION: CAMBRIDGE, SECTION TWELVE-A

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Essex Place is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Essex Place a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Essex Place is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:
Beginning at existing Essex Place (96' SW of Thames Place)
Extending approx. 488' south west
- (b) Length of road to nearest 1/100th mile:
0.09 mile
- (c) Width & type of road surface:
31' from back of curb to back of curb;
type E asphalt
- (d) Right-of-Way:
60 foot

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____

STATE OF GEORGIA)
COUNTY OF RICHMOND) **DEED OF DEDICATION (UTILITY)**
 FOR CAMBRIDGE SECTION 12-A

THIS INDENTURE, made and entered into this _____ day of _____, 2006
between the **Nodahl & Company, Inc., Cambridge S/D, Section 12-A** hereinafter referred to
as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of the State of
Georgia, hereinafter referred to as the Party of the Second Part;

WITNESSETH:

THAT SAID UTILITY PIPELINES, herein described, have been inspected by the
Augusta Utilities Department and accepted on 12th day of June, 2006; and

THAT the said Party of the First Part, for and in consideration of the sum of Ten Dollars
and no/100 (\$10.00) in cash to it in hand paid by the Party of the Second Part, the receipt of
which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and
other good and valuable considerations, has granted, bargained, sold, released, conveyed and
confirmed unto the said Party of the Second Part, its successors and assigns the following
described property, to-wit:

AN EASEMENT IN PERPETUITY UNDER, ACROSS AND THROUGH the
approximately marked strips of land, together with the pipelines and appurtenances located therein,
which are delineated on a plat prepared for Nordahl & Company, Inc., Cambridge S/D, Section 12-
A by Southern Partners, Inc., dated November 15, 2005, revised date N/A, which plat
reference is made for a more complete and accurate description as to the metes, bounds and
location of said easements, and said plat has been attached hereto and by reference made a part
thereof;

SAID EASEMENT BEING IN THE NATURE of a right-of-way for the purpose of laying,
relaying, installing, extending, operating, repairing, and maintaining pipelines transporting and

carrying utility services, the same hereinafter being referred to as the **"PROJECT;"**

TOGETHER WITH THE RIGHT, when construction or maintenance is necessary, to dig such trenches in said property, as may be necessary for the project; to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property, along with the free right of ingress and egress to and from said permanent easements for these purposes.

THE PARTY OF THE FIRST PART, its successors, legal representatives, and assigns, does also grant, bargain, sell and convey unto Augusta, its successors and assigns, the right, but not the duty, to clear, and keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easements for these purposes.

THE PARTY OF THE FIRST PART, its successors, legal representatives, and assigns does agree that no other utilities may be constructed within the aforesaid easements in perpetuity.

THE PARTY OF THE FIRST PART, its successors, assigns and legal representatives, after the completion of this Project, shall have the right to use said parcels of land in any manner not inconsistent or interfering with the rights herein granted, excluding, however, the right to plant thereon any trees or other vegetation that may interfere with the laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services and the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

AND THE SAID PARTY OF THE FIRST PART, its successors, legal representatives, and assigns, shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

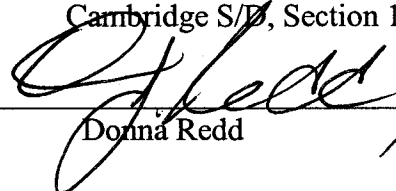
WHENEVER there shall be more than one grantor, the phrase "Party of the First Part" and all related pronouns, related pronouns and verbs shall read as if written in the plural form. When the

grantor is an individual, all such phrases, related pronouns and relative pronouns shall be read as if written in the feminine, masculine, or neuter, and the word "heirs" shall be substituted for the word "successors" at the appropriate place or places.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED, AND DELIVERED in our presence:

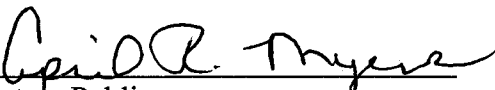
Nordahl & Company, Inc.
Cambridge S/D, Section 12-A

By: 
Donna Redd 12/15/06

As Its: Vice-President of Nordahl & Company,

Inc.

 12-15-06
Witness


Notary Public

Notary Public, Columbia County, Georgia
My Commission Expires Sept. 10, 2007

My Commission Expires _____

Attest: _____

As Its: _____

(SEAL)

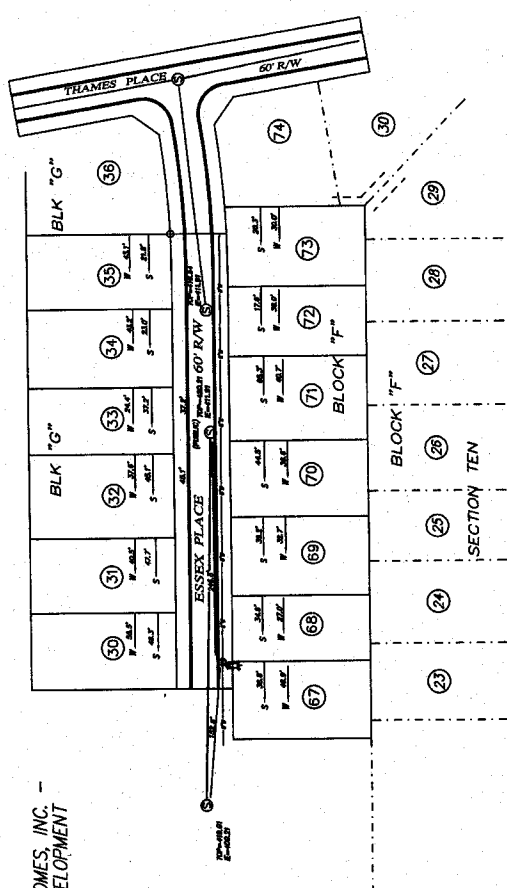
Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor

Attest: _____
Clerk of Commission

(SEAL)

UTILITY AS-BUILT
SECTION TWELVE-A
CAMBRIDGE SUBDIVISION
PROPERTY LOCATED IN SOUTH AUGUSTA, IN THE 66TH E.A.A.
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE: NOVEMBER 15, 2005 SCALE: 1" = 60'
DESIGNED BY:
NORDAHL & CO., INC.
3800 WILSON ROAD, AUGUSTA, GA 30909 (706) 733-1111
PREPARED BY:
SOUTHERN PARTNERS, INC.
1135 AUGUSTA WEST PARKWAY, AUGUSTA, GA 30909 (706) 888-0000



11/15/2005
NORDAHL & CO., INC.

STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT
FOR Cambridge S/D, Section 12-A (Utility Water & Sewer)

THIS AGREEMENT, entered into this ____ day of _____, 2006, by and between the _____ hereinafter referred to as the "**DEVELOPER**", and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the "**CITY**."

WHEREAS, the **DEVELOPER** requested that the **Augusta, Georgia** accept certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____ ; and

WHEREAS, the **CITY** has adopted a policy requiring the **DEVELOPER** to maintain all installations laid or installed in the subdivision for a period of eighteen months, which the **CITY** accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by the **DEVELOPER** and the mutual agreement hereinafter set out, **IT IS AGREED** that:

(1) The **CITY** accepts certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, respectively described in the deed contemporaneously tendered herewith to the Augusta-Richmond County Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____ .

(2) The **DEVELOPER** agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The **DEVELOPER** agrees that, if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure or poor workmanship, the **DEVELOPER** shall be responsible for adequate maintenance and repair.

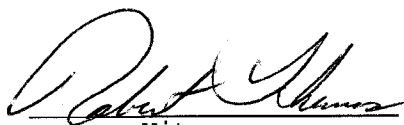
(4) In the event of such failure of the improvements, the **CITY** shall notify the **DEVELOPER** and set forth in writing the items in need of repair. The **DEVELOPER** shall present, within fifteen business days, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by the **CITY**.

(5) If, in the event of an emergency, as determined by the **CITY**, the **DEVELOPER** is unable to respond in a timely manner, the **CITY** shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the **DEVELOPER'S** expense and allow the **DEVELOPER** time to make the needed repairs.

(6) In the event the **DEVELOPER** fails to comply with the terms of this agreement, then the **CITY** shall proceed to have the necessary corrective work done, and the **DEVELOPER** agrees to be responsible to the **CITY** for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

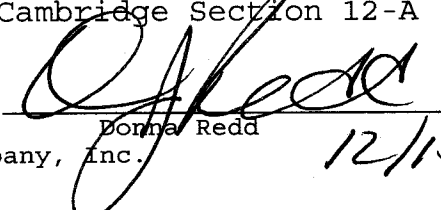
IN WITNESS WHEREOF, the **DEVELOPER** has hereunto set his hand and seal and the **CITY** has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

SIGNED, SEALED, AND DELIVERED DEVELOPER in our presence:

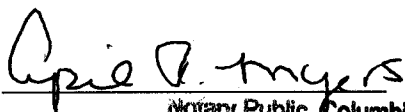

Witness 12-15-06

As it's Vice
President of
Nordahl & Company, Inc.

Nordahl & Company, Inc.
Cambridge Section 12-A


Donna Redd 12/15/06

Notary Public



My Commission Expires

Notary Public, Columbia County, Georgia
My Commission Expires Sept. 10, 2007

Accepted By:

Augusta, Georgia

By: _____

As Its Mayor

Attest: _____

Administrator



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Cambridge Section Twelve-B**

Department: Engineering Department-Abie L. Ladson, P.E., Director

Caption: Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering and Augusta Utilities Departments for Cambridge Subdivision, Section Twelve-B.

Background: The final plat was approved by the Commission on October 18, 2005. The subdivision design and plat, including the storm drain system, have been reviewed and accepted by our engineering staff and the construction has been reviewed by our inspectors. The Utilities Department has inspected and reviewed the water and sanitary sewer installations, and hereby requests acceptance of the utility deed and maintenance agreement of same.

Analysis: This section meets all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in this section. Acceptance of said utility deed shall dedicate, as required, the water and sanitary sewer mains along with the applicable easements to Augusta, Georgia, for operation and maintenance.

Financial Impact: By accepting these roads, water and sanitary sewer installations into the County system and after the 18-month maintenance warranty by the developer/contractor has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed and maintenance agreement, positive revenue will be generated from the sale of water and sanitary sewer taps and monthly billing of same.

Alternatives: 1. Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering, and Augusta Utilities Departments for Cambridge Subdivision,

Section Twelve-B. 2. Do not approve and risk litigation.

Recommendation: Approve Alternative Number One.

**Funds are
Available in the
Following
Accounts:** Not required at this time.

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**



VICINITY MAP





ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., Director

Anthony (Tony) E. Williams,
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

From: Anthony (Tony) E. Williams, Construction Manager *AEW*

Date: January 14, 2008

Subject: Certificate of Completion
Dedication of Cambridge Subdivision, Section Twelve-B
File reference: 2008-005(A)

As required by Development Guideline Document 3, Article II – Section 202 of Augusta, Georgia Municipal Code, you are hereby advised base upon site observation, that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set forth in said documents. Therefore, the names of all streets and drainage related structures in subject development are hereby recommended for acceptance into the City of Augusta infrastructure system.

Thank you for your assistance on this matter. Please call me if you have any questions or need additional information at (706) 821-1706.

AEW

Attachment

cc: Abie L. Ladson, P.E., Director - Engineering Department
Michael Greene, Interim Director - Public Services
Dennis Stroud, Assistant Director - Public Services
Terri Turner, Planning & Zoning
File ✓

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

DEED OF DEDICATION
(Roads and Storm Drainage)

THIS INDENTURE, made and entered into this _____ day of _____, 2005 by and between NORDAHL & CO., INC. hereinafter referred to as the Party of the FIRST PART, and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, acting by and through its Augusta, Georgia Commission, as the party of the SECOND PART.

WITNESSETH:

THAT the said Party of the FIRST PART, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the SECOND PART, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the SECOND PART, its successors and assigns, the following described property, to-wit:

ALL PORTION OF PROPERTY SHOWN ON THE PLAT HEREIN REFERRED TO AS ALL THOSE STREETS AND STORM DRAINAGE SYSTEMS, located in Cambridge Section 12-B according to the plat prepared by Southern Partners, Inc., dated September 12, 2005 being shown as the following streets: Bansbury Place and Thames Place particularly shown and designated on said plat as recorded in the Office of the Clerk of Superior Court, Augusta-Richmond County, Georgia, in ~~Book~~ ^{Book} 2, pages 273 to which plat reference is made for a complete and accurate description as to the metes, bounds and location of said easements.

TOGETHER with an easement to enter upon all areas shown as drainage and utility easements shown on said plat.

TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said party of the SECOND PART, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the FIRST PART has caused these presents to be executed the day and year first above written as the date of these presents.

NORDAHL & CO., INC.

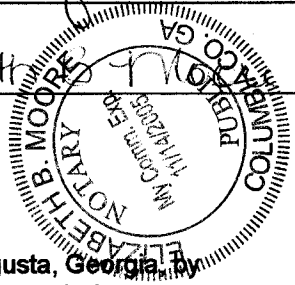
By:  (SEAL)
As Is 

SIGNED, SEALED AND DELIVERED

In our presence:



Elizabeth B. Moore
Notary Public



Accepted by Augusta, Georgia, by
and through its Commission

By: _____
as the Mayor

Attest: Clerk of Commission

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

MAINTENANCE AGREEMENT
(Roads and Storm Drainage)

THIS AGREEMENT, entered into this day of , 2005, by and between **NORDAHL & CO., INC.**, hereinafter referred to as "Developer", and **AUGUSTA, GEORGIA** a political subdivision of the State of Georgia, acting by and through its Commission, hereinafter referred to as "Augusta".

WHEREAS, Developer requested that the Augusta, Georgia Commission accept certain roads, storm drains and appurtenances for Cambridge Section 12-B, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____; and

WHEREAS, the City has adopted a policy requiring the Developer to maintain all installations laid or installed in the subdivision for a period of eighteen months, which Augusta accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by Developer and the mutual agreements hereinafter set out, **IT IS AGREED** that:

(1) The City accepts the roads and appurtenances, storm drains and appurtenances, respectfully described in the deed contemporaneously tendered herewith to Augusta, Georgia Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____.

(2) The Developer agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The Developer agrees that if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure of material or poor workmanship, the Developer shall be responsible for adequate maintenance and repair.

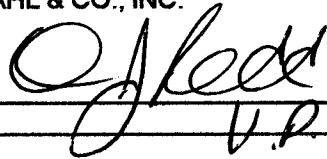
(4) In the event of such failure of the improvements, the City shall notify the Developer and set forth in writing the items in need of repair. The Developer shall present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time, as determined by Augusta.

(5) In the event of an emergency, as determined by Augusta, and the Developer is unable to respond in a timely manner, Augusta shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the Developer's expense and to allow the Developer time to make the needed repairs.

(6) In the event the Developer fails to comply with the terms of this agreement, then Augusta shall proceed to have the necessary corrective work done, and the Developer agrees to be responsible to Augusta for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, Developer has hereunto set his hand and seal and Augusta has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

DEVELOPER
NORDAHL & CO., INC.

By:  (L.S.)
As Its V.P.

AUGUSTA, GEORGIA
COMMISSION

As Its Mayor (L.S.)

ATTEST:

Clerk of Commission

SUBDIVISION: CAMBRIDGE, SECTION TWELVE-B

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Thames Place is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Thames Place a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Thames Place is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:
Beginning at existing Thames Place
Extending approx. 295' West
- (b) Length of road to nearest 1/100th mile:
0.06 mile
- (c) Width & type of road surface:
31' from back of curb to back of curb;
type E asphalt
- (d) Right-of-Way:
60 foot

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____

SUBDIVISION: CAMBRIDGE, SECTION TWELVE-B

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Bansbury Place is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Bansbury Place a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Bansbury Place is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:
Beginning at Thames Place
Extending approx. 806' SW
- (b) Length of road to nearest 1/100th mile:
0.15 mile
- (c) Width & type of road surface:
31' from back of curb to back of curb;
type E asphalt
- (d) Right-of-Way:
60 foot

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20_____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____

STATE OF GEORGIA) DEED OF DEDICATION (UTILITY)
COUNTY OF RICHMOND) FOR CAMBRIDGE S/D SECTION TWELVE-B

THIS INDENTURE, made and entered into this _____ day of _____, 2006 between the **Nordahl & Co., Inc., Cambridge S/D, Section Twelve -B** hereinafter referred to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the Party of the Second Part;

WITNESSETH:

THAT the said Party of the First Part, for and in consideration of the sum of Ten Dollar and no/100 (\$10.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed unto the said Party of the Second Part, its successors and assigns the following described property, to-wit:

AN EASEMENT IN PERPETUITY UNDER, ACROSS AND THROUGH the approximately marked strips of land, together with the pipelines and appurtenances located therein, which are delineated on a plat prepared for Cambridge S/D, Section Twelve – B by Southern Partners, Inc. revision dated April 4, 2006 which plat reference is made for a more complete and accurate description as to the metes, bounds and location of said easements, and said plat has been attached hereto and by reference made a part thereof;

SAID EASEMENT BEING IN THE NATURE of a right-of-way for the purpose of laying, relaying, installing, extending, operating, repairing, and maintaining pipelines transporting and carrying utility services, the same hereinafter being referred to as the **"PROJECT;"**

TOGETHER WITH THE RIGHT, when construction or maintenance is necessary, to dig such trenches in said property, as described by the deed, as may be necessary for the project; to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property.

THE PARTY OF THE FIRST PART, his heirs, legal representatives, and assigns, after the completion of the **PROJECT**, shall have the right to use said parcel in any manner not inconsistent or interfering with the rights herein granted, **EXCLUDING** the right to erect, construct, or maintain thereon any buildings or permanent improvements.

AS A PART of the consideration for said conveyance, the Party of the Second Part covenants as follows:

(a) To cause the top of the pipelines to be laid a sufficient depth below the surface of the ground so as to permit the use of the surface thereof by the Party of the First Part for normal agricultural purposes; however in the case of ravines, streams or low places on the property, the Party of the Second Part may install the pipelines above the ground, provided that the pipelines shall be laid and maintained so as not to interfere with the natural flow of the surface water or any streams thereon;

(b) To refill the trenches it shall dig in connection with repairs, construction, maintenance, or extension, so as to leave the land available and ready for ordinary purposes of agriculture;

(c) To exercise the right of extending, making repairs to and maintain said property in a careful and skillful manner, avoiding unnecessary damage to any crop, plants, shrubs or trees growing upon said parcel of land, and in case of any such unnecessary damage, to compensate the Party of the First Part for such damage; and

(d) To give reasonable notice to the Party of the First Part of its intention to enter the said property in the exercise of the rights herein conferred except in cases of emergency.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

AND THE SAID PARTY OF THE FIRST PART, his heirs and legal representatives shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

WHENEVER there shall be more than one grantor, the phrase "Party of the First Part" and

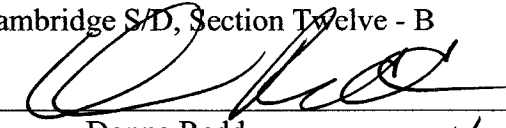
all related pronouns, related pronouns and verbs shall read as if written in the plural form, and when appropriate such phrase and related pronouns and relative pronouns shall be read as if written in the feminine or neuter, and when the grantor is a corporation, the word "successor" shall be substituted for the words "heirs" and "legal representatives" at the appropriate place or places.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED, AND DELIVERED in our presence:

Nordahl & Co., Inc.,
Cambridge S/D, Section Twelve - B

By:


Donna Redd

04/26/06

 4-26-06
Witness


Notary Public

My Commission Expires
LERNA THOMPSON
NOTARY PUBLIC RICHMOND COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 1, 2008

Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor

Attest: _____
Administrator

UTILITY AS-BUILT

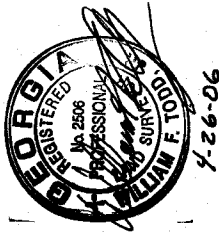
CAMBRIDGE SUBDIVISION

SECTION T-10-1-1
PROPERTY LOCATED IN NORTH ATLANTA, IN THE CITY OF ATLANTA, DEKALB COUNTY, GEORGIA

DATE: APRIL 4, 2008 SCALE: 1" = 60'

NORDAHL & CO., INC.
REGISTERED PROFESSIONAL SURVEYOR
1000 WILSON ROAD, ATLANTA, GA 30309 (770) 455-1000

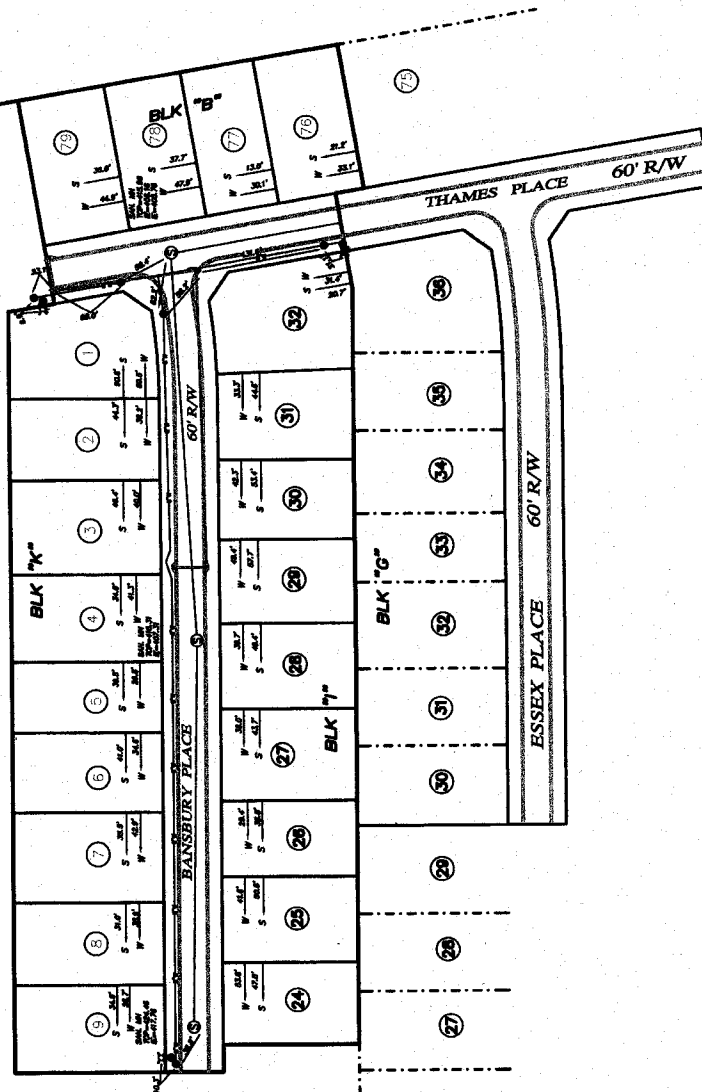
SOUTHERN PARTNERS, INC.
1000 WILSON ROAD, ATLANTA, GA 30309 (770) 455-1000



- N/F SIBLEY -

- NORDAHL HOMES, INC. -
FUTURE DEVELOPMENT

- NORDAHL HOMES, INC. -
FUTURE DEVELOPMENT



STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT
FOR CAMBRIDGE S/D, SECTION TWELVE - B (Utility Water)

THIS AGREEMENT, entered into this ____ day of _____, 2006, by and between the _____ hereinafter referred to as the "**DEVELOPER**", and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the "**CITY**."

WHEREAS, the **DEVELOPER** requested that the **Augusta, Georgia** accept certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____; and

WHEREAS, the **CITY** has adopted a policy requiring the **DEVELOPER** to maintain all installations laid or installed in the subdivision for a period of eighteen months, which the **CITY** accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by the **DEVELOPER** and the mutual agreement hereinafter set out, **IT IS AGREED** that:

(1) The **CITY** accepts certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, respectively described in the deed contemporaneously tendered herewith to the Augusta-Richmond County Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____.

(2) The **DEVELOPER** agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The **DEVELOPER** agrees that, if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure or poor workmanship, the **DEVELOPER** shall be responsible for adequate maintenance and repair.

(3a) In addition to paragraphs (3) and (4) above, the DEVELOPER further agrees that the grinder pumps and force mains within Reid Court is not the responsibility of the CITY.

(4) In the event of such failure of the improvements, the CITY shall notify the DEVELOPER and set forth in writing the items in need of repair. The DEVELOPER shall present, within fifteen business days, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by the CITY.

(5) If, in the event of an emergency, as determined by the CITY, the DEVELOPER is unable to respond in a timely manner, the CITY shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the DEVELOPER'S expense and allow the DEVELOPER time to make the needed repairs.

(6) In the event the DEVELOPER fails to comply with the terms of this agreement, then the CITY shall proceed to have the necessary corrective work done, and the DEVELOPER agrees to be responsible to the CITY for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, the DEVELOPER has hereunto set his hand and seal and the CITY has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

SIGNED, SEALED, AND DELIVERED DEVELOPER in our presence:


Witness 4-26-06

Nordahl & Co., Inc.
Cambridge S/D, Section Twelve - B

As it's V.P.


Donna Redd 4/26/06

Notary Public

My Commission Expires


LERNIA INC.

NOTARY PUBLIC RICHMOND COUNTY, GEORGIA

MY COMMISSION EXPIRES JULY 1, 2008

Accepted By:

Augusta, Georgia

By: _____

As Its Mayor

Attest: _____

Administrator



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Condemnation - O.Z. and Petra Henry**

Department: County Attorney - Stephen E. Shepard, Attorney

Caption: Motion to authorize condemnation of a portion of property #139-0-389-00-0 2948 Arrowwood Circle, which is owned by O.Z. and Petra Henry for 1,627 Sq. Feet of Temporary Easement. AUD Project: 50202 Horsepen Sanitary Sewer, Phase 2 Improvement Project.

Background: The appraised value of the easement is \$98.00. Mr. Henry is unreachable, it is not timely to continue negotiations.

Analysis: Condemnation is required in order to acquire easement.

Financial Impact: The necessary costs will be covered by project budget.

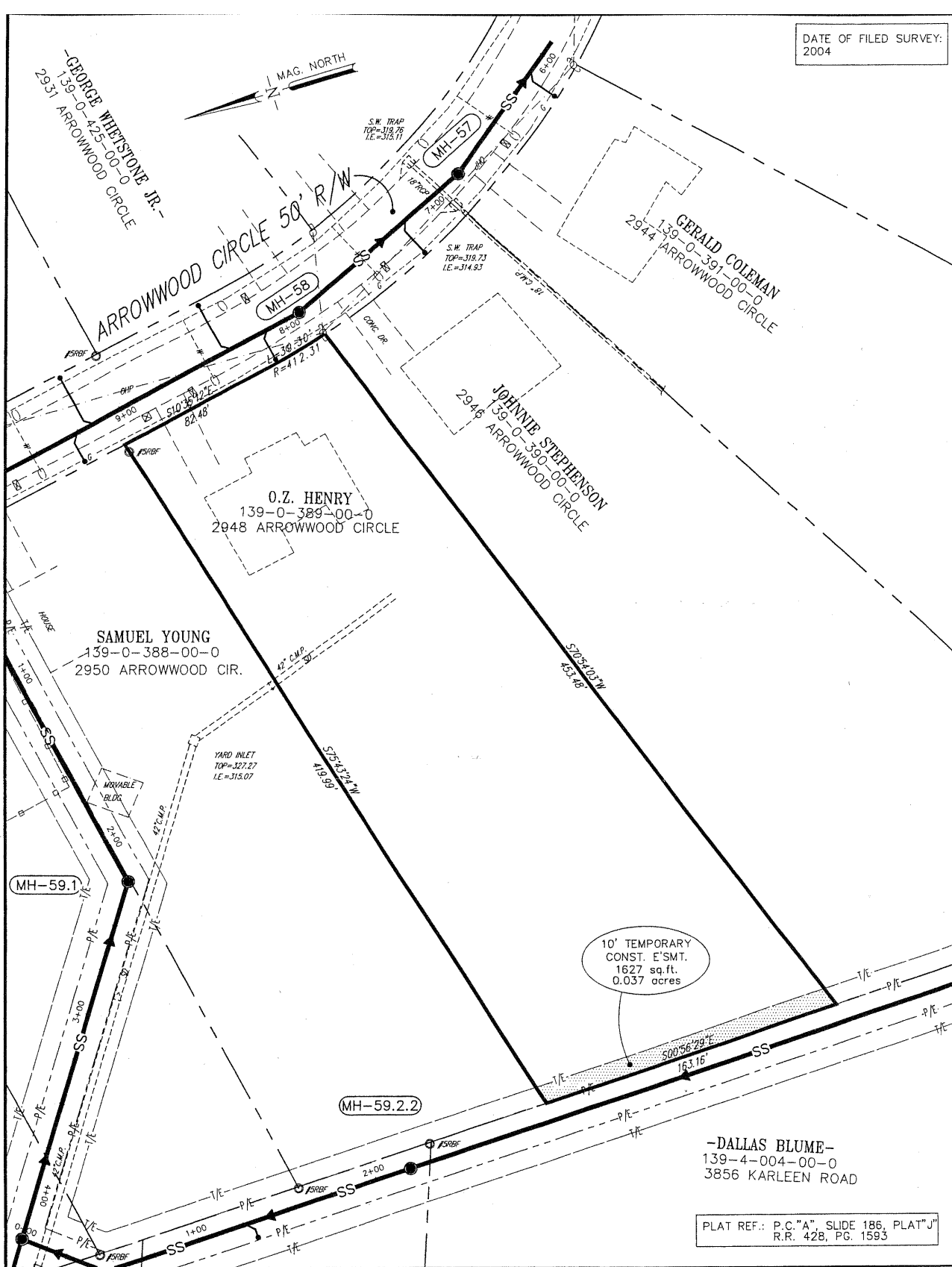
Alternatives: Deny the authorization to condemn.

Recommendation: Approve the authorization to condemn.

Funds are Available in the Following Accounts: G/L 510043420-5411120 J/L 80250202-5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**



EASEMENT PLAT
FOR:

AUGUSTA COMMISSION
HORSEPEN PHASE 2 SEWER COLLECTION SYSTEM
HORSEPEN BRANCH BASIN - PROJECT NO. 50202

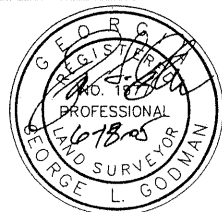
Description: PROPERTY LOCATED IN THE 86th G.M.D.

COUNTY OF: RICHMOND STATE OF: GEORGIA

GEORGE L. GODMAN & ASSOCIATES
GEORGIA REGISTERED LAND SURVEYOR 1977
SOUTH CAROLINA REGISTERED LAND SURVEYOR 6268
1280 MERRY STREET
AUGUSTA, GEORGIA PHONE: (706) 738-0749 30904

Scale: 1" = 50'
Date: 06-18-2005

0 25 50 100
GRAPHIC SCALE



FILE: HORSEPEN-6-21-05
DATA: 3834, F.B. 2004-01
SEE: HORSEPEN SEWER

EQUIPMENT USED: WILD 10C1010 TOTAL STA. ANGULAR CLOSURE: 00"-00"-03"/STA. TRAVERSE CLOSURE: RADIAL TRAVERSE

ADJUSTMENT: NONE

Revisions:

Item # 11



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Condemnation - Raymond D. Brigham**

Department: County Attorney - Stephen E. Shepard, Attorney

Caption: Motion to authorize condemnation of a portion of Property # 140-0293-00-0 2811 Pepperdine Drive, which is owned by Raymond D. Brigham for 2,393 Sq. Feet for a Permanent Easement and 1,940 Sq. Feet of Temporary Easement. AUD Project: 50202 Horsepen Sanitary Sewer, Phase 2 Improvement.

Background: The appraised value of the easement is \$1,917.00. The owner has not responded regarding this matter and it is not timely to continue negotiations.

Analysis: Condemnation is required in order to acquire the easement.

Financial Impact: The necessary costs will be covered by project budget.

Alternatives: Deny the authorization to condemn.

Recommendation: Approve authorization to condemn.

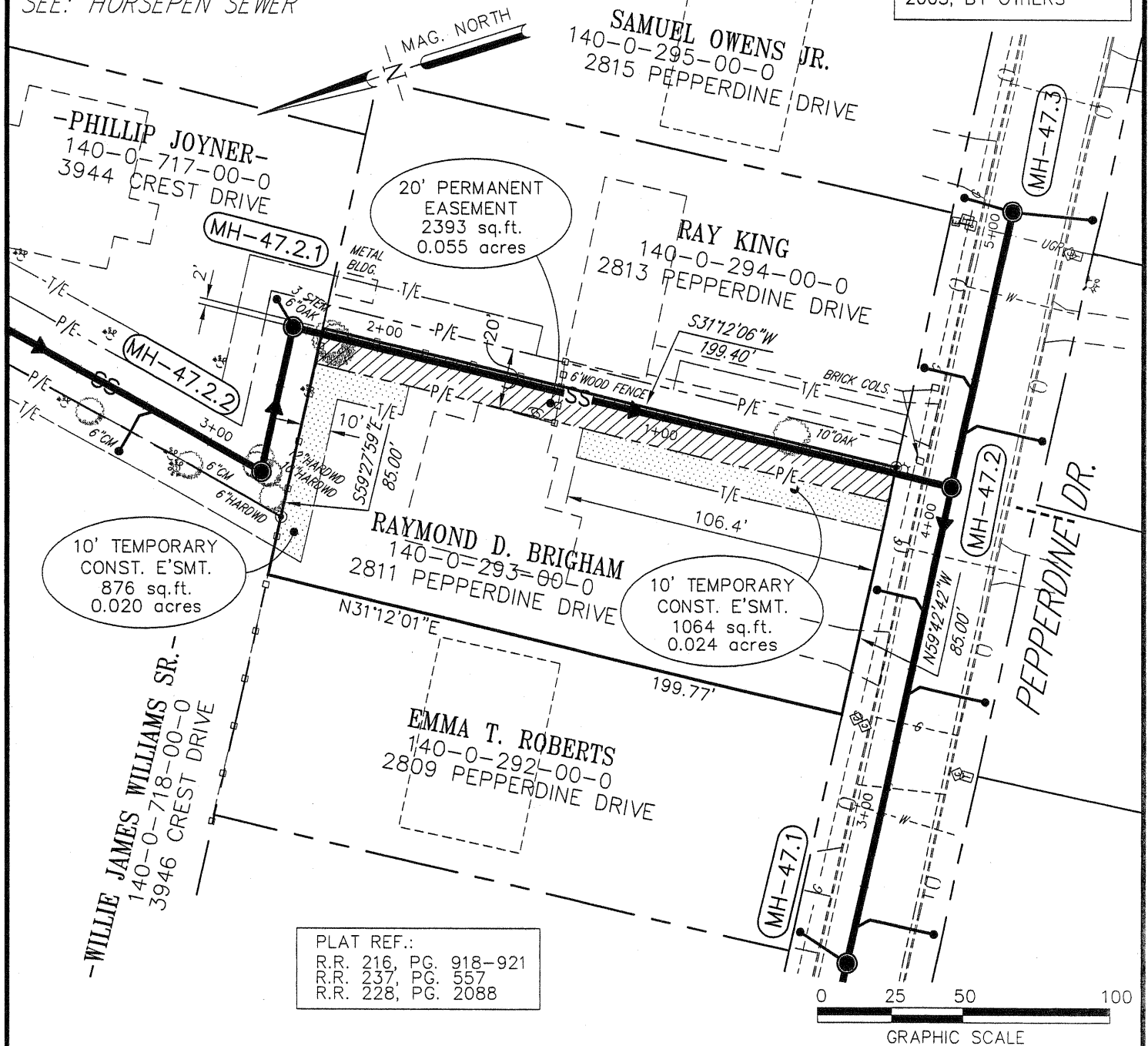
Funds are Available in the Following Accounts: G/L 510043420-5411120 J/L 80250202-5411120

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

FILE: HORSEPEN-ESMT-6-16-05
SEE: HORSEPEN SEWER

Attachment number 1
Page 1 of 1
DATE OF FILED SURVEY:
2005, BY OTHERS



EASEMENT PLAT
FOR:

AUGUSTA COMMISSION
HORSEPEN PHASE 2 SEWER COLLECTION SYSTEM
HORSEPEN BRANCH BASIN - PROJECT NO. 50202

Scale: 1" = 50'

Date: 06-16-2005

Description:

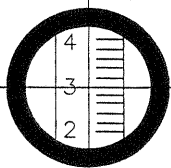
PROPERTY LOCATED IN THE 86th G.M.D.

COUNTY OF:

RICHMOND

STATE OF:

GEORGIA



GEORGE L. GODMAN & ASSOCIATES

GEORGIA REGISTERED LAND SURVEYOR
SOUTH CAROLINA REGISTERED LAND SURVEYOR
1280 MERRY STREET
AUGUSTA, GEORGIA

1977

6268

30904

PHONE: (706) 738-0749

EQUIPMENT USED:

WILD 10C1010 TOTAL STA.

ANGULAR CLOSURE:

00"-00'-03"/STA.

TRAVERSE CLOSURE:

RADIAL TRAVERSE

ADJUSTMENT: NONE

Item # 12



Engineering Services Committee Meeting

1/30/2008 1:30 PM

Development of TEE Center and Approval of Transportation and Tourism Fee

Department: Administrator

Caption: Motion to authorize RFP for selection of a developer and approval of a development agreement for design and construction of the TEE Center and approval of Transportation and Tourism Fee Ordinance for Heritage Area Development.

Background: See caption.

Analysis: N/A

Financial Impact: N/A

Alternatives: Do not approve.

Recommendation: Approve the motion to go forward with RFP as well as Transportation and Tourism Fee Ordinance.

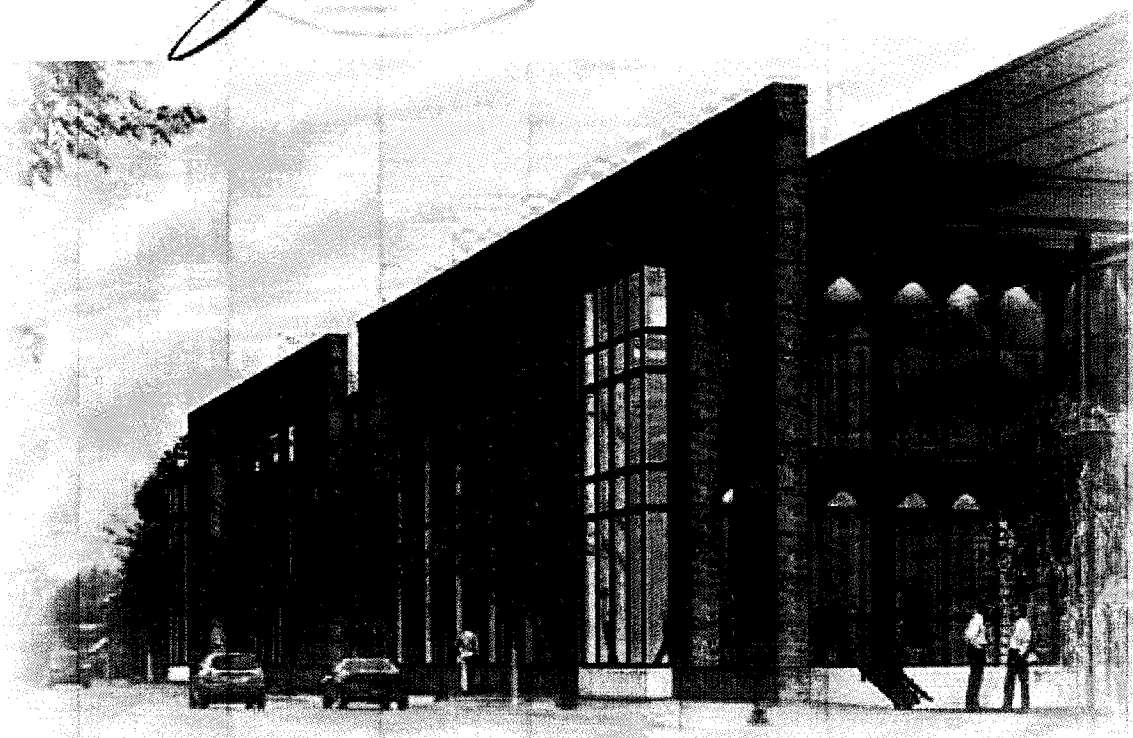
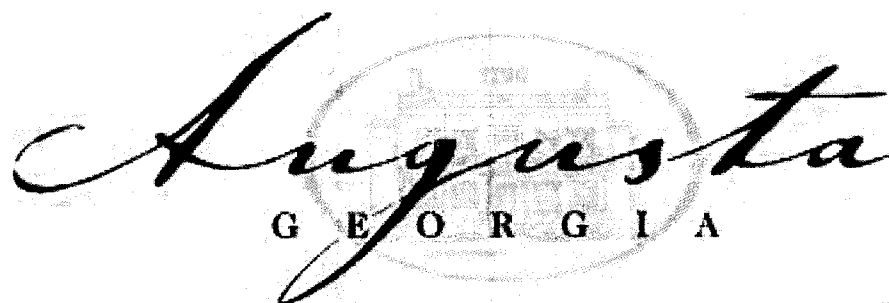
**Funds are
Available in the
Following
Accounts:**

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**

Augusta Trade, Exhibit and Event Center Building Program

March 2007 (Revised January 15, 2008)



Strategic Advisory Group



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

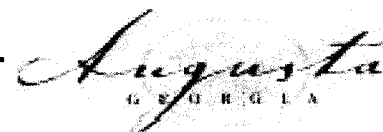


Table of Contents

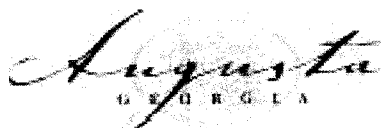
SPACE REQUIREMENTS

1.0	Overview	1
2.0	Tabular Summary	2
3.0	Exhibition Space	5
3.1	Overview	5
3.2	Exhibit Hall	6
4.0	Public Circulation Space	14
4.1	Overview	14
4.2	Entrance Lobby	14
4.3	Concourse	17
4.4	Registration	19
4.5	Pre-function	22
5.0	Support Space	26
5.1	Overview	26
5.2	Information/Security Desk	26
5.3	Public Rest Rooms	27
5.4	Green Rooms/Dressing Rooms	28
5.5	First Aid Room	30
5.6	Box Office	31
5.7	Show Manager's/Event Managers' Offices	33
6.0	Service Space	37
6.1	Overview	37
6.2	Truck Docks and Apron	37
6.3	House Receiving	39
6.4	Meeting Room/Exhibit Hall Storage	40
6.5	Operable Wall Storage	41
6.6	Audiovisual System Control Room	41
6.7	Audiovisual Intermediate Distribution Frame (IDF) Rooms	43
6.8	Central Recording Room	44
6.9	Audiovisual Equipment Storage	45
6.10	Voice/Data MDF and Demarcation Room	46
6.11	Voice/Data Intermediate Distribution Frame (IDF) Rooms	47
6.12	Maintenance Shops and Storage	48
6.13	Janitor's Closets	49
6.14	Security Headquarters	50
6.15	Back-of-House Toilet Rooms	51
6.16	Central Plant	52
6.17	Air Handling Equipment Rooms (not required with roof-top equipment)	53
6.18	Main Electrical Rooms)	54
6.19	Standby Power Generator Room	55
6.20	Electrical Distribution Rooms	56
6.21	Back-of-House Corridors	57
6.22	Service Elevators	58
6.23	Elevator Equipment Rooms	59
6.24	Exit Stairs (if required by scheme)	60



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Table of Contents

7.0	Food Service Space	62
7.1	Overview	62
7.2	Banquet Kitchen	62
7.3	Warehouse/Commissary	65
7.4	Food Service Dock Area	66
7.5	Waste Management	68
7.6	Concessions	69
7.7	Food Staging Alcoves	71

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

SPACE REQUIREMENTS

1.0 Overview

This Building Program describes the characteristics of the spaces recommended for the Augusta Trade, Exhibit and Event Center. These spaces represent what is required to properly support the function of the new exhibit hall space as well as integrate properly with the existing hotel and conference center facilities, and to meet the expectations of the expanded facility's target market.

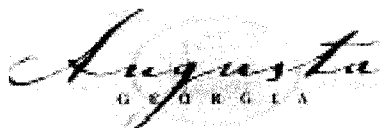
The expectations of the market encompass many elements, efficiency being one of the most important. The facility's planning and design must allow for set-up and breakdown of events to be accomplished in the most efficient, and therefore cost-effective, manner. The cost of move-in/move-out reflects in the bottom line of the exposition contractor, that cost is passed on to the association or promoter and figures significantly in their decision-making for future choice of show and meeting sites.

Versatility is another important characteristic. The ability to respond to the many, and often unpredictable, ways in which groups may want to use the facility is crucial to its success. This characteristic can be reflected in several ways:

- The ability to quickly and easily divide spaces or combine them in a variety of ways.
- The ability to accommodate simultaneous events at different stages (set-up, functioning show, breakdown) without disturbance from one to the other.
- Generous concourse and pre-function areas to accommodate registration, receptions, buffets, exhibits and circulation without disruption from simultaneous events.
- Ready and ample accessibility of utilities to support exhibit, meeting and registration activities.

With the recent proliferation of available trade show/meeting space, selection criteria now include more than just the facility's ability to accommodate the event, placing more value on the general ambiance of the facility and the amenities available in the City. In the facility, public spaces should have a level of finish and appointments evoking the atmosphere of a convention quality hotel. In its design, the building should capture a sense of the area or region, associating it with its city, leaving a unique and memorable impression on the visitor.

The pages that follow contain the qualitative and quantitative requirements for the spaces to be included in the Augusta Trade, Exhibit and Event Center. The information is provided in the following subsections. The first of these, the Tabular Summary of Spaces, lists each space along with its area for the proposed facility. The remaining parts are organized by space type including: Exhibition Space; Public Circulation Space; Support Space; Service Space; Food Service Space; and Administration Space. A description is provided in an Overview page for each type.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

2.0 Tabular Summary

The following pages contain a preliminary Tabular Summary of Spaces for the convention center facility that represents the programmed areas for the expansion. This tabular summary will be reviewed and modified in the program verification phase.

	PROGRAM AREA		
	SPACE	TOTAL	%
EXHIBITION HALLS		40,000	32.7%
Hall A	40,000		
PUBLIC CIRCULATION		27,000	22.1%
Level 1 Entry/Prefunction	8,700		
Level 2 Prefunction/Registration	18,300		
SUPPORT		5,700	4.7%
Information / Security Desk	100		
Public Rest Rooms	3,000		
Green Rooms / Dressing Rooms	1,000		
First Aid Room	300		
Box Office	300		
Show Managers' Offices / Event Manager's Offices	1,000		
SERVICE		26,680	21.8%
Truck Docks	2,000		
Truck Apron (not included in area when on grade)	10,000		
House Receiving	500		
Exhibit Hall Storage	8,500		
Operable Wall Storage	400		
Audiovisual System Control Room	400		
Audiovisual Intermediate Distribution Frame (IDF) Rooms	500		
Central Recording Room	100		
Audiovisual Equipment Storage	200		
Voice/Data MDF and Demarcation Room	400		

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER**Building Program****Space Requirements**

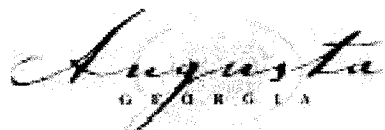
		PROGRAM AREA		
		SPACE	TOTAL	%
	Voice/Data Intermediate Distribution Frame (IDF) Rooms	500		
	Maintenance Shops and Storage	500		
	Janitor's Closets	80		
	Security Headquarters	400		
	Back-of-House Toilet Rooms	100		
	Central Plant	1,000		
	Air Handling Equipment Rooms	4,000		
	Main Electrical Room	1,000		
	Standby Power Generator Room	400		
	Electrical Distribution Rooms	500		
	Back-of-House Corridors	4,000		
	Service Elevators	300		
	Elevator Equipment Rooms	400		
	Exit Stairs	500		
	FOOD SERVICE		13,900	11.4%
	Banquet Kitchen	6,000		
	Warehouse / Commissary	3,000		
	Food Service Dock Area	800		
	Waste Management	1,000		
	Concessions	1,000		
	Food Staging Alcoves	2,100		
	WALLS, SHAFTS, STRUCTURE		9,000	7.4%
	GROSS ENCLOSED BUILDING AREA		122,280	100.0%

*Strategic Advisory Group*

March 2007 (Revised January 15, 2008)

3

Item # 13



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

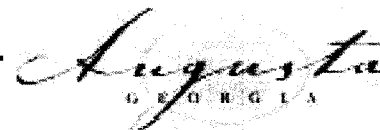
Building Program

Space Requirements

		PROGRAM AREA		
		SPACE	TOTAL	%
POTENTIAL SHARED USE SPACES			-7,900	
	House Receiving	500		
	Audiovisual System Control Room	400		
	Central Recording Room	100		
	Audiovisual Equipment Storage	200		
	Voice/Data MDF and Demarcation Room	400		
	Maintenance Shops and Storage	500		
	Security Headquarters	400		
	Central Plant	1,000		
	Main Electrical Room	1,000		
	Standby Power Generator Room	400		
	Warehouse / Commissary	3,000		
MINIMUM NEW CONSTRUCTION AREA			114,380	
PARKING DECK			16,000	

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

3.0 Exhibition Space

3.1 Overview

Exhibition Space is one of the two major areas, along with meeting space, that are booked by events in convention centers, generating their primary source of income. Other areas provide only access, support and service to these lease-able areas. Proper planning of Exhibit Space and its relationship to related activities and support spaces is, therefore, critical to the mission and success of this facility.

The design of the Center needs to provide for easy flow from Entrances, Registration areas and other portions of the existing facilities into the Exhibit Space, and to encourage movement through the exhibits once the visitor enters the hall. Participating exhibitors want to be confident that their booths will receive great exposure to pedestrian traffic. The location of rest rooms, concessions, telephones, and other amenities on the wall opposite from the main entrances can encourage this traffic flow.

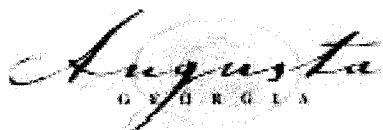
Exhibit Space should be considered as a backdrop to the materials being presented avoiding visual competition with architectural or structural elements. Appropriately spaced utilities should be provided to allow exhibitors maximum technical capability to show their products to the best possible advantage. Lighting is regularly spaced to provide even general illumination with spot, accent, or feature lighting left to the exhibitor.

Flexibility is the key word in the design of exhibit space. This includes providing the ability to divide the space into multiple smaller exhibit halls. By doing this, the facility is able to adjust its size to accommodate a variety of event sizes comfortably, as well as maximizing its potential for event days by providing the ability to book multiple events, either on simultaneous or overlapping schedules.

As a secondary function of Exhibit Space, assembly activities may be held. An Assembly may require longer structural spans with increased column spacing for improved sight lines to a stage or podium. Dimmable lighting should be provided, allowing light levels to be raised and lowered as appropriate to the presentation.

Equally important is direct service access into the Exhibit Space for the efficient set up and removal of exhibits. The rear of the Exhibit Halls should be adjacent to a truck dock with one berth for every 12,000 square feet of exhibit space and a ramp for direct access of tractor trailers to drive onto each division of the exhibit floor for unloading and set up of product exhibits. Easy access into the Exhibit Space for back-of-house operations such as housekeeping, engineering, communications and equipment storage is also very important.

Providing emergency exit doors in sufficient quantity and in appropriate locations in order to comply with assembly occupancy requirements of the applicable codes is always a significant design determinant.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3.2 Exhibit Hall

Exhibit space should be on one level and as contiguous as site conditions permit. The space may have the capability to be subdivided into smaller individual halls. Configure Exhibit Halls to provide flexibility to accommodate simultaneous multiple events in different stages (move- in, in session, move- out) while minimizing interference with one event by another. The circulation sequence of the visitor moving from the concourse space to the exhibit hall should develop a sense of drama and arrival at the primary destination.

A square plan or a rectangular plan (with length no greater than 2 times width) is the optimum shape for Exhibit Halls; however, practical limitations such as structural spans, travel distance to emergency exits, proportions of subdivisions, existing conditions and site constraints often make this difficult.

The plan configuration of the Exhibit Halls should facilitate movement of exhibit materials to the floor from dock berths and by means of ramps to allow over-the-road trucks to drive onto the exhibit floor. Access to the service dock must be provided for each sub-division of the exhibit hall without moving through other spaces in order to permit simultaneous, multiple shows. A continuous dock along the rear of the exhibit halls may allow additional berths to service a division if other divisions are not in use.

Column free space is ideal; however, since this is not usually economically or structurally feasible, columns on a maximum size structural grid are desired. It may be desirable to configure one exhibit hall division with a wider structural bay to accommodate flat floor general assembly sessions.

A utility grid system in the floor is to be provided to give exhibitors access to utilities required for their exhibits. Exhibit booths and aisles are laid out on a ten (10) foot grid system with ten (10) foot booths back to back along ten (10) foot aisles generating a thirty (30) foot grid. The thirty (30) foot by thirty (30) foot booth and aisle planning grid should be coordinated as a part of a larger grid for the utilities. The structural grid should also superimpose itself over and be a multiple of the planning and utility grid.

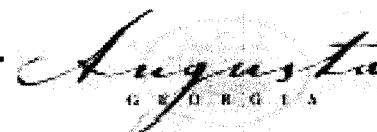
Security is also a primary concern in the exhibit hall. There are two aspects to this issue: security of exhibits and control of access to the hall during the show. Control of theft of items from exhibits may be addressed by several means. Closed circuit television, perimeter door monitoring and direct observation by security staff may be used separately or in combination. Control of access to the event during its operating hours is necessary to keep individuals not registered for the show from entering the exhibit floor. The configuration of the hall entrance(s) should facilitate visual observation of those entering to allow badges to be checked by show security personnel.

A. Programmed Area

1. 40,000 square feet

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

B. Occupancy

1. For establishing occupant load and egress provisions per code:
 - a. Exhibition: 15 square feet per person
 - b. Assembly Seating: 2,200 people
2. For establishing occupant load and egress provisions per facility operator:
 - a. Marriott is presumed to be the facility operator, and Marriott standards may be more restrictive than the building code.
 - b. Marriott requires for Exhibition: 7 square feet per person
3. For calculating toilet fixture quantity:
 - a. For primary use as exhibit space: 20 square feet per person (will require interpretation and/or variance from local authorities)
 - b. For primary use as Ballroom: 9 square feet per person (will require interpretation and/or variance from local authorities)

C. Function

1. Exhibit Halls are intended to be used:
 - a. For exhibitions and product displays for convention delegates
 - b. For trade shows and attendee who are "in the trade"
 - c. For consumer shows for the general public.
 - d. To accommodate general assembly meetings of 2,200 people.
 - e. For special uses where large, flat floor areas with high ceilings are needed.
 - f. For Banquet functions larger than can be accommodated in other spaces in the complex.

D. Divisibility

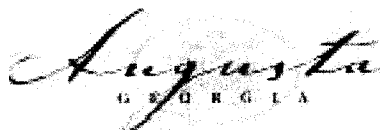
1. Consider separation of Exhibit Hall into two smaller subdivisions with respective accommodations for "Entrance," support and service, if spatial proportions allow.
2. Operable wall panels will be used to accomplish space divisions. STC rating should be minimum 50. Consideration to be given to the use of operable wall systems with an NRC rating of 0.70, to provide sound absorption in order to reduce acoustical wall echoes.

E. Ceiling Height

1. Height should be proportionate to actual room dimensions considering requirements for projection screen placement and readability. Minimum 30 feet clear.

F. Structure

1. Column free space is strongly preferred for maximum flexibility.
2. Structural spans and column spacing should be configured to provide clear views for accommodating 2,200 people in a general assembly layout.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Bottom of lighting and mechanical fixtures to be a minimum of 30 feet clear above finished floor.
4. Design floor slab to allow up to 350 pounds per square foot of live load.
5. Roof/ceiling structure requires design for support of banners, projection screens, speakers, light trusses, etc. The following capacities will be acceptable:
 - a. Maximum vertical load of 1,000 pounds per point on a ten to fifteen foot grid throughout the exhibit hall, braced for lateral loading to permit bridled rigging up to a 45 degree angle.
 - b. In a 3,600 square foot area above the anticipated primary head table/ stage location, maximum vertical load of 3,000 pounds on 30 foot centers in addition to the 1,000 pound points in this area. Provide lateral bracing for these points to allow bridled use of the points, Design the structure in this 3,600 square foot area to allow for a total hanging load of 10,000 pounds.
6. Avoid low perimeter soffits.
7. Consider simple catwalks at appropriate locations in deep truss space, if budget allows.
8. Design structure for loads and deflection related to operable walls.

G. Lighting

1. Type: For general illumination, consider either metal halide system or fluorescent system as described below. Also provide a dimmable incandescent system as described below.
 - a. General illumination
 - 1) Metal Halide (with quartz re-strike on selected emergency generator supported luminaires for immediate control) with best color rendition available (CRI greater than 65)
 - 2) T5 fluorescent system with multi- level switching capability (CRI at least 85)
 - b. Dimmable system:
 - 1) incandescent system using quartz halogen lamps
2. Level:
 - a. For general illumination provide 75 maintained foot- candles measured 3 feet above the finished floor.
 - b. For the dimmable system provide 20 maintained foot- candles measured 3 feet above the floor.
3. Controls designed to allow various lighting level during shows and set- up activities. Provide individual switching capability for each fixture.
4. Emergency lighting (May be provided via fluorescent system if that system is selected.)

H. Utilities

1. Provide a grid of flush mounted utility floor boxes located at 30- foot centers linked by under- floor conduit system suitable for pulling utility

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

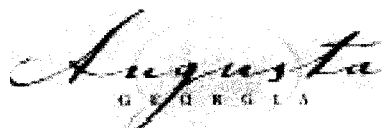


Space Requirements

- services from other locations. Provide one 6" empty pipe from each hall division to the face of the loading dock, one 6" empty pipe from each hall division to the central sound control room, and one 6" empty pipe from the central sound control room to roof for temporary satellite link.
2. Electrical: inside each floor box provide
 - a. one 208- volt, 3- phase, 60- amp outlet; and
 - b. two 120- volt, 30- - amp duplex outlets.
 3. Drains: inside floor boxes, provide a 3" Funnel drain.
 4. Telecommunications: inside floor boxes provide:
 - a. Six (6), 4 pair Category 6 UTP cables with (6) RJ45 outlets per box.
 - b. All outlets are addressable for voice and data.
 - c. The outlets will be connected to patch panels located at the intermediate distribution frame serving each hall division.
 5. Provide the following at key locations with the capability to pull through the under- floorconduit system to surrounding floor boxes.
 - a. Water: provide a 1" supply and ball valve with two 3/4" quick connect fittings at 90 psi.
 - b. Compressed Air: provide valves and piping to truss space for connection to temporary hose from rented compressor on dock. Assume 125 psi, instrument quality.
 - c. Electrical: Provide a 480- volt, 3- phase, 100- amp disconnect switch on each column out in the hall.
 - d. Fire extinguisher; hose valve if required.
 6. Provide the following within the truss space of the exhibit hall ceiling (co- ordinate with mechanical ducts, sprinkler systems and other building systems in this area:
 - a. Supplemental Electrical: Located at the center of the exhibit hall, provide a single line of 2,000- amp, 480- volt plug- in type bus duct.
 - b. Supplemental Electrical: Outlets or disconnects for temporary stage lighting.
 7. Provide one water supply and drain connection at the perimeter of each hall division for disposal of wastewater from exhibits.

Alternative arrangement (Dominant Use As A Ballroom)

8. Electrical:
 - a. Provide 20- amp, 120- volt convenience outlets at approximately 20- foot centers on perimeter walls. Each outlet should be on its own circuit.
 - b. Provide 20- amp recessed floor outlets at 30- foot centers throughout the room.
 - c. Provide 30- amp, 120/208- volt, 3- phase 5- wire circuits in recessed floor outlets at 60 feet on center throughout the room.
 - d. Provide four 100- amp, 120/208- volt, 3- phase 5- wire outlets in adjacent service corridors.
 - e. Provide architectural treatment above all doors to route cable over these openings without interfering with door operation.
 - f. Provide two 400- amp, 120/208- volt, 3- phase, 5- wire power feeds at the most likely stage/head table location and at each secondary location to provide power for lighting and sound equipment.

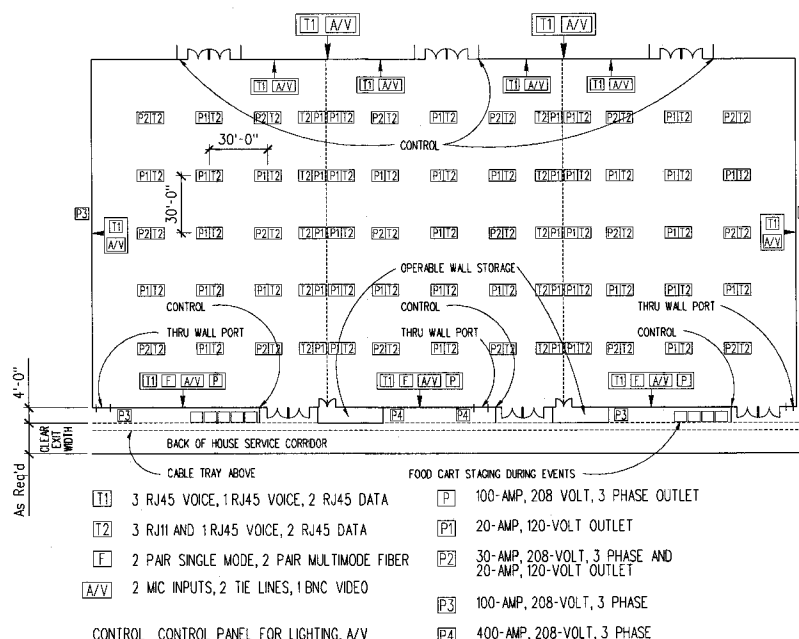


AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

9. Telephone/Data: Provide the following in a minimum of three locations in each division:
 - a. One 6-pair voice grade cable with three RJ11 outlets and one RJ45 outlet for voice connections at minimum of two locations in each division
 - b. Two Category 6 or higher standard 4-pair cables with two matching RJ45 outlets for data at minimum of two locations in each division
 - c. Three RJ11 outlets and one RJ45 outlet for voice connections and two RJ45 connections for data in floor ports
 - d. At the most likely location of the head table, provide two pair of multi-mode and two pair of single mode fiber optic connections terminated with SC or the latest approved standard.
10. Arrangement
 - a. The diagram that follows indicates the layout of the utilities and audiovisual devices within the Exhibit Hall. This layout is conceptual and diagrammatic and intended to describe relationships and general locations of utilities.

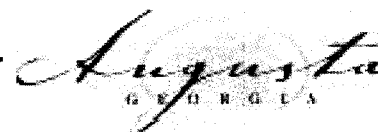


I. Audio Visual

1. General
 - a. Audio/visual equipment, such as screens, projectors, and video-conferencing equipment will not be permanently installed in the Exhibit Hall but will be available from local service vendors.
 - b. Coordinate the location and design of outlets with other disciplines.
2. Sound Reinforcement System
 - a. Room sound system with overhead speakers capable of high quality

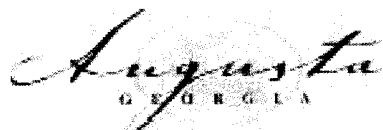
AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

- voice and music reinforcement
- b. Sound system zoned to room divisions with override capability for emergency paging.
- c. Digitally programmed routing of program material to and from this space via the Audiovisual System Control Room or remotely accessible control points
- d. Capability for remote central control and audio recording of programs within the Exhibit Hall
- e. Provide controls within each room division to turn on or off any individual speaker.
- f. Provide the following connections in each room division at likely head table locations:
 - 1) Two microphone inputs (XLR)
 - 2) Two tie lines (XLR)
- 3. Video System
 - a. Digitally programmed routing of program material to and from this space via the Audiovisual System Control Room or remotely accessible control points
 - b. Provide capability for distribution of satellite downlink signal from portable receiving equipment through the Distributed Television (DTV) system.
 - c. Connections for portable video conferencing equipment in each division are provided via voice/data and audiovisual connections already described.
 - d. Provide the following connections in each room division at likely head table locations:
 - 1) Two pair of single mode and two pair of multi-mode fiber terminated with SC connectors or the latest approved standard.
 - 2) One BNC video connection with home run to either the nearest Audiovisual IDF Room or to the Audiovisual System Control Room
- 4. Assistive Listening System
 - a. Provide full coverage of the space, considering its potential divisibility, with receivers for an infrared system.
- 5. Paging System
 - a. Paging system to deliver 90 dB SPL linear scale, plus or minus 3 dB @ 2 KHz, response plus or minus 3 dB 200 HZ to 4 KHz.
 - b. Override capability of paging system for emergency use to the extent allowed by local authority having jurisdiction.
- J. Acoustics
 - 1. Acoustical treatment as necessary for audibility of the audiovisual system in the Exhibit Hall
 - 2. Treatment designed to achieve a reverberation time no greater than 2.0 seconds as calculated by the Fitzroy method.
 - 3. Provide acoustical wall treatment/materials to reduce the possibility for delayed sound echoes for multi-media events.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

4. Building mechanical systems for the exhibit hall should be designed for a background noise level of NC- 35.
5. Operable walls should have an STC 50 or greater rating.

K. Security System

1. Access Control: Provide electronic door monitoring system for all doors leading out of the exhibit hall connected to the building security system and monitored in the Central Security Office.
2. Video Surveillance: Provide CCTV coverage within the space.

L. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable. Within budget constraints, provide finishes commensurate with a ballroom function.

M. Graphics

1. Establish Exhibit Hall number designations, related to divisibility.
2. Use international symbols to assist international visitors.
3. Room identification graphics should be provided consistent with the design and color scheme of the facility. Scale should relate to concourse space size and reasonable visibility.
4. Provide changeable event identification graphics at Exhibit Hall entrances. This signage should be compatible with adjacent finishes.
5. Graphics should be designed and located to be visible when approaching the room along the Pre- function space from either direction.

N. Service Access

1. Food service access and staging areas in service corridors should be provided to the Exhibit Hall.
2. Doors from service corridors into the Exhibit Hall should have a clear height of 9 feet, a width of 7 feet with no center mullion and no threshold.

O. Mechanical

1. Provide sufficient venting for exhibits producing odors or objectionable fumes or provide a number of strategically placed roof vents with collars to allow installation of temporary ducts for specific exhibits.
2. Provide venting for the removal of truck and forklift exhaust from the Exhibit Hall.
3. Provide individual room thermostatic control.
4. Provide a wet pipe automatic sprinkler system. (Provide dry- pipe where appropriate.)
5. Provide pre- cool HVAC system.
6. Provide smoke removal system, if required by code.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

P. Features

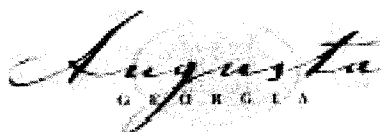
1. Truck / freight doors from docks to be minimum 16 feet high (20 feet preferred), 20 feet wide (24 feet preferred) with push button controls. Consider one door per hall division to be the maximum size to accommodate oversized loads.
2. Provide sufficient venting for exhibits producing odors or objectionable fumes or provide a number of strategically placed roof vents with collars to allow installation of temporary ducts for specific exhibits.
3. Provide venting for the removal of truck and forklift exhaust from the Exhibit Hall.
4. Provide locations for portable service counters and space for exhibitor services on dock side of halls. (i.e. telephone set rental, etc.)
5. Consider providing some natural light/views to the outside with blackout capability.
6. Provide electronic door monitoring system for all man- doors leading out of the exhibit hall connected to the building security system and monitored in the Central Security Office.
7. Carefully select locations of all wall mounted outlets (power, audio- visual, etc.), controls, telephones, drinking fountains, etc. to group and integrate these devices into the finishes and architecture of the room in order to provide an efficient, functional position and reduce visual clutter.

Q. Support Spaces Required

1. Food Concessions
2. Public Rest Rooms
3. Operable wall storage
4. First Aid Room
5. Show Manager's Offices
6. Exhibitor storage

R. Furniture, Fixtures & Equipment

1. Stack chairs
2. Chair trucks
3. Tables
4. Table trucks
5. Queuing equipment
6. Lifts and similar type equipment (forklifts, platform lifts, etc.)
7. Hoses, cable and devices related to the floor utility grid.
8. Portable Staging Equipment / Accessories
9. Audio Visual Equipment (including assisted listening devices)
10. Portable Accent Lighting



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

4.0 Public Circulation Space

4.1 Overview

Public Circulation is a key element in the success of any convention facility; it is in these spaces that visitors form their first impressions of the facility. Attractive materials, "people places," natural light and controlled views to the exterior are highly desirable. Multi-floor atriums, art work, water features and landscape plant materials are all examples of special features which help to establish the identity of the building and its relationship to the city in the minds of visitors.

The sequence of movement through the facility should begin at major or secondary entrance lobbies, which provide registration or link directly to registration components. Concourses should link the Entrance and Registration areas to the Meeting/Banquet and Exhibit/Event spaces. Concourses are generally open for public movement with security points at the entries to meeting and exhibit functions. All Meeting/Banquet and Exhibit/Event Spaces should be directly accessible from Concourse Space without passing through other Meeting/Banquet or Exhibit/Event spaces.

The amount of area to be provided for Concourses linking meeting and exhibit functions is largely determined by the configuration of the site and the organization of the facility on the site. Although not specifically programmed, the design and layout of circulation corridors and concourses are important to the proper functioning of the Center. Visitors should be able to quickly grasp the plan of the building and be able to move easily to their ultimate destination with a clear sense of direction. Graphics in the circulation areas are very important in this regard for orienting and directing people.

Public Circulation Spaces receive heavy traffic and it is important that floor and wall materials be both attractive and durable. Carpet is desirable on the floor as a welcome relief to hard exhibit hall floors. Custom designed patterns should be incorporated into the carpet design as they add to the perceived quality of the space and help to establish the building identity. Careful study should be given to wall materials, wainscots and the transition from wall to floor to provide highly durable, low maintenance materials while conveying a strong sense of quality.

4.2 Entrance Lobby

The Entrance Lobby will serve as the main receiving point to the building for the visitor. Smaller lobbies should be provided at secondary public entrances. Although one lobby may be treated as primary, each lobby should have enough strength to be identified as an entrance when multiple shows use separate entrances. These areas provide visitors with their first impression of the building, and it is desirable that they have strong visual links to the City. It is important to be able to move quickly and easily through the lobbies, with a clear sense of direction, to an ultimate destination in the Center, including the registration area and other lobbies.

A. Programmed Area

1. 1,000 square feet

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

B. Occupancy

1. Varies/Design per Code
 - a. Non- simultaneous Occupancy provisions should apply in that visitors that occupy lobbies do not add to a total occupancy since they have already been counted in meeting or exhibit space.

C. Function

1. Entrance point and reception area for visitors and convention delegates coming into the building

D. Divisibility

1. None required.

E. Ceiling Height

1. Height should be proportional to room dimension and entrance design.

F. Structure

1. Floor loading capacity as required by building code

G. Lighting

1. Type: Compact fluorescent, metal halide and/or fluorescent with high color rendition capability and low maintenance.
2. Level: 10- 20 maintained foot candles
3. Provide specialty lighting where needed to highlight building features and create desired mood. (Incandescent if required to create proper mood.)

H. Utilities

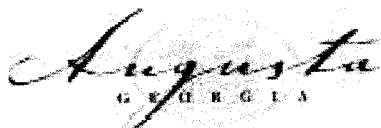
1. Electrical
 - a. Provide 20- amp, 120- volt convenience outlets for cleaning and general-purpose use at 60 feet on center on walls or columns.
 - b. Provide 30- amp, 120/208- volt, 3- phase, 5- wire outlets at potential locations for portable food carts.
2. Plumbing
 - a. Provide water and drain connections at potential locations for portable food carts.

I. Audiovisual

1. A paging system zoned to cover specific areas and subject to emergency override should serve the entrance lobby.

J. Acoustics

1. Treatment as required for audibility of the paging system



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

K. Security System

1. Provide door position indicators as a part of the overall building security system.
2. Provide CCTV camera coverage for monitoring of crowd access control at all entry points.

L. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

M. Graphics

1. Graphics should be consistent with others used throughout the building and with the design and color scheme of the facility. Their scale should be related to reasonable viewing distance and the size of the space. International symbols should be included to assist foreign visitors.

N. Service Access

1. Provide access from back-of-house areas to allow for delivery of registration materials, decorator equipment, etc.
2. Pairs of doors from service areas should be a minimum of nine feet high and eight feet wide.

O. Mechanical

1. Provide zoned thermostatic control.

P. Features

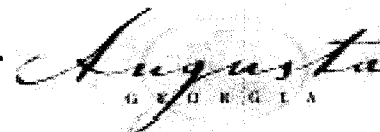
1. Natural light, controlled views to the exterior and interior landscaping are desirable. Plant materials must be capable of survival without supplementary artificial lighting.
2. Where feasible, the lobby may be open to circulation spaces above and/or below and should contain significant features of the building that help establish its identity.
3. An alcove or area to accommodate public telephones should be included in the entrance lobby.
4. Vestibules or revolving doors should be provided at all exterior entrances.
5. Provide areas dedicated for seating groups located outside the normal traffic flow.

Q. Support Spaces Required

1. Taxi and bus drop-off
2. Registration
3. Public Rest Rooms

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

4. Public Telephones
5. First Aid Room

R. Furniture, Fixtures and Equipment

1. Portable seating, planters and trash containers

4.3 Concourse

In the Public Concourse Space, visitors should be able to quickly understand the plan of the building, maintaining orientation and be able to move easily to their ultimate destination with a clear sense of direction.

Day lighting is a very important contributor to the quality of the space and can assist in providing orientation. Other elements, such as art work and visual connections between levels can enhance the quality of the Concourse while providing landmarks and aiding the visitor in understanding the facility's organization.

A. Programmed Area

1. 5,000 square feet

B. Occupancy

1. Varies/Design per Code
 - a. Non- simultaneous Occupancy provisions should apply in that visitors that occupy lobbies do not add to a total occupancy since they have already been counted in meeting or exhibit space.

C. Function

1. Circulation for the public to all areas of the facility

D. Divisibility

1. None required.

E. Ceiling Height

1. Height should be proportional to room dimension and entrance design.

F. Structure

1. Floor loading capacity as required by building code (100 pounds per square foot)

G. Lighting

1. Type: Compact fluorescent, fluorescent, and/or metal halide with high color rendition capability and low maintenance.
2. Level: 10- 20 maintained foot- candles average.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Specialty and decorative lighting to create mood or highlight special features (Some may be incandescent if required.)

H. Utilities

1. Provide strategically located convenience outlets for cleaning and general-purpose use.
2. Provide power and data connections in at least two locations for ATM machines.
3. Public telephones.
4. Provide power outlets for food service equipment to provide coffee or other service in alcoves outside Meeting Rooms.
5. Telephone/Data: In alcoves outside Meeting Room entrances:
 - a. Provide two RJ45 outlets for voice and two RJ45 outlets for data with minimum Category 6 or highest accepted standard cable.

I. Audiovisual

1. A paging system zoned to cover specific areas and subject to emergency override should serve the Concourse.

J. Acoustics

1. Provide treatment as required for audibility of the paging system.

K. Security System

1. Provide door position indicators as a part of the overall building security system.
2. Provide CCTV camera coverage for monitoring of crowd access control at all entry points.

L. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

M. Graphics

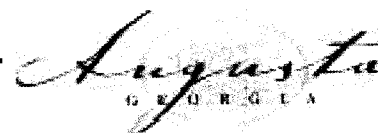
1. Graphics should be consistent with others used throughout the building and with the design and color scheme of the facility. Their scale should relate to reasonable viewing distance and the size of the space. International symbols should be included to assist foreign visitors.

N. Service Access

1. Provide access from back-of-house areas to allow for delivery of registration materials, decorator equipment, etc.
2. Provide capability for oversized door access to facilitate installation of feature exhibit. This should be provided from back-of-house areas if physically possible.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

3. Pairs of doors from service corridors should be a minimum of nine feet high and eight feet wide.

O. Mechanical

1. Provide zoned thermostatic control.

P. Features

1. Natural light, controlled views to the exterior and interior landscaping are desirable. Plant materials must be capable of surviving without supplemental artificial lighting.
2. Alcoves or areas to accommodate public telephones should be included along the concourse.
3. Alcove or area to accommodate small Registration activities, coffee service, etc. should be included along the concourse.
4. Consider providing stairs at each group of escalators to accommodate overflow situations.

Q. Support Spaces Required

1. Public Rest Rooms
2. Food concessions and/or portable stands
3. First Aid Room

R. Furniture, Fixtures and Equipment

1. Portable seating, planters, trash

4.4 Registration

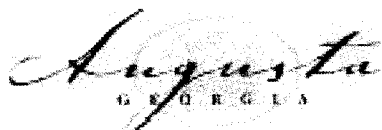
Space for Registration should relate to the building's entry points, be distributed relative to the Exhibit Hall and configured to accommodate single and simultaneous shows. The operational concept and layout of registration areas as implemented by show managers and convention managers varies considerably from show to show. Therefore, it is important that registration areas be as flexible as possible. In addition, utilities, particularly power and data connections should be provided at convenient locations to support both the registration counter and kiosk locations.

A. Programmed Area

1. 2,000 square feet

B. Occupancy

1. Varies/Design per Code
 - a. Non- simultaneous Occupancy provisions should apply in that visitors that occupy lobbies do not add to a total occupancy since they have already been counted in meeting or exhibit space.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

C. Function

1. Registration of delegates, exhibitors and other attendees at conventions, trade shows and other functions in the Center as well as office space for supporting these activities

D. Ceiling Height

1. Consistent with surrounding circulation spaces

E. Structure

1. Design per code.

F. Lighting

1. Type
 - a. Metal halide and/or fluorescent system
2. Level
 - a. Combined, 50 maintained foot- candles
3. Control
 - a. Provide dimming capabilities on fluorescent light circuits only.
 - b. Provide multi- level switching for metal halide system.
 - c. Integrate lighting controls with Building Management Systems to allow remote on/off capability.

G. Utilities

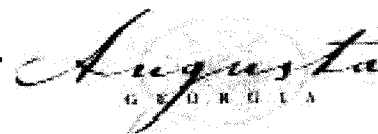
1. Electrical
 - a. Provide 20- amp, 120- volt convenience outlets strategically located for cleaning and general- purpose use.
 - b. Provide one 60- amp, 120/208- volt, 3- phase, 5- wire outlets and one 30- amp, 120/208- volt, 3- phase, 5- wire outlets at 30 feet on center in floor ports for use with registration equipment.
2. Telephone / Data:
 - a. Provide one 6- pair voice cable terminated with three RJ11 and one RJ45 voice grade jacks, plus two Category 6 or higher established standard data cables terminated with equivalent RJ45 data jacks in floor ports every 30 feet.
 - b. Provide one- pair of multi- mode and one- pair of single mode fiber optic connections terminated with SC or the latest approved standard every 30 feet in floor ports.
 - c. Provide the following every 30 feet on center on permanent walls:
 - 1) Provide one 6- pair voice cable terminated with three RJ11 and one RJ45 voice grade jacks, plus two Category 6 or higher established standard data cables terminated with equivalent RJ45 data jacks.
 - 2) One pair of multi- mode and one pair of single mode fiber optic connections terminated with SC or the latest approved standard.

H. Audio Visual

1. A paging system zoned to cover specific areas and subject to emergency

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

override should serve the Registration area.

I. Security System

1. Provide CCTV camera coverage for monitoring of crowd access control.

J. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

K. Graphics

1. Graphics should be consistent with others used throughout the facility and with the design and color scheme of the facility.
2. Use international symbols to assist international visitors.
3. Graphics should be designed and located to be visible when approaching the room along the concourse from either direction.

L. Service Access

1. Provide access from service elevators or dock areas directly to allow for delivery of registration materials, decorator equipment, etc.
2. Provide capability for oversized door access to facilitate installation of feature exhibit. This should be provided from back-of-house areas.
3. Pairs of doors from Registration areas to service areas should be a minimum of nine feet high and eight feet wide.

M. Mechanical

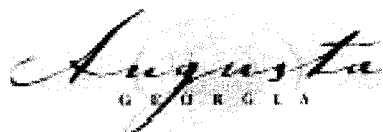
1. Provide zoned thermostatic control.

N. Features

1. Natural light and controlled views to the exterior are desirable.
2. Registration areas may be open to circulation spaces above and/or below and should contain significant features of the building that help establish its identity.
3. Carefully coordinate locations of all wall mounted outlets (power, audio-visual, etc.) and controls to group and integrate these devices into the finishes and architecture of the room in order to provide an efficient, functional position and reduce visual clutter. Wall mounted devices are preferred over floor mounted devices when possible.

O. Support Spaces Required

1. Registration areas should be located adjacent to the entrance lobby if possible.
2. Registration areas should relate to the Exhibit Hall and Ballroom with clear direction and access to them.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Public Rest Rooms
4. Registration Office with securable storage

4.5 Pre-function

The Exhibit Hall will frequently be used for events that will be preceded by receptions or similar activities requiring adjacent space. Many events could be focused on these spaces, such as receptions, cocktail parties or other hospitality-oriented functions. In these cases, Pre-function spaces can actually be generators of additional revenue for the facility.

Provide access to upper level pre-function areas, particularly the Ballroom, by escalators in groups of three, all of which shall be reversible.

A. Programmed Area

1. 10,000 square feet

B. Occupancy

1. Code
 - a. Varies, design per Code. Non-simultaneous Occupancy provisions shall apply in that visitors that occupy lobbies do not add to a total occupancy since they have already been counted in meeting or Exhibition Space.

C. Function

1. Entrance point and reception area for visitors and convention delegates coming into the building
2. Providing access to all function areas of the building for event attendees

D. Divisibility

1. Provide for the ability to give each event its own "front door" when simultaneous events occur.

E. Ceiling Height

1. Height shall be proportional to room dimension and entrance design.

F. Structure

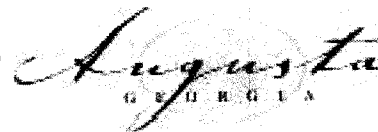
1. Design per code.

G. Lighting

1. Type
 - a. Metal halide with high color rendition capability and low maintenance
 - b. Provide specialty lighting where needed to highlight building features and create desired mood. (Use lamp type required to create proper mood.)
 - c. Adjustable quartz accent lighting at all artwork installations

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

2. Level
 - a. 20 maintained foot candles
3. Control
 - a. All lighting to be controlled by the programmable lighting control system
 - b. Circuit lights by lamp type and location to allow for various lighting effects.
 - c. Integrate lighting controls with Building Management Systems to allow remote on/off capability.

H. Utilities

1. Electrical
 - a. Provide 120- volt, 20- amp convenience outlets strategically located for cleaning and general- purpose use at 60 feet on center
 - b. Provide two 208/120- volt, 3- phase, 60- amp outlets connections at potential locations for portable food carts.
2. Telephone / Data:
 - a. Between each pair of Ballroom entrances provide one 6- pair voice cable terminated with three RJ11 and one RJ45 voice grade jacks, plus two Category 6 or higher established standard data cables terminated with equivalent RJ45 data jacks.
3. Plumbing
 - a. Provide water and drain connections at potential locations for portable food carts.

I. Audio Visual

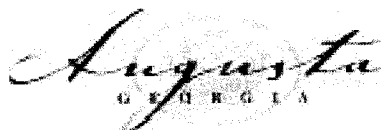
1. General
 - a. Coordinate the location and design of outlets with other disciplines.
2. Sound Reinforcement System
 - a. Room sound system with overhead speakers capable of high quality voice and music reinforcement
 - b. Sound system zoned with override capability for emergency paging.
 - c. Digitally programmed routing of program material to and from this space via the Central Sound (MDF) Room or remotely accessible control points
3. Connections
 - a. Provide one XLR audio and one BNC video connection in two locations within the space.

J. Security System

1. Provide door position indicators as a part of the overall building security system.
2. Provide CCTV camera coverage for monitoring of crowd access control.

K. Finishes

1. To be determined during design. Equal in quality to similar spaces in the



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

existing facility where applicable.

L. Graphics

1. Graphics should be consistent with others used throughout the facility and with the design and color scheme of the facility.
2. Use international symbols to assist international visitors.
3. Graphics should be designed and located to be visible when approaching the room along the concourse from either direction.

M. Service Access

1. Provide access from service elevators or dock areas directly to allow for delivery of decorator equipment, etc.
2. Provide capability for oversized door access to facilitate installation of feature exhibit. This shall be provided from back-of-house areas if physically possible.
3. Pairs of doors from Prefunction areas to service corridors shall be a minimum of nine feet high and eight feet wide.

N. Mechanical

1. Provide zoned thermostatic control.

O. Features

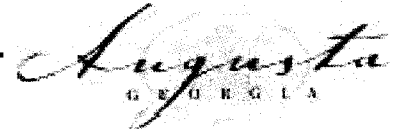
1. Natural light, controlled views to the exterior are desirable.
2. Prefunction areas may be open to circulation spaces above and/or below and shall contain significant features of the building that help establish its identity.
3. An alcove or area to accommodate public telephones shall be included in the Prefunction area.
4. Carefully coordinate locations of all wall mounted outlets (power, audio-visual, etc.) and controls to group and integrate these devices into the finishes and architecture of the room in order to provide an efficient, functional position and reduce visual clutter. Wall mounted devices are preferred over floor mounted devices when possible.
5. Provide areas dedicated for seating groups located outside the normal traffic flow.

P. Support Spaces Required

1. Public Rest Rooms
2. Public telephones
3. Visitor Services Center and Business Center shall be nearby if possible.
4. Taxi drop off and pick up points
5. Transportation Center

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



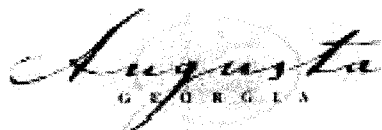
Space Requirements

6. Concierge Desk
7. First Aid Room
8. Food Court
9. AEDs



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

5.0 Support Space

5.1 Overview

The category of support space for the purposes of this program are ancillary spaces to exhibit, meeting/banquet and public circulation space that may be accessed by convention visitors as contrasted with service space which is only entered or used by facility staff.

Visitors who attend the facility for events such as exhibitions, seminars, meetings, banquets, concerts, and sporting events require certain types of spaces to support their stay in the facility (which, in certain cases, can be for an entire day without a break to the outside).

The spaces included in this section of the program are intended to provide those types of "support" spaces required by the visiting public and accessible to the visiting public.

5.2 Information/Security Desk

The Information/Security Desk provides space for facility personnel to assist visitors with building and local area related information. It also provides a location for visitors to report security related problems such as lost children or lost items. This desk should be located within the main Entrance Lobby in a highly visible position.

A. Programmed Area

1. 100 square feet

B. Function

1. To provide visitors with information about the facility and city
2. To serve as an initial point of contact between visitors and building security personnel

C. Ceiling Height

1. Same as surrounding Public Circulation spaces

D. Lighting

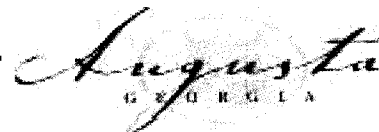
1. Refer to Entrance Lobby description in Public Circulation Space Requirements. 30- 40 maintained foot- candles on desk surface.

E. Utilities

1. Provide convenience outlets strategically located for cleaning and general-purpose use.
2. Provide telephone, power and data connections.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Graphics

1. Identification of the Information Desk

H. Support Spaces Required

1. Storage for Brochures, etc.

I. Furniture, Fixtures & Equipment

1. Millwork for work surfaces
2. Chairs
3. Portable task lights

5.3 Public Rest Rooms

Public rest rooms should be distributed throughout the Public Circulation spaces and within the Exhibit Hall area. Exhibit Hall rest rooms should be located relative to each hall division and within the hall security perimeter, allowing access to rest rooms without having to exit the hall. Within the space, rest rooms may be located to draw visitors through the exhibits.

Rest rooms serving Public Circulation and Meeting Room spaces should be distributed and located to serve blocks of Meeting Rooms and Public Circulation areas where people are likely to congregate. Fixture counts required by code for all public rest rooms should be reviewed and, if necessary, modified to allow for a range of male/female mixes, which vary with the event. A "swing" area of water closets between male and female rest rooms that can be locked off from or open to either group may be considered to accommodate disproportionate gender mixes. Each rest room should provide both male and female facilities rather than splitting them between remote locations. Provide a unisex "Family Rest Room" at every rest room location to allow for assisted use of the facilities.

A. Programmed Area

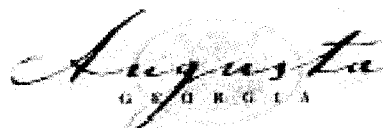
1. 3,000 square feet
 - a. 2,000 square feet if Exhibit Hall primary use

B. Function

1. To provide toilets and lavatories for the visitors to the Center

C. Lighting

1. Type: Fluorescent and compact fluorescent
2. Level: 10- 15 maintained foot candles, with 20 maintained foot- candles at lavatories. Include lighting on the emergency power system per code.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

D. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

E. Graphics

1. To identify men's and women's rest rooms (variable according to specific mix)

F. Fixtures

1. Accessible facilities are to be provided in accordance with current code and A.D.A. guidelines.
2. Ceiling mounted partition system and wall mounted fixtures for ease of cleaning floors.
3. Accessories: Soap dispensers, mirrors (one full length mirror in each rest room), abundant towel/trash receptacles, electric hand dryers, baby changing stations, etc.

G. Support Spaces Required

1. Provide a Janitor's closet for each pair of rest rooms including slop sink and hot water. Access to janitor's closet should be direct to both men's and women's toilet rooms and should be over floor tile, not carpet, if feasible.

5.4 Green Rooms/Dressing Rooms

Dressing rooms should be provided in association with the Exhibit Hall and other meeting space. Panelists, lecturers, road crews, etc. for events will use the spaces for dressing and waiting areas before events. Each room should include lounge furniture, a small wet bar in one room, and a small toilet room.

These should included one Star Dressing Room and a small Chorus Dressing Room with toilet and shower facilities.

Some of the requirements in this section assume the potential use of this space as a meeting room.

A. Programmed Area

1. 1,000 square feet

B. Function

1. Panelists, lecturers, etc. for events will use the spaces for dressing and waiting areas before events.

C. Lighting

1. Type: Fluorescent and/or compact fluorescent
2. Levels: 30 maintained foot candles average, 45 maintained foot candles at

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

make- up counter

3. Special lighting at make- up counter

D. Utilities

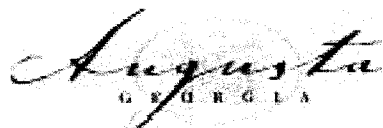
1. Electrical: Convenience outlets
2. Telephone/Data:
 - a. Provide two RJ45 outlets for voice and two RJ45 outlets for data with minimum Cat 6 or highest accepted standard cable.

E. Audio Visual

1. General
 - a. Audio/visual equipment, such as screens, projectors, and video-conferencing equipment will not be permanently installed but will be available from local service vendors.
 - b. Coordinate the location and design of outlets with other disciplines.
2. Sound Reinforcement System
 - a. Room sound system with overhead speakers capable of high quality voice and music reinforcement
 - b. Sound system with override capability for emergency paging
 - c. Digitally programmed routing of program material to and from this space via the Audiovisual System Control Room or remotely accessible control points
 - d. Capability for remote central control and audio recording of programs
 - e. Provide the following connections:
 - 1) Two microphone inputs (XLR)
 - 2) Two tie lines (XLR)
3. Video System
 - a. Digitally programmed routing of program material to and from this space via the Audiovisual System Control Room or remotely accessible control points
 - b. Provide capability for distribution of satellite downlink signal from portable receiving equipment through the Distributed Television (DTV) system.
 - c. Provide connections for portable video conferencing equipment.
 - d. Provide the following connections:
 - 1) One BNC video connection with home run to either the nearest Audiovisual IDF Room or to the Audiovisual System Control Room
4. Assistive Listening System
 - a. Provide full coverage of the space, considering its potential divisibility, with receivers for an infrared system.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

G. Features

1. Toilet Room containing 1 water closet, 1 lavatory and 1 shower in each room
2. Make- up counter area with mirrors and special lighting
3. Provide connection to the basic production intercom system.
4. Provide secure access to this space via the back- of- house corridor system.

H. Furniture, Fixtures and Equipment

1. Lounge furniture
2. Wet bar

5.5 First Aid Room

A First Aid Room should be located associated with the Exhibit Hall, opening to the Concourse. Ease of access by emergency vehicles is an important factor in the location of this space.

This space is available for staffing by medical personnel contracted by the show. In many facilities this service is provided as a part of the facility rental or as an extra charge to the show with the service arranged by the facility.

A. Programmed Area

1. 300 square feet

B. Occupancy

1. One or two nurses or EMTs and one or two patients

C. Function

1. Treatment of minor injuries to Center employees, show contractor personnel, visitors and show attendees.
2. A holding area for persons awaiting transportation to a local hospital or other treatment facility who have become injured or ill while attending or working at an event

D. Ceiling Height

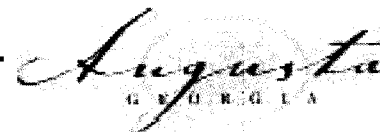
1. Minimum of nine feet

E. Lighting

1. Type: Fluorescent.
2. Level: 40 maintained foot- candles ambient, switched to provide 75 maintained foot- candles on the examination table (not including light provided by a portable exam light).

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

F. Utilities

1. Electrical: Convenience outlets.
2. Two 4-pair voice cables terminated with two RJ45 voice grade jacks, plus two Category 6 or highest established standard data cables terminated with equivalent RJ45 data jacks at each office, treatment area, or reception area.
3. Plumbing: For small restroom; sink in first aid room. All fixtures are to be ADA compliant. Provide floor drain.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Mechanical

1. Provide a separate mechanical system for this space.

I. Graphics

1. International symbols for identification, consistent with overall graphics design.

J. Features

1. Restroom with 1 water closet and 1 lavatory
2. Small storage space for wheelchairs, stretchers, oxygen equipment, blankets, linens, medical supplies, etc.
3. HVAC system control
4. Intercom connections via telephone system
5. Space divided into a holding area with 1 to 2 cots, an examination room and a small restroom.
6. Provide built- in counters/cabinets as required.

5.6 Box Office

Ticket windows should be provided, as well as some storage space for tickets, space for money lockup and a small space for counting money and doing paperwork. The Box Office should be located inside the building near the primary entrance(s) and ideally should be accessible from either outside the building or inside the building. Sufficient space should be provided adjacent to the Box Office for people to stand while waiting to buy tickets. If access is provided from outside the building, this area should be under cover.

A. Programmed Area

1. 300 square feet
 - a. 100 square feet Sales Stations
 - b. 200 square feet Workroom



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

B. Occupancy

1. Ticket sales clerks

C. Function

1. Sale of tickets for Public Shows
2. Ticketing for current and future events
3. Storage of ticket materials

D. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

E. Lighting

1. Type: fluorescent
2. Level: 45 maintained foot candles

F. Utilities

1. Provide convenience outlets for cleaning and general- purpose use.
2. Provide the following at each work station and at manager' desk:
 - a. Electrical outlet to accommodate calculators, computers, communications and data transmission equipment
 - b. A telephone connection
 - c. A security alarm station

G. Features

1. Millwork: Built in counters at each workstation to accommodate money tray drawers (or cash registers). Provide bullet- resistant construction if required.

H. Graphics

1. Graphics identifying box office consistent with others used in and on the building

I. Special Considerations

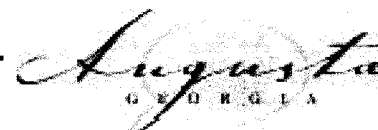
1. Security is of the utmost importance and should be taken into account in the layout of the box office and in the design of walls, doors, hardware, and ticket windows.
2. A security alarm connected to the security system with alarm stations at each workstation should be provided.

J. Furniture, Fixtures and Equipment

1. Money- tray drawers

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

2. Chairs or stools
3. Safe or vault
4. Storage shelves

5.7 Show Manager's/Event Managers' Offices

During the individual show as well as during move- in and move- out, these offices will serve as the administrative headquarters for the event. An ideal arrangement for the office would allow direct access to the Exhibition floor both visually and physically. Access from public circulation space without going through a security checkpoint is desirable. One show manager's office space shall be provided for each Exhibit Hall division with an area partitioned for facility event coordinators in each location.

Some of the requirements in this section assume the potential use of this space as a meeting room.

A. Programmed Area

1. 1,000 square feet
 - a. 2 locations @ 500 square feet each

B. Occupancy

1. For establishing occupant load and egress provisions per code: 7 square feet per person

C. Function

1. Show Manager's Offices are intended to be used for:
 - a. On- site location for management of the event
 - b. Use as a small meeting room if not in use for Show Management
 - c. Office space for facility event coordinators

D. Divisibility

1. No divisibility.

E. Ceiling Height

1. Height: Minimum of nine feet for smaller rooms.

F. Structure

1. Floor structure to be designed for live load per code

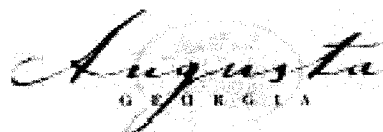
G. Lighting

1. Type: Fluorescent
2. Level: 50 maintained foot- candles.
3. Controls:
 - a. Provide multiple level switching.



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

4. Integrate lighting controls with Building Management Systems to allow remote on/off capability.

H. Utilities

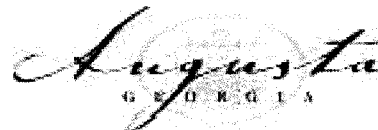
1. Electrical: Provide 20- amp, 120- volt convenience outlets at approximately 20 foot centers on perimeter walls as well as one 30- amp, 120/208- volt, 3-phase 5- wire outlet.
2. Telephone / Data: Provide the following every 15 feet on center on walls:
 - a. Three 4- pair voice grade cables terminated with three voice grade RJ45 jacks, plus two Category 6 or higher established standard data cables terminated with two equivalent RJ45 data jacks.
 - b. Two pair of multi- mode and two pair of single mode fiber optic connections terminated with SC or the latest approved standard.
3. Coordinate the location and design of outlets with other disciplines.

I. Audio Visual

1. Sound Reinforcement System
 - a. Room sound system with overhead speakers capable of high quality voice and music reinforcement
 - b. Digitally programmed routing of program material to and from this space via the Central Sound (MDF) Room or remotely accessible control points
 - c. Provide the following connections at likely head table locations:
 - 1) Two microphone inputs
 - 2) Two tie lines
2. Video System
 - a. Digitally programmed routing of program material to and from this space via the Central Sound (MDF) Room or remotely accessible control points
 - b. Provide capability for distribution of satellite downlink signal from portable receiving equipment through the Distributed Television (DTV) system.
 - c. Provide connections for portable video conferencing equipment.
 - d. Provide the following connections at likely head table locations:
 - 1) One BNC video connection with home run to either the nearest Audiovisual IDF Room or to the Central Sound (MDF) Room
3. Assistive Listening System
 - a. Provide full coverage of the space, considering its potential divisibility, with receivers for an infrared system.
4. Audio/visual equipment, such as screens, projectors, and video-conferencing equipment will not be permanently installed but will be available from local service vendors.
5. Coordinate the location and design of outlets with other disciplines.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

J. Acoustics

1. Acoustical treatment shall be planned to achieve a reverberation time of no greater than 1.0 second using the Norris- Eyring method.
2. Design the mechanical system to achieve a background noise level of no greater than NC- 30.

K. Security

1. Provide door position indicators as a part of the overall building security system.
2. Provide lockable doors compatible with the facility's keying system.
3. Provide CCTV cameras for monitoring of these spaces.
4. Exit doors shall not open directly into stairwells for security reasons.

L. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

M. Graphics

1. Establish room number designations.
2. Room identification graphics shall be provided consistent with the design and color scheme of the facility. Scale shall relate to concourse space size and reasonable visibility.

N. Service Access

1. Food service access and staging areas in service corridors shall be provided if physically possible.
2. Doors from service corridors shall have a clear height of nine feet, a width of eight feet with no center mullion and no threshold.
3. Rated partitions shall be located to anticipate doors being propped open.

O. Mechanical

1. Provide separate thermostatic control.
2. Provide space pressurization control to keep odors from adjacent service spaces out of the space.

P. Features

1. All exit door hardware shall use concealed rods and closers with levers of a type allowing smooth quiet operation. Stops shall be built- in or on walls (not on floor).
2. Door hardware shall have a push/hold- open feature. Magnetic hold open devices or electronic closers tied to the alarm system (if required or allowed by code).



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Carefully select locations of all wall mounted outlets (power, audio- visual, etc.) and controls to group and integrate these devices into the finishes and architecture of the room in order to provide an efficient, functional position and reduce visual clutter. Wall mounted devices are preferred over floor mounted devices when possible.
4. Provide a custom control panel to co- ordinate the appearance of various controls such as light and sound.
5. Provide a port connecting each room division with the service corridor system to allow routing of temporary event related power and other cabling between the service corridor and the space. This port must meet the fire separation requirements of the wall through which it passes.

Q. Support/Service Spaces Required

1. Public Rest Rooms
2. Public Telephones
3. Pre- function Space
4. Registration
5. Storage for tables, chairs, and other furniture
6. Audiovisual Equipment Room(s)
7. Central Sound (MDF) Room
8. Service corridors
9. Food Service staging areas

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

6.0 Service Space

6.1 Overview

The category of Service Space for the purposes of this program includes areas not accessed or used by the convention visitor, typically in back-of-the-house locations.

The Augusta Trade, Exhibit and Event Center, with its exhibition, meeting and food service activities, requires a large staff and considerable facilities to service and maintain its activities. Their proper location and ease of access to both Exhibition Spaces and Meeting/Banquet Spaces is essential to the orderly and efficient operation of the facility.

A key element in providing these services is enabling them to function in an efficient manner without the public being aware of their presence and activities. To accomplish this, housekeeping, set-up, maintenance, engineering, food service and security personnel must be able to move equipment, supplies and personnel to the Exhibit Hall, Meeting Rooms, and Public Circulation spaces without interfering with scheduled activities in the Center. This can be best accomplished through a system of back-of-house service corridors that connect the various service areas with the public areas. It is important that service corridors be separated from Public Circulation Spaces to the maximum extent possible. In an emergency, these corridors may also serve as required exit passages for large numbers of conventioners leading to exit stairs or areas of refuge. In this case, the minimum corridor width must be determined by exit width requirements, but functional needs will require that the corridors be at least eight feet wide.

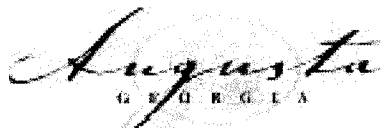
Although not as glamorous as other spaces in the facility, the importance of service activities in the Center cannot be overemphasized. Their proper planning can mean the difference in a successful and unsuccessful operation.

6.2 Truck Docks and Apron

Truck Docks should be located so that they are visually isolated from the public spaces of the building and view from surrounding areas to the greatest extent possible. It is mandatory that the dock surface be at the same floor elevation as the Exhibit Hall to expedite set up/take down of exhibits. The truck apron should be four feet below the dock surface. Ramps from the apron to the dock/exhibit floor should be provided to allow direct access for trucks to each hall division as well as to facilitate emergency exiting from the exhibit hall space off the dock level if required. The dock should be at least twenty-five feet wide allowing two loaded fork lifts to pass each other. Ideally, docks should be arranged so that the dock is continuous, providing access to each hall division for maximum flexibility of use. For each 12,000 square feet of the Exhibit Hall, one dock berth should be provided.

A. Programmed Area

1. 2,000 square feet for docks
2. 10,000 square feet for apron



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

B. Occupancy

1. Truck drivers, show contractor personnel, facility service personnel.

C. Function

1. Loading and unloading of exhibits, goods, equipment and supplies for activities in the Center.

D. Lighting

1. Type: HID (Metal Halide preferred)
2. Level: 15 maintained foot candles on the dock
3. Flood lights on apron to facilitate night loading activity.
4. Flood lights on dock to direct light into trailers at each berth.

E. Finishes

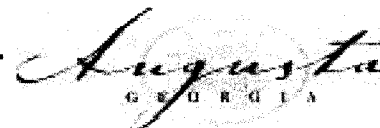
1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

F. Features

1. Provide continuous dock along the Exhibit Hall's edge allowing movement from loading berths to each hall division.
2. Provide ramps from apron to the Exhibit Hall floor to allow truck access to each hall division or group of divisions greater than 100,000 square feet and to facilitate emergency exiting from each hall division. A minimum of two such ramps should be provided.
3. Dock width should be of sufficient width to allow forklift maneuvering room.
4. Provide power hook-ups for media and refrigeration vehicles.
5. Truck/freight doors from docks to be minimum 16 feet high (20 feet preferred), 20 feet wide (24 feet preferred) with push button controls. Provide two per exhibit hall division if possible.
6. Provide A/V conduits for link from media vehicles parked in the Truck Dock area to the Audiovisual System Control Room or other appropriate location dependant on the system design.
7. Dock Bumpers are to be provided at each loading berth
8. Consider closed circuit TV cameras for security control.
9. Graphics
10. Safety Striping
11. Protection bollards
12. Storm drainage on apron
13. If the dock and apron areas are enclosed, provide for the exhaust of toxic fumes and emissions.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

14. Provide freight elevator access in the dock area to move exhibits, equipment and supplies to all levels of the facility if required by scheme.

G. Support Spaces Required

1. Toilets for dock personnel
2. Dock office for directing operations
3. Service vehicle and loading equipment parking
4. Truck marshalling

H. Furniture, Fixtures and Equipment

1. Forklifts
2. Platform lifts

6.3 House Receiving

House Receiving provides a space for taking in deliveries of supplies related to building operations. This space is used to log in shipments and hold them for distribution to the final destination within the facility.

A. Programmed Area

1. 500 square feet

B. Function

1. Receiving and controlling material deliveries related to "house" operations such as housekeeping, engineering and maintenance.

C. Ceiling Height

1. Minimum 14' clear

D. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

E. Lighting

1. Type: Fluorescent
2. Level: 30 maintained foot- candles

F. Utilities

1. Electrical: Convenience outlets
2. Telephone and data connections



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

G. Service Access

1. Provide an overhead door with minimum clear dimensions of 10' wide by 12' high for deliveries in addition to a personnel access door
2. Locate to facilitate ramp access from truck apron to house receiving

H. Features

1. Provide a paging system with emergency override capabilities.

6.4 Meeting Room/Exhibit Hall Storage

Storage space associated with the Meeting Rooms and Exhibit Hall is required for storage of tables, chairs, portable stages, lecterns and other equipment used during shows and meetings. The storage spaces should have access to meeting rooms through the back of house corridor system. Exhibit Hall storage areas should have direct access to the Exhibit Hall floor via the truck dock service entrances. Storage areas should be organized in association with blocks of meeting room space rather than being consolidated into one area or divided into a specific storage area for each meeting room. Exhibit Hall storage may be consolidated into a single, large space if distributed areas cannot be provided. A single Exhibit Hall storage area should be linked to all hall divisions via service dock or back- of- house corridors.

A. Programmed Area

1. 8,500 square feet

B. Occupancy

1. Facility set- up personnel, not normally occupied

C. Function

1. Storage of furniture and equipment used in Meeting/Banquet Spaces and Exhibit Halls, including riser seating, tables, chairs, portable stages, podium, lectern, etc.

D. Lighting

1. Type: utility fluorescent
2. Level: 20 maintained foot candles

E. Utilities

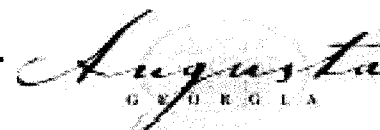
1. Electrical: convenience outlets and outlets for use in maintaining stored items.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

G. Features

1. Storage in alcoves protected by wing walls is preferred. Fencing with sliding lockable gates may be provided where security is an issue. This condition should be reviewed with local code officials to determine their requirements.
2. Doors, if any, wide and high enough (9' high by 7' wide minimum) to allow easy movement of equipment
3. Secured rooms within storage areas for storage of small items such as microphones, stands, etc.
4. Entrances to these spaces should be observable via the CCTV security system.

H. Furniture, Fixtures and Equipment

1. Racks or trucks for storing and transporting tables, chairs, etc.

6.5 Operable Wall Storage

Space for the storage of operable wall panels used to divide the Exhibit Hall and Meeting Rooms is required. Openings into these storage areas should be integrated into the design of the wall surfaces in which they occur.

A. Programmed Area

1. 400 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. Storage of operable wall panels

D. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

6.6 Audiovisual System Control Room

An Audiovisual System Control Room should be provided to contain amplification and control equipment for the sound reinforcing and distributed television systems with remote controls appropriately located in each space. Centrally locating this equipment will reduce sound and DTV system set-up time and will facilitate remote taping of audio and video programs when desired. This room should be centrally located in the back-of-house area. Equal contact with the Exhibit Hall or Meeting Rooms is not essential. Remote sound control rooms with capabilities for patching audio-visual signals from various spaces to the Audiovisual System Control Room may be provided in the back-of-house area. If these are determined to be necessary or desirable, they will be located in association with groupings of Meeting/Banquet Spaces.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

- A. Programmed Area
 - 1. 400 square feet
- B. Occupancy
 - 1. System operations personnel
- C. Function
 - 1. This area will be used for user- friendly and user approved systems for the control, monitoring and supervision of all sound and video systems. Combining of systems, routing of paging and background music and other functions will be accomplished by means other than patch panels.
 - 2. Storage of loose audio- visual equipment
- D. Lighting
 - 1. Type: Fluorescent
 - 2. Level: 30 maintained foot- candles, with provision for local task lighting.
- E. Utilities
 - 1. Electrical: convenience outlets, power as required for sound system equipment.
 - 2. Ground provisions
- F. Audio/Visual
 - 1. Equipment racks
 - 2. Sound system equipment: amplifiers, tape decks, etc.
 - 3. Provide A/V conduits for link from media vehicles parked in the Truck Dock Area to the Audiovisual System Control Room.
- G. Finishes
 - 1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.
- H. Features
 - 1. Telephone
 - 2. Acoustical treatment and sound isolation should be included as important considerations in the design of adjoining mechanical systems and adjoining walls.
- I. Furniture, Fixtures and Equipment
 - 1. Shelving for tapes and other supplies
 - 2. Desk and chair
 - 3. Loose Audio- visual equipment

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

6.7 Audiovisual Intermediate Distribution Frame (IDF) Rooms

Depending upon the equipment included in these rooms, special acoustical treatment may be required to isolate them from adjacent noise- sensitive spaces. Locations in the back of house areas are preferred. These spaces must be located within the 90- meter cable run distance criteria for Ethernet signal transmission.

A. Programmed Area

1. 500 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. To house patch panels, routers, switches, and other equipment required to distribute audiovisual service throughout the facility.

D. Lighting

1. Type: utility fluorescent
2. Level: 50 maintained foot candles at 3'- 0" above the floor
3. Fixtures to be mounted at 8'- 6" above the finished floor (minimum)

E. Utilities

1. Electrical:
 - a. Non- switched 20- amp 120- volt duplex convenience outlets located 6'- 0" on center along walls for tools and test equipment
 - b. Minimum of two non- switched dedicated 20- amp, 120- volt duplex outlets on separate branch circuits for system equipment
 - c. Additional power may be required depending on equipment requirements in specific locations.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Security

1. Space should be lockable.
2. Provide access monitoring as a part of the security system.

H. Mechanical

1. Provide 24/7/365 environmental control.
2. Maintain the following temperature and humidity:
 - a. If the room contains active equipment, maintain 64°F to 75°F and humidity between 30% and 55% RH.

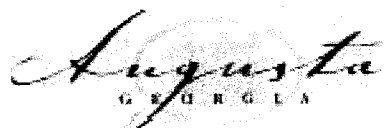


Strategic Advisory Group

March 2007 (Revised January 15, 2008)

43

Item # 13



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

- b. If the room does not contain active equipment, maintain 50°F to 95°F, or within $\pm 9^\circ\text{F}$ of adjoining spaces, and humidity less than 85% RH.

I. Features

1. Acoustical treatment as required
2. Rated construction as required by code
3. Provide fire protection system as required by code. Provide wire cages around sprinkler heads. Avoid location of sprinkler heads and piping above equipment racks if physically possible.

6.8 Central Recording Room

The Central Recording Room provides space for outside vendors retained by the event, or for the facility's staff to record audio programs presented at events for sale by the event promoter. This space would include a patch panel connecting to the facility's audio amplification system for connection of vendor provided recording equipment and table or counter space for the equipment itself. Power for the equipment is also required. A location adjacent to the Audiovisual System Control Room is desirable.

A. Programmed Area

1. 100 square feet

B. Occupancy

1. One or two vendor or staff personnel

C. Function

1. This area will be used to record the audio portion of event program material presented in the Exhibition Spaces and Meeting/Banquet Spaces within the facility.

D. Lighting

1. Type: Fluorescent
2. Level: 30 maintained foot- candles

E. Utilities

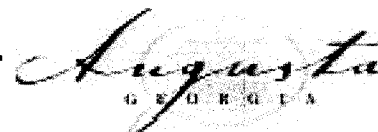
1. Electrical: convenience outlets; power as required for vendor provided recording equipment
2. Ground provisions

F. Audio/Visual

1. Equipment racks
2. Patch panel

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Features

1. Telephone
2. Acoustical treatment and sound isolation should be included as important considerations in the design of adjoining mechanical systems and adjoining walls.

I. Furniture, Fixtures and Equipment

1. Tables
2. Chairs

6.9 Audiovisual Equipment Storage

The Audiovisual Equipment Storage space provides space for the storage and repair of A/V equipment. This space may be centrally located with access to meeting/banquet rooms and other public spaces through the back of house corridor system. Remote equipment racks with capabilities for patching audio/visual signals from various spaces to the Audiovisual System Control Room may also be located in this space.

A. Programmed Area

1. 200 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. Storage, maintenance, repair, and inventory control of audio/visual, recording, monitoring and communications equipment

D. Lighting

1. Type: Fluorescent
2. Level: 60 maintained foot candles

E. Utilities

1. Electrical: convenience outlets, power for equipment and equipment recharging as required.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

G. Furniture, Fixtures & Equipment

1. Microphones, portable phone sets, walkie- talkie sets, movie and slide projectors, portable screens and equipment stands

6.10 Voice/Data MDF and Demarcation Room

A Voice/Data MDF Room shall be provided to contain the switch and server equipment for the telephone system with remote controls appropriately located in each space. Centrally locating this equipment will reduce telephone system set- up time. Location of this space adjacent to the Audiovisual System Control Room will facilitate the interconnection of the system with the audiovisual and data systems in the future as these technologies continue the process of merging together. IDF rooms with capabilities for patching telephone service from various spaces to the MDF are provided in the back- of- house area.

A. Programmed Area

1. 400 square feet

B. Function

1. This area will be used for user- friendly and user approved systems for the control, monitoring and supervision of all telephone and data systems. All systems are to be desktop computer based systems.

C. Lighting

1. Type: utility fluorescent
2. Level: 50 maintained foot candles at 3'- 0" above the floor
3. Fixtures to be mounted at 8'- 6" above the finished floor (minimum)

D. Utilities

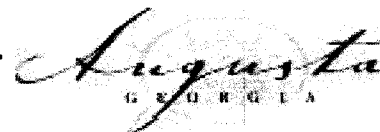
1. Electrical: convenience outlets and power as required for equipment on emergency power.
2. Ground provisions
3. Provide both copper and fiber optic connections for system equipment as required by system design.
4. Power for telephone and data equipment on dedicated circuits.
5. Local UPS system for equipment
6. Provide interconnection via the fiber backbone to the audiovisual system.
7. Provide two RJ45 outlets for voice and 2 RJ45 outlets for data.

E. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

F. Mechanical

1. Provide 24/7/365 environmental control.
2. Maintain the following temperature and humidity:
 - a. If the room contains active equipment, maintain 64°F to 75°F and humidity between 30% and 55% RH.
 - b. If the room does not contain active equipment, maintain 50°F to 95°F, or within $\pm 9^\circ\text{F}$ of adjoining spaces, and humidity less than 85% RH.

6.11 Voice/Data Intermediate Distribution Frame (IDF) Rooms

Depending upon the equipment included in these rooms, special acoustical treatment may be required to isolate them from adjacent noise-sensitive spaces. Locations in the back of house areas are preferred. These spaces must be located within the 100-meter distance criteria for Ethernet signal transmission.

A. Programmed Area

1. 500 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. To house patch panels, routers, switches, and other equipment required to distribute voice and data service throughout the facility.

D. Lighting

1. Type: utility fluorescent
2. Level: 50 maintained foot candles at 3'-0" above the floor
3. Fixtures to be mounted at 8'-6" above the finished floor (minimum)

E. Utilities

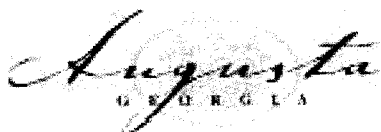
1. Electrical: Convenience outlets, power for equipment as required.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Mechanical

1. Provide 24/7/365 environmental control.
2. Maintain the following temperature and humidity:
 - a. If the room contains active equipment, maintain 64°F to 75°F and humidity between 30% and 55% RH.
 - b. If the room does not contain active equipment, maintain 50°F to 95°F, or within $\pm 9^\circ\text{F}$ of adjoining spaces, and humidity less than 85% RH.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

H. Features

1. Acoustical treatment as required
2. Rated construction as required by code
3. Fire protection system as required by code

6.12 Maintenance Shops and Storage

Maintenance shops should be located adjacent to or have easy access to Exhibit Halls and should have easy access to other parts of the building through back-of-house corridors. The overall shop area is subdivided into a carpentry shop, an electrical shop, a paint shop, a general maintenance shop, and a housekeeping area with the equipment appropriate for each. Lockers for shop staff are located within each shop area.

A. Programmed Area

1. 500 square feet

B. Function

1. To provide space for facility's staff to work and store equipment

C. Ceiling Height

1. As high as possible, minimum 12' clear in the shop area.

D. Lighting

1. Type: Fluorescent
2. Level:
 - a. 60 maintained foot- candles at work areas.
 - b. 20 maintained foot- candles in storage areas.

E. Utilities

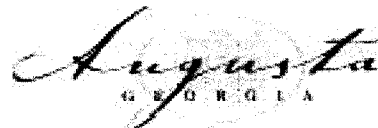
1. Electrical: convenience outlets; power for shop equipment as required; power for recharging vehicles. Shop shall be on a separate panel.
2. Plumbing:
 - a. Supply and drain lines for electric water cooler, hand sink, utility sink and any equipment requiring water.
 - b. Provide floor drain.
3. Telephone/Data:
 - a. Provide one 4- pair voice grade cables terminated with two voice grade RJ45 jacks, plus two Category 6 or higher established standard cable terminated with equivalent RJ45 jacks.
4. Provide compressed air system for shop tools tied to house air system.

F. Mechanical

1. Provide separate mechanical system for shop area.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

2. No equipment for building systems shall require access through any shop areas.
3. Provide dust collection and special ventilation and exhaust systems as required including welding exhaust. Dust collection system shall be in a floor trench with removable cover plates.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Service Access

1. Provide a pair of doors with minimum dimensions of 8' wide by 8' high.

I. Furniture, Fixtures and Equipment

1. Shop equipment
2. Desk, chairs, file cabinets
3. Six lockers for staff

6.13 Janitor's Closets

A Janitor's Closet should be provided at each rest room location. Access from the Janitor's Closet to the rest rooms should, ideally, not require crossing carpeted floors. Space should be provided for the storage of paper goods needed for the immediate re-supply of the rest rooms as well as for a limited stock of cleaning supplies and equipment.

A. Programmed Area

1. 80 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. Provide satellite locations for housekeeping personnel to use in cleaning rest rooms and other areas of the building.

D. Lighting

1. Type: Utility fluorescent
2. Level: 20 maintained foot candles

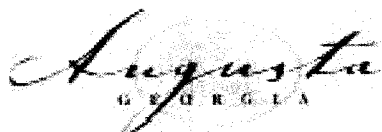
E. Utilities

1. Electrical: Convenience outlets
2. Plumbing: Mop sink and floor drain



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Furniture, Fixtures and Equipment

1. Lockable storage cabinets
2. Mop racks

6.14 Security Headquarters

This space serves as the command center for the entire facility. It will contain monitoring equipment for all building security and fire alarm systems as well as acting as the emergency command center for use by the Fire Department. The Security Headquarters shall have easy access to the entire facility via the service corridor system. The building's security staff will meet in this area for briefings.

A. Programmed Area

1. 400 square feet

B. Function

1. Location of all security and alarm system monitoring equipment
2. Headquarters for building security staff
3. Emergency control center for fire department
4. Space for making and storing keys

C. Lighting

1. Type: Low brightness fluorescent
2. Level:
 - a. 30 maintained foot- candles with multiple level options in Monitoring Station and Fire Control Room.
 - b. 30 maintained foot- candles in the Office and Key Room.
 - c. 30 maintained foot candles in the locker rooms
 - d. 20 maintained foot candles, with 30 maintained foot- candles at lavatories in rest rooms
 - e. 20 maintained foot- candles in storage area.

D. Utilities

1. Telephone/data
 - a. Provide three 4- pair voice cables terminated with three voice grade RJ- 45 jacks, plus two Category 6 or higher established standard cable terminated with two equivalent RJ45 jacks at each office or workspace.
 - b. Two pair of multi- mode and two pair of single mode fiber connections terminated with SC or the latest approved standard.
2. Electrical: Convenience outlets; local UPS protected power for system

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

monitoring equipment

3. Plumbing: Fixtures for men's and women's rest room

E. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

F. Mechanical

1. Requires twenty- four hour seven day a week service on a separate system with code required ventilation and exhaust.

G. Features

1. Space to be divided into space for monitoring equipment, an office, a small storage space, key room, locker space, and a rest room
2. Interconnection with the existing facility's security systems shall be provided.
3. Raised floor may be required.

6.15 Back-of-House Toilet Rooms

Back of house toilet rooms should be distributed throughout the back- of- house areas of the facility. These should be located to provide service to various areas of the building for the convenience of the facility's staff as well as service contractor staff working from these areas.

A. Programmed Area

1. 100 square feet

B. Occupancy

1. Non- simultaneous occupancy

C. Function

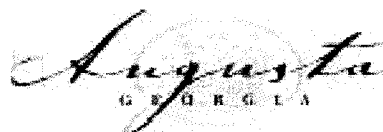
1. To provide toilets and lavatories for facility and contractor staff using back- of- house areas of the facility

D. Lighting

1. Type: Fluorescent
2. Level: 15 maintained foot candles, with 30 maintained foot- candles at lavatories. Include lighting on the emergency power system per code.

E. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

F. Graphics

1. To identify men and women's toilet rooms

G. Fixtures

1. Accessible facilities to be provided in accordance with current code and ADA guidelines
2. Ceiling mounted partition system for ease of cleaning floors.
3. Accessories: Soap dispensers, mirrors, towel/trash receptacles, etc.

6.16 Central Plant

The Central Plant provides space for the main mechanical plant equipment for the new expanded areas of the building except for the cooling towers. The emergency power generator and its related equipment may also be located here (if code allows). The Central Plant shall be located to provide easy access for equipment and vehicles necessary to perform repairs and maintenance of equipment, and to isolate the noise and vibration of the equipment, from public areas of the building. Supplementary acoustical treatment may be necessary if the location cannot be isolated physically. Close proximity to cooling towers and any other outdoor equipment is desirable. At least one exterior wall is desirable.

A. Programmed Area

1. 1,000 square feet

B. Occupant Load

1. 5 people

C. Function

1. To house chillers, boilers, air compressors, pumps and associated control equipment for conditioning the building.

D. Lighting

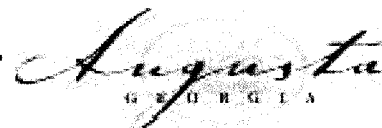
1. Type: Utility fluorescent
2. Level: 5 maintained foot- candles ambient with provisions for up to 30 maintained foot- candles for servicing equipment.
3. Provide local wall switches for lighting.

E. Utilities

1. Electrical convenience outlets as required for equipment
2. Electrical equipment required for plant equipment operation
3. Provide one 120/208- volt, 3- phase 5- wire outlet and a 480- volt, 3- phase, 5- wire outlet near workbenches for equipment maintenance and repair.
4. Plumbing: water supply and drains as required for equipment and floor drainage

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

5. Telephone/Data:
 - a. Provide two 4- pair voice grade cables terminated with voice grade RJ45 jacks, plus two Category 6 or higher established standard cable terminated with equivalent RJ45 jacks at each workstation, in lunchroom and at strategic locations in plant area.
 - b. Provide loud bell ringer or visual ringer for telephones in noisy areas.
6. Rated construction as required by code
7. Space temperature control and ventilation
8. Provide hose bibs and eye wash stations near each chemical feed location.

F. Mechanical

1. Provide separate system for this space.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Features

1. Noise and vibration must be isolated from Meeting Rooms and Public Areas.
2. Provide doors and/or louver panels of sufficient size to permit removal and replacement of equipment.
3. Booster pumping for the domestic and fire protection water supply is included within this space allocation.
4. Provide workbenches for equipment repair and maintenance.

6.17 Air Handling Equipment Rooms (not required with roof-top equipment)

The mechanical system in the building will be divided into multiple zones to maximize climate control in the various spaces in the building. Each zone requires its own fan equipment, which will be contained in air handling rooms. These rooms should be located in back of house areas. Location should be near an exterior wall for intake of outside air. Special consideration must be given with respect to code issues as well.

A. Programmed Area

1. 4,000 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. To house air handling equipment for the building system



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

D. Lighting

1. Type: utility fluorescent
2. Level: 5 maintained foot- candles ambient with provisions for up to 30 maintained foot- candles for servicing equipment.

E. Utilities

1. Electrical: convenience outlets, power as required for equipment

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Features

1. Special consideration should be given to acoustical treatment and sound isolation when Air Handling Equipment Rooms are located near Meeting Rooms and other noise- sensitive public areas.
2. Rated construction as required by code
3. Fire Protection system as required by code
4. Maintenance access

6.18 Main Electrical Rooms)

The Main Electrical Room provides the space for main power distribution panel boards with electrical services extending from the utility bus room, utility metering, and space for the fire pump service switch.

A. Programmed Area

1. 1,000 square feet

B. Function

1. To house the main electrical switch gear and primary back up switchgear if provided.
2. To house power substations throughout the facility

C. Lighting

1. Type: utility fluorescent
2. Level: 30 maintained foot candles with a 5 maintained foot candle option

D. Utilities

1. Telephone/Data:
 - a. Provide one 4- pair voice grade cable terminated with one voice grade RJ45 jack, plus two Category 6 or higher established standard cable terminated with equivalent RJ45 jacks.
 - b. Provide wall phone.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

2. Provide one RJ45 outlet for voice and two RJ45 outlets for data.

E. Mechanical

1. Provide ventilation and exhaust for this space.

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Features

1. Rated construction as required by code
2. Fire protection system as required by code

H. Occupancy

1. Repair and service personnel

6.19 Standby Power Generator Room

A standby power generator is required to provide temporary power to serve essential building functions such as egress lighting and smoke removal equipment and to support equipment such as the telephone system, and fire alarm system in the event of a power outage in an emergency situation. If possible, the space to house the emergency generator plant shall be located adjacent to the central plant and main electrical room with at least one exterior wall.

A. Programmed Area

1. 400 square feet

B. Function

1. To house a standby power generator to provide temporary power in an emergency situation per code requirements and other loads

C. Lighting

1. Type: utility fluorescent
2. Level: 30 maintained foot candles with a 5 maintained foot candle option

D. Utilities

1. Electrical: convenience outlets
2. Telephone/Data:
 - a. Provide one 4- pair voice grade cable terminated with one voice grade RJ45 jack, plus one Category 6 or higher established standard cable terminated with equivalent RJ45 jacks.
 - b. Provide wall phone.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

E. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

F. Mechanical

1. Provide ventilation and exhaust for this space.

G. Features

1. Rated construction as required by code
2. Fire protection system as required by code
3. The safe discharge of fumes and the potential for staining adjacent surfaces as well as the noise generated when the generator is exercised shall be considered in establishing the design location of the emergency generator exhaust.
4. Fuel supply system

6.20 Electrical Distribution Rooms

These spaces house the transformers and panels required to distribute power to the various function spaces in the facility. Depending upon the equipment included in these rooms, special acoustical treatment may be required to isolate them from adjacent noise- sensitive spaces. Locations in the back of house areas are preferred.

A. Programmed Area

1. 500 square feet

B. Occupancy

1. Normally unoccupied space

C. Function

1. To house transformers, panel boards, and relay panels required for providing electrical service to all areas of the facility.

D. Lighting

1. Type: utility fluorescent
2. Level: 30 maintained foot candles with a 5 maintained foot candle option

E. Utilities

1. Electrical: Convenience outlets and power for equipment as required.
2. Telephone/Data:
 - a. Provide one 4- pair voice grade cable terminated with one voice grade RJ45 jack, plus two Category 6 or higher established standard cable

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

- terminated with equivalent RJ45 jacks.
- b. Provide wall phone.

F. Mechanical

- 1. Provide ventilation and exhaust for this space.

G. Finishes

- 1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Features

- 1. Acoustical treatment as required
- 2. Rated construction as required by code
- 3. Fire protection system as required by code

6.21 Back-of-House Corridors

The back-of-house corridor system should provide service access for all parts of the facility. This system should be separated from Public Circulation to the greatest extent possible. Typically, these corridors also serve as exit passages for conventioners leading to emergency exit stairs or areas of refuge. Minimum corridor width is determined by fire exit width requirements; however, other factors may require the corridor to be wider in order to maintain the minimum clear exit width while using the corridor for Food Service and furniture movement operations.

The corridors also provide access to space outside the Meeting/Banquet Spaces for parking of food service carts during meal service, space for temporary storage of empty chair and table trucks and space for fixed food staging alcoves, including ice machines and other food service equipment. Refer to Food Service Space Requirements for more information on Food Staging Alcoves.

A. Programmed Area

- 1. 4,000 square feet

B. Occupancy

- 1. Non- simultaneous occupancy

C. Function

- 1. To provide a route for moving prepared food, furnishings and equipment to the Exhibit Hall and Meeting Rooms without using or crossing public circulation
- 2. To provide passages to fire exits from the building
- 3. Temporary storage and use of food service carts during service of food in adjoining rooms



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

4. Temporary storage of chair and table trucks
5. Providing a location for food staging stations that include beverage stations, ice machines and other food service equipment for service to Meeting/Banquet Spaces

D. Lighting

1. Type: utility fluorescent
2. Level: 15 maintained foot candles/Ambient
3. 30 maintained foot candles/Food Staging Stations

E. Utilities

1. Electrical:
 - a. Provide dedicated outlets required for food service carts
 - b. Provide outlets for equipment and convenience outlets
2. House telephones
3. High amperage outlets for Meeting/Banquet Spaces- Refer to description in Meeting Room and Ballroom utility requirements

F. Finishes

1. Refer To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

G. Graphics

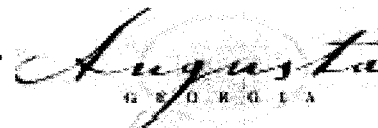
1. Directional graphics leading to exit
2. Simple room identification graphics consistent with others used throughout the building and with the design and color scheme of the building to indicate Meeting Room numbers for service personnel, as well as "Meeting in Progress" reminders for noise control purposes
3. Provide graphics and markings to clearly identify required fire lanes.

H. Features

1. Furniture and equipment may be stored along the service corridors, provided space is included for that purpose. In this instance, it is important that the storage not encroach upon the required fire exit widths. These areas must be clearly identified with appropriate markings and graphics. Where security is required, storage areas may be enclosed in wire fence cages if allowed by codes.
2. Where food service carts will be held in the service corridor outside rooms or areas being served, alcove space should be provided to ensure that they are not encroaching on designated fire exit widths.
3. Service elevators should be provided at strategic locations to move food and/or equipment between rooms and/or service corridors on different levels. Consider providing pairs of elevators at strategic locations to allow for continued operations in case of an elevator breakdown.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

4. Provide a door viewer in service corridors doors to Meeting/Banquet Spaces to allow service personnel to check if meetings are in progress before entering.
5. Door into the back-of-house corridors to be 9' high by 7' wide pairs typically

6.22 Service Elevators

Service elevators are required to move exhibit materials, tables, chairs and other equipment, and food and other items related to banquet service to the various levels of the facility. The quantity of each type of elevator will vary based on the configuration of the building. Elevators should be located to provide alternative routes of service if one elevator is unavailable either as a result of mechanical breakdown or peak use demand in a particular location.

A. Programmed Sizes

1. See below

B. Function

1. Service elevators are used to move materials required by various events vertically through the facility.

C. Load Capacity

1. Exhibit Hall service elevator: 10,000 lb. Class C- 1 (if required by scheme)
2. Typical service elevator: 6,000 lb.

D. Platform Size

1. Exhibit Hall service elevator: approximately 10' x 20' x 9' high minimum clear inside (if required by scheme)
2. Typical service elevator: 8' x 12' x 9' high minimum clear inside.

6.23 Elevator Equipment Rooms

Equipment rooms for elevators will be required. These will either be located directly above the elevator for geared traction elevators or adjacent to the hoistway at the bottom for hydraulic elevators.

A. Programmed Area

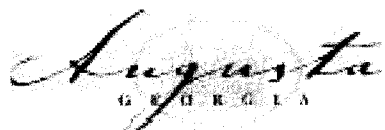
1. 400 square feet or as required by elevators selected

B. Occupancy

1. Non- simultaneous occupancy concept applies to this space.

C. Function

1. To house equipment required for elevator operation



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

D. Lighting

1. Type: utility fluorescent
2. Level: 30 maintained foot candles with a 5 maintained foot candle option

E. Utilities

1. Electrical: power required for elevator equipment and convenience outlets.
2. Provide telephone connection for each elevator car.

F. Mechanical

1. Provide ventilation and conditioning to these spaces to maintain required temperatures for proper operation of the elevator equipment.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Graphics

1. Room identification graphics consistent with others used throughout the building

6.24 Exit Stairs (if required by scheme)

Exit stairs must be provided where at-grade emergency exiting is not possible. In Exhibition Spaces, these are typically located around the perimeter walls of the space and distributed to cover the entire floor in terms of travel distance in combination with other routes. Extremely large exhibit halls, in excess of two times the allowable travel distance wide, require additional stairs at the center of the space leading to a protected corridor above or below the Hall to the exterior. Exit stairs in Meeting Room and Public Concourse spaces are generally located along back-of-house corridors. In facilities like convention centers, where exit demand is high, the scissor stair concept is used to increase space use efficiency. This concept essentially allows two stairs to occur in the same space, thus maximizing the number of people exiting in those locations.

In facilities where large assembly spaces are on upper levels, exit stairs and access to them become a major planning consideration, not only on the level at which the stair is entered, but also on all levels through which the stairs travel and discharge. The required number and size of these stairs should be balanced with the space available to achieve the most efficient solution.

A. Programmed Area

1. TBD square feet

B. Lighting

1. Type: Fluorescent.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

2. Level: As required by Code
3. Exit signs to be arranged as required by code with specific locations and mounting coordinated with the Architect.

C. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

7.0 Food Service Space

7.1 Overview

Food Service has become a major element in the success of a convention facility and frequently provides a substantial source of income toward offsetting its operating expenses. The availability and quality of food and the efficiency of service are factors considered by show managers and association executives in selecting a convention site. The quality of food service also plays a major role in a show's decision to return for subsequent engagements.

A Banquet Kitchen will be required for the facility, and will be operated by a contract concessionaire. The Banquet Kitchen will provide space for primary food preparation, storage, ware washing, trash storage and service cart storage.

Because the main banquet space is normally the largest single user of food and beverage services, the kitchen will be adjacent to the it. It shall also be connected to each block of Meeting Rooms and the Exhibition Hall through the service corridor system. This system shall be separated from public circulation to the maximum extent possible.

Food Staging Alcoves located adjacent to or within the service corridor system will provide a location for plating tables, beverage stations, ice machines and other food service equipment required at remote locations. Banquet food service required for the Exhibit Hall and Meeting Rooms is facilitated by the use of heated or refrigerated transportation carts that are prepared in the Banquet Kitchen and brought through the service corridors to locations behind the appropriate rooms where they are plugged into electrical receptacles. Final garnishing is performed at these areas.

The Food Service requirements will vary greatly. Meeting/Banquet spaces and the Exhibit Hall must accommodate coffee break service (for example coffee, soft drinks, Danish, fruit, etc.), breakfast, lunch and dinner meals. The equipment provided must be of heavy duty, commercial quality standard. Permanent china, glass and tableware are recommended. These permanent items shall be returned to the Banquet Kitchen to be washed.

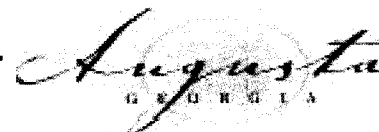
The key to achieving optimal efficiency for convention center food services is to maintain a clearly defined, flexible work flow that organizes movement of received food supplies, storage, preparation, cooking, assembly and transportation to the serving areas and then separates and organizes retrieval of soiled ware, transportation carts and their washing and sanitation. A clear separation of Exhibition Hall traffic, both receiving and trash/garbage removal, from Kitchen workflow is essential, along with easy, convenient and unobtrusive support to the various service areas.

7.2 Banquet Kitchen

The basic requirements of the Banquet Kitchen are to perform the cooking and cleanup associated with all banquet service in the facility. The facility shall be sized to serve "normal" heavy demand with procedures in place to accommodate peaks such as banquet functions large enough to require the use of the Exhibition Hall.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

Such procedures might include augmenting storage by parking refrigerated trucks for perishable food and beer in the truck docks, rental of extra china, chairs and serving equipment and limiting menu selections to some extent.

Food items will be prepared, weighed, measured, assembled, cooked and proportioned prior to being transported to the various service areas. These items will be placed in heated or refrigerated holding carts for dispatching to the Meeting Rooms, Concourse and other points of service and sale. These or other suitable carts will be used to transport soiled dishes and service utensils from these areas to the central ware washing facility.

The Kitchen is to be sized to produce 2,600 banquet meals per day and support the concessions and potential food court.

A. Programmed Area

1. 6,000 square feet distributed as follows:
 - a. Food production offices
 - b. Cold preparation
 - c. Hot preparation and cooking
 - d. Plating
 - e. Warewashing

B. Occupancy

1. Permanent and temporary food service staff as required for serving events with daily attendance of up to 2,600 people

C. Function

1. Primary food and beverage preparation for the facility
2. Food and beverage storage; utensil and dish storage; ware washing and portable service cart storage.
3. Separate secure storage for banquet ware and liquor.

D. Related Areas

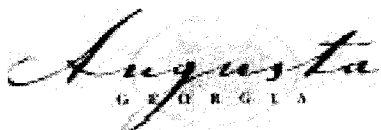
1. The Banquet Kitchen should be provided with direct access through the service corridor system and/or service elevators.
2. The Banquet Kitchen should be located adjacent to the Ballroom as well as with easy access to the Meeting Rooms and other points of service and sale through the back-of-house service corridor system and/or service elevators.

E. Ceiling Height

1. Minimum 10 feet

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

G. Lighting

1. Type: Fluorescent, shielded, gasketed, suitable for damp locations.
2. Level:
 - a. 50 maintained foot candles/ambient
 - b. 75 maintained foot candles/ware washing

H. Utilities

1. Provide electric power, gas, water, steam and drains required to accommodate the kitchen layout generated by the FCSI professional member food service consultant.
2. Provide telephones and data processing connections in offices with connections to all points of service.
3. Provide zoned thermostatic control.
4. Provide quick pick- up heating system to overcome tempered make- up air to hoods.
5. Provide a supplemental exhaust system.
6. Provide space negative pressurization control to keep kitchen odors out of adjacent spaces.
7. Provide floor drainage system with floors sloped to drains.
8. Provide remote grease interceptor system meeting local code requirements.
9. Provide wet chemical or water mist fire protection systems at hoods or ventilators.
10. Provide water wash type hoods or ventilators for all cooking equipment to meet code requirements.
11. Accommodations for condenser equipment related to coolers/freezers.

I. Graphics

1. Room identification consistent with overall graphic design

J. Features

1. Portable heated and refrigerated transportation carts will provide food service to most areas of the Center. Refrigerated products will be transported in enclosed carts and held in either roll-in or walk-in refrigerators located at the point of service. Storage and handling of these carts is a key consideration of the design of the kitchen area.

K. Support Spaces Required

1. Food Service Receiving
2. Food Service Docks
3. Back- of- house service corridor system

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

L. Furniture, Fixtures and Equipment

1. Class I (Fixed equipment): refrigerators, sinks, tables, cooking equipment, plating tables, hoods, dishwashers, dish tables, etc.
2. Class II (Portable equipment): refrigerated carts, banquet carts, queen marys, dish dollies, etc.
3. Class III (Expendables): Owner/Operator provided - china, glass, silver linen, etc.

7.3 Warehouse/Commissary

The basic requirements of the Warehouse/Commissary are to accommodate the following food service functions: receiving; storage - dry refrigerated, and frozen; concession related cooking; employee check-in and locker spaces; uniform storage and issue; concession related offices; and food service operations offices.

Several of the spaces related to these functions are described on separate pages of this document as sub-sections of this space.

A. Programmed Area

1. 3,000 square feet Distributed as follows:
 - a. Dry storage
 - b. Refrigerated storage
 - c. Frozen storage
 - d. Beverages
 - e. Refrigerated Beverages
 - f. Non- food (china, glass and silver)

B. Occupancy

1. For exiting purposes, 30 persons at 100 sf/person

C. Function

1. Bulk storage and receiving for food service.
2. Concession food preparation

D. Ceiling Height

1. Minimum nine feet

E. Lighting

1. Type: Fluorescent
2. Level: 40- 50 maintained foot candles/ambient

F. Utilities

1. Electrical convenience outlets
2. Provide power, telephone and data transmission connections at the desk location.



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Provide zoned thermostatic control.
4. Provide acoustical treatments for mechanical systems to minimize noise levels, NC- 30 to 35.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Graphics

1. Unobtrusive room or occupant identification adjacent to entrance door

I. Features

1. Windows and views to the exterior are desirable.

J. Support Spaces Required

1. Rest rooms

K. Furniture, Fixtures and Equipment

1. Desks and chairs
2. Filing cabinets
3. Racks and shelving
4. Class I (Fixed equipment): refrigerators, freezers, sinks, tables, plating tables, hoods, etc.
5. Class II (Portable equipment): refrigerated carts, banquet carts, dish dollies, etc.
6. Class III (Expendables): Owner/Operator provided - china, glass, silver linen, etc.

7.4 Food Service Dock Area

Primary food deliveries will be received at the facility's food service dock area. Space for the off- loading of food and other supplies for the food service operation, as well as the trash compactor and cart washing are provided.

A. Programmed Area

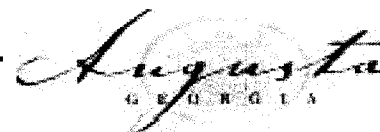
1. 800 square feet
 - a. Dock assumes 2 berths dock width to be 25' minimum
 - b. Refuse Refrigerator
 - c. Can Wash

B. Function

1. Receipt of food and food service supplies
2. Disposal of garbage and trash generated by food service operations

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

C. Related Areas

1. This area should be adjacent to the food service docks and the Banquet Kitchen. If circumstances prevent the food service receiving area from being located adjacent to the kitchen, it should be located as near as possible with direct access through the back-of-house service corridor system and/or service elevators.

D. Floor Load Capacity

1. As required by building code (100 pounds per square foot)

E. Lighting

1. Type: Fluorescent, suitable for damp locations
2. Level: 40 maintained foot candles/offices; storage: as required by Health Department

F. Utilities

1. Electrical convenience outlets
2. Provide power for refrigeration and waste disposal equipment.
3. Telephone in office
4. Plumbing and drains will be required for can washing at the dock area.
5. Provide floor drainage system.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Graphics

1. Identify the food service receiving area with large numbers and/or letters that are easy to read from the docks and truck apron.

I. Features

1. 2 dedicated loading berths if possible.
2. If this area is on a different level from other Food Service Areas in the building, large service elevators will be necessary at the receiving dock area.

J. Support Spaces Required

1. Back-of-house service corridor system

K. Furniture, Fixtures and Equipment

1. Refrigerated storage
2. Desks, chairs and filing cabinets in the office



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

3. Can washing equipment
4. Racks and shelving
5. Trash/Compactor Equipment (Assumed to be provided by a separate service contractor.)

7.5 Waste Management

This space contains the trash compactor and recycling sorting bins for the facility. This space should be fully enclosed and under negative pressure to control odors.

A. Programmed Area

1. 1,000 square feet

B. Function

1. Disposal of garbage and trash generated by food service operations

C. Related Areas

1. This area should be adjacent to the food service docks.

D. Floor Load Capacity

1. As required by building code

E. Lighting

1. Type: Fluorescent, suitable for damp locations
2. Level: 40 maintained foot candles/offices; storage: as required by Health Department

F. Utilities

1. Electrical convenience outlets
2. Provide power for waste disposal equipment.
3. Provide space negative pressurization control to keep kitchen odors out of adjacent spaces.
4. Provide floor drainage system.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Graphics

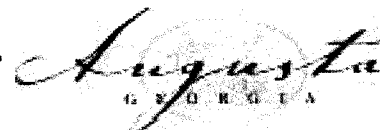
1. Identify the Waste Management area

I. Support Spaces Required

1. Back- of- house service corridor system

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

J. Furniture, Fixtures and Equipment

1. Recycling sorting bins
2. Trash/Compactor Equipment (Assumed to be provided by a separate service contractor.)

7.6 Concessions

Concession areas will be required to provide retail food service for the Exhibit Hall. The primary function of each of these outlets is to provide quick service of food and beverages to event attendees, in minimum time, via limited counter service. For concessions that will provide cooking capability the depth of the space should be twenty- five feet; those serving pre- prepared food items should be ten feet deep.

Concessions should be conveniently located near access points to the exhibit hall space and near public rest rooms if possible.

The FCSI professional member food service consultant selected for the project should prepare the layout of the Concession Areas and the equipment and utility connections required for their operations.

A. Programmed Area

1. 1,000 square feet (based on cooking in concessions)
2. One location in each Exhibit Hall division to be determined

B. Occupancy

1. Up to three people – each concession

C. Function

1. To provide snack and refreshment service in the Exhibit Hall

D. Related Areas

1. Locate concessions to encourage movement through the exhibits.
2. A location adjacent to or near rest rooms is desirable.
3. Concessions should be serviceable after hours or from back- of- house areas.

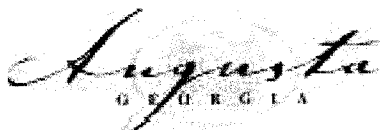
E. Lighting

1. Type: Fluorescent
2. Level: 10- 15 maintained foot candles/ambient
3. 50 maintained foot candles/display or food preparation



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

Space Requirements

F. Utilities

1. Provide electric power, gas, plumbing and floor drains required to accommodate the concession layout generated by the professional food service consultant.
2. Ventilation is required for grilles and cooking equipment.
3. Telephone
4. Provide individual room thermostatic control.
5. Provide a supplemental exhaust system.
6. Provide wet chemical or water mist fire protection system at hoods or ventilators.
7. Provide non- water wash type hoods or ventilators at cooking equipment.

G. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

H. Graphics

1. Symbols to identify concessions consistent with the overall graphic design and the food service graphic design. Scale to relate to viewing distance and exhibit hall room size.

I. Features

1. Service will include a creative cafe type menu along with traditional snacks, cold sandwich, prepared salads, hamburgers, French fries and hot dogs or as determined by the concession caterer.
2. Design service/dispensing counter so that the concession can be closed and locked when not in use.
3. Stand up counters for use by patrons. If wall mounted, consider fold down counters.

J. Support Spaces Required

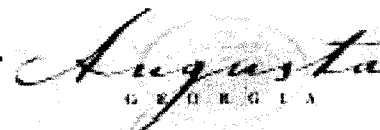
1. Food service receiving
2. Banquet kitchen
3. Concession storage

K. Furniture, Fixtures and Equipment

1. Class I (Fixed equipment): serving counters, beverage equipment, cash register, griddle, fryer, refrigeration, hot dog grille, hoods, paper storage, etc.
2. Class II (Portable equipment): refrigerated carts, banquet carts, etc.
3. Class III (Expendable equipment): Owner/Operator provided - serving utensils, etc.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements

7.7 Food Staging Alcoves

Alcove areas adjacent to the back-of-house corridor system should be provided for the staging of banquet food service. These should be located in association with groupings of Meeting/Banquet Space throughout the facility. Food products prepared in the Banquet Kitchen will be brought to the alcoves by carts for garnishing outside the space in which they are to be served. Storage areas for tables and chairs adjacent to the Food Staging Alcoves may be used on a temporary basis to supplement the areas provided as dedicated alcoves.

A. Programmed Area

1. 2,100 square feet
 - a. Would depend on Ballroom configuration and adjacency to kitchen
- 750 – 1,000 square feet each

B. Occupancy

1. Non- simultaneous occupancy

C. Function

1. To provide a space for the plating of meals as well as beverage service
2. To provide a workspace for the initial clean-up process following the event, i.e.: plate scraping, etc.
3. Temporary storage and use of food service carts during service of food in adjoining rooms

D. Lighting

1. Type: utility fluorescent
2. Level: 50 maintained foot candles

E. Utilities

1. Electrical: outlets required for food service carts and equipment and convenience outlets
2. Water to ice machines and sinks in food staging stations
3. Indirect wastes and floor drains at food staging stations
4. House telephones

F. Finishes

1. To be determined during design. Equal in quality to similar spaces in the existing facility where applicable.

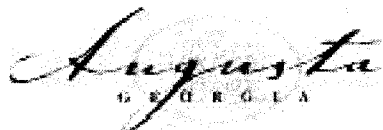
G. Graphics

1. Provide graphics and markings to clearly identify required fire lanes.



Strategic Advisory Group

March 2007 (Revised January 15, 2008)



AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program

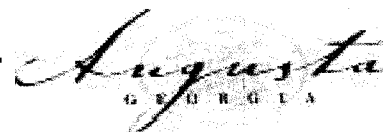
Space Requirements

H. Furniture, Fixtures and Equipment

1. Class I (Fixed equipment): plating tables, icemakers, walk-in/roll-in refrigerators, etc.
2. Class II (Portable equipment): refrigerated carts, banquet carts, etc.
3. Class III (Expendable equipment): serving utensils, etc.

AUGUSTA TRADE, EXHIBIT AND EVENT CENTER

Building Program



Space Requirements



Strategic Advisory Group

March 2007 (Revised January 15, 2008)

§_1_. PURPOSE.

The Commission is authorized by the State Constitution pursuant to Article IX, §2, ¶3(a)(5) and (9) and applicable State law to provide recreational programs and facilities and to provide public transportation services throughout Augusta to contribute to the protection and preservation of the public health, safety and welfare and for protection of the natural and historical resources Augusta. The Commission has determined that it will be able to provide these services more efficiently to the residents of Augusta and to visitors of Augusta through the construction and enhancement of public facilities to increase tourism in Augusta-Richmond County via implementation of a Transportation and Tourism Fee to be charged upon all hotel and motel rooms rented out in Augusta. In addition to increasing the efficiency of providing these services, the Transportation Fee shall also enhance the quality of transportation services provided and the tourism opportunities for both residents of Augusta and visitors to Augusta.

§ 2. FINDINGS.

The Commission makes the following findings of fact:

1. The Commission finds that providing the most efficient and cost effective public transportation system will benefit Augusta, the residents of Augusta and visitors to Augusta by providing transportation to individuals lacking transportation services and by relieving traffic congestion and environmental pollution by reducing the number of motor vehicles on the roadway through encouraging the public's use of a mass public transportation system.
2. The Commission finds that Augusta constitutes a tourist destination for visitors to Augusta seeking to utilize the facilities of Augusta-Richmond County and to view areas of Augusta designated as historic heritage districts.
3. Augusta currently provides public mass transportation services and also provides tourism opportunities for both the residents of Augusta and visitors to Augusta.
4. Establishing a Transportation and Tourism Fee will provide funds to enhance the transportation and tourism services, the value of which services will vastly exceed the Fee charged to the Hotel Room Occupants.
5. The Transportation and Tourism Fee collected pursuant to this section shall be used to provide transportation and tourism services by enhancing the availability of public transportation to Hotel and Motel occupants and by enhancing the historic heritage districts that would constitute tourism destinations by residents of Augusta and visitors to Augusta.
6. To generate sufficient amounts of tourism to fund the transportation and tourism services to be provided herein, Augusta-Richmond County needs to invest in local convention and entertainment facilities such as the Trade Exhibit and Event Center to promote commercial and recreational tourism in Augusta-Richmond County.
7. The enhanced transportation services will provide needed public transportation between Hotels, the Trade Exhibit and Event Center and other tourist destinations, including the Historic Heritage District, that will in turn increase tourism and conventions in Augusta. This increase in tourism will then help fund the enhancements to the public transportation services and the tourism services, benefiting visitors to and residents of Augusta-Richmond County.

§__3__. DEFINITIONS.

The following words, terms and phrases, when used in this Article, shall have the meanings as defined below:

Room -a unit of lodging provided by a Hotel (as defined herein) and located within the borders of Augusta-Richmond County.

Transportation Fee - means the per-night Room fee imposed pursuant to this Article for providing and enhancing transportation services and tourism services in Augusta-Richmond County.

Hotel - means an Inn, Hotel, Motel, or other business subject to taxation that offers overnight accommodations, rooms, or lodging to the public for value.

Room Occupant - means the person or persons listed on the Hotel registry as obtaining overnight accommodations at a Hotel.

Historic Heritage District – The areas of Augusta-Richmond County identified as: Bethlehem, East Augusta, Harrisburg, Laney Walker, May Park, Olde Town, Turpin Hill and Uptown.

Transportation, Tourism and Historic Heritage Committee (hereinafter “Committee”) - A Committee that shall recommend for approval by the Commission management of the Transportation and Tourism Fund as provided herein. The Committee shall consist of the Mayor, Mayor Pro-Tem, two private citizens appointed by the Mayor and Mayor Pro-Tem, and the Director of Housing and Neighborhood Development as an ex-officio member.

§_4___. TRANSPORTATION AND TOURISM FEE.

To provide enhanced public transportation services and to enhance the tourism opportunities in the Historic Heritage District, it shall be a policy of Augusta to charge a Transportation and Tourism Fee (hereinafter "Transportation Fee") on all Hotel Rooms as defined herein. The Transportation Fee shall be set in an amount that is fair and reasonable, bearing substantial relationship to the transportation and tourism services provided to all individuals or entities paying the Transportation Fee. In exchange for the Transportation Fee, the Commission shall establish a system whereby payers of the Fee shall be entitled to free use of the public transportation systems for the duration of their hotel stay in Augusta to obtain greater access the tourism destinations in Augusta. The revenues generated by the Transportation Fee shall be used to fund and enhance public transportation operations, management of the Trade Exhibit and Event Center, and to revitalize the Historic Heritage Districts of Augusta to enhance the transportation and tourism services available in Augusta.

§_5_. TRANSPORTATION FEE RATES.

The Transportation Fee shall be set pursuant to this Section and may be modified by the Commission as needed to fund the continued services provided herein. In setting or modifying the rates, the Commission shall establish rates that are fair and reasonable and reflect the value of the services provided to the individuals or entities paying the Transportation Fee.

Augusta shall impose upon every Room a fee of \$1.00 per overnight accommodation. This Fee shall be collected by the owner or operator of each Hotel or Motel in addition to any rates charged by the Hotel or Motel owner or operator and in addition to any other governmental taxes assessed to each Room.

Each Hotel collecting the Transportation Fee shall, on or before the 20th day of each month, submit to the Finance Director of Augusta a return indicating the number of occupied Room nights and the amount of Transportation Fees collected for the immediately preceding calendar month. Hotels will use a return form as prescribed by the Finance Director and will remit, along with the Return form, payment of the fees as calculated on the Return.

Penalties and Interest. When any Hotel required to collect and remit the Transportation Fee fails to file a Return or to remit the total amount due by the due date and in the manner provided herein, the Hotel shall be subject to a penalty of 5% of the amount due or \$50.00, whichever is greater. Interest shall also be charged at the rate of 1% per month from the last day of the month from which the fee is due until the date the Transportation Fee is paid.

Examination of Records. For the purposes of determining the accuracy of any Return filed or required to be filed under this provision, or to determine the correct amount of Transportation Fees due, the Finance Director or a designated representative is entitled to request access to any books, records or other information to determine the correct amount of Transportation Fees due.

§_6_. TRANSPORTATION PROVIDED.

Room Occupants shall be entitled to utilize Augusta's public transportation system at no additional charge for the duration of their hotel room occupancy. The Room Occupant shall present to the bus driver for admission onto the bus for transportation in lieu of paying the bus fair. Non-Hotel Room Occupants must pay all regular fares, and the right to utilize the public transportation services under this provision is non-transferable.

It shall be unlawful for any Hotel, individual, or other entity to knowingly distribute hotel room keys or items designed to resemble hotel room keys to non-Room Occupants for the purpose of providing the non-Room Occupant with free transportation services. It shall also be unlawful for a non-Room Occupant to present a Hotel Room key to utilize the public transportation services in any manner other than that prescribed herein. Violators guilty violating this Ordinance will be subject to a fine of \$50.00 per violation.

§_7_. TRANSPORTATION AND TOURISM FUND ESTABLISHED.

Pursuant to this Article, there is established a Transportation Fund, that shall be utilized to enhance the transportation services provided under the Article and to provide for the enhancement of the tourism facilities in Augusta-Richmond County. All of the Transportation Fees deposited in this fund shall be dedicated for the purposes articulated herein and administered by the Transportation, Tourism and Historic Heritage Committee, with approval of the Commission. The Transportation Fees collected and deposited in the Transportation Fund may be transferred from time to time to other funds as approved by the Commission to effectuate the purpose of the Transportation Fee for providing and enhancing transportation and tourism opportunities consistent with the uses provided herein.

The Transportation Fees shall be eligible for the following uses:

I. Transportation Services

- (a) Funding the increased demand for public transportation services created by implementation of this fee and offering transportation services at no cost to Hotel Guests paying the Transportation Fee.
- (b) Funding additional public transportation services for tourists and residents of Augusta-Richmond County to encourage the utilization of the tourism services and destinations in Augusta-Richmond County.
- (c) The Augusta Transit Department shall be allocated all Transportation Fee funds collected but not otherwise allocated to Tourism Enhancement or TEE Center operations.

II. Tourism Enhancement

A. Fund Uses

The Committee shall make recommendations for enhancement of tourism destinations within the Historic Heritage District through the following uses. The Committee shall first address the needs of the areas designated as Bethlehem and Laney-Walker prior to addressing other areas of the Historic Heritage District.

- (a) Planning activities that consist of all costs of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans, including, but not limited to:
 - (1) Comprehensive plans;
 - (2) Community development plans;
 - (3) Functional plans, in areas such as:
 - (i) Housing, including the development of a consolidated plan;
 - (ii) Land use and urban environmental design;
 - (iii) Economic development;
 - (iv) Open space and recreation;
 - (v) Energy use and conservation;
 - (vi) Floodplain and wetlands management;

- (vii) Transportation;
- (viii) Utilities; and
- (ix) Historic preservation.
- (4) Other plans and studies such as:
 - (i) Small area and neighborhood plans;
 - (ii) Capital improvements programs;
 - (iii) Individual project plans (but excluding engineering and design costs related to a specific activity);
 - (iv) The reasonable costs of general environmental, urban environmental design and historic preservation studies;
 - (v) Strategies and action programs to implement plans, including the development of codes, ordinances and regulations;
- (5) Policy—planning—management—capacity building activities which will enable the recipient to:
 - (1) Determine its needs;
 - (2) Set long-term goals and short-term objectives, including those related to urban environmental design;
 - (3) Devise programs and activities to meet these goals and objectives;
 - (4) Evaluate the progress of such programs and activities in accomplishing these goals and objectives; and
 - (5) Carry out management, coordination and monitoring of activities necessary for effective planning implementation, but excluding the costs necessary to implement such plans.
- (b) Development hard costs. The actual cost of constructing or rehabilitating historic structures. These costs include the following:
 - (1) For new construction, costs to meet the applicable new construction standards.
 - (2) For rehabilitation costs:
 - (i) To meet the property standards of applicable County, historic preservation, State, and Federal codes.
 - (ii) To make essential improvements, including energy-related repairs or improvements, improvements necessary to permit use by persons with disabilities, and the abatement of hazardous conditions.
 - (3) For both new construction and rehabilitation costs:
 - (i) To demolish existing structures.
 - (ii) To make utility connections including off-site connections from the property line to the adjacent street.
 - (iii) To make improvements to the project site that are keeping with improvements of surrounding projects. Site improvements may include on-site roads and sewer and water lines necessary to the development of the project. The project site is the property owned by the project owner, upon which the project is located.

- (4) Costs to make utility connections or to make improvements to the project sites.
- (c) Refinancing Costs. The cost to refinance existing debt secured by real property that is being rehabilitated or improved with Tourism Funds.
- (d) Acquisition Costs. Costs of acquiring improved or unimproved real property.
- (e) Related soft costs. Other reasonable and necessary costs incurred by property owners or Augusta-Richmond County and associated with the financing or development (or both) of new construction, rehabilitation or acquisition of real property with Tourism Funds. These costs include, but are not limited to:
 - (1) Architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups.
 - (2) Costs to process and settle the financing for a project, such as private lender origination fees, credit reports, fees for title evidence, fees for recordation and filing of legal documents, building permits, attorneys fees, private appraisal fees and fees for an independent cost estimate, builders or developers fees.
 - (3) Costs of a project audit that Augusta-Richmond County may require with respect to the development of the project.
 - (4) Costs to provide information services such as affirmative marketing and information to prospective investors and tourists.
 - (5) Staff and overhead costs directly related to carrying out the project, such as work specifications preparation, loan processing inspections, and other services related to assisting potential owners, and investors.
 - (6) For both new construction and rehabilitation, costs for the payment of impact fees that are charged for all projects within Augusta-Richmond County.
 - (7) Costs of environmental review directly related to the project.

B. Amount Allocated.

For fifty (50) years following implementation of these provisions, unless extended hereafter, \$750,000.00 per year of the funds generated shall be allocated to the enhancement of the Historic Heritage District.

III. Trade Exhibit and Event (TEE) Center

For fifty years following adoptions of these provisions, unless extended hereafter, \$350,000.00 per year of the Transportation Fund shall be allocated to the TEE Center. This amount shall be used for the management and operating expenses of the TEE Center, including the cost of promoting use of public transportation in conjunction with TEE Center events and to encourage utilization of the enhanced tourism services by TEE Center patrons.

AUGUSTA-RICHMOND COUNTY TRADE, EXHIBIT, AND EVENT CENTER
DEVELOPER AGREEMENT

STATE OF GEORGIA
COUNTY OF RICHMOND

THIS AGREEMENT is made and entered into as of the ____ day of _____, 2008, between AUGUSTA, GEORGIA, (the "Owner"), AUGUSTA RIVERFRONT, LLC (the "Operator"), and _____ (the "Developer")

WITNESSETH:

WHEREAS, due to the recent proliferation of available trade show/meeting space in other communities; and

WHEREAS, many of the available trade show/meeting spaces have placed a premium on the general ambiance of the facility and the available amenities; and

WHEREAS, it considered in the best interest of Augusta, Georgia and the citizens of Augusta, Georgia to have a first class trade show/meeting space; and

WHEREAS, Owner is desirous of constructing a trade, exhibit, and event center (the "TEE Center") on property lying and being in Augusta, Georgia, more particularly described on Exhibit "A" attached hereto, incorporated herein and made a part hereof by reference (the "Property"); and

WHEREAS, Owner wishes to engage the services of a Developer to provide coordination expertise for the development, construction and furnishing of the Improvements on the Property and to guarantee the cost of construction and furnishing thereof; and

WHEREAS, Owner and Developer wish to enter into this Agreement to set forth the terms and conditions to which they have agreed;

NOW, THEREFORE, in consideration of the mutual covenants and benefits flowing to and from each of the parties hereto, it is hereby agreed as follows:

1.

The following definitions shall be applicable to the terms and conditions hereof:

(a) Architects: The architectural firm to be selected by the Developer and Operator with the advice and consent of the Committee defined herein.

(b) Budget: A budget for the development, design, and construction of the Improvements and the payment of the cost of all furnishings, fixtures and equipment reasonably

required for the operation of a "First Class" TEE Center and related amenities; a copy of the Budget will be developed by Developer for approval by Owner and once approved, a copy of same (with the approval of Developer and Owner noted thereon) shall be attached hereto as "Exhibit C".

(c) Building Program: Augusta Trade, Exhibit, and Event Center Building Program attached hereto as Exhibit "B."

(d) Committee: A Committee consisting of three members as follows: two Augusta, Georgia Commission members selected by a majority of the Commission members and the Administrator of Augusta, Georgia.

(e) Construction Contract(s): A lump sum contract(s) for construction of the Improvements to be entered into between the General Contractor and the Developer or its assignee.

(f) Construction Plans: Plans and specifications for the construction and furnishing of the TEE Center.

(g) Consulting Engineers: Those engineers and engineering firms selected and employed by the Architects to perform engineering services for the Improvements.

(h) Costs of Construction or Construction Costs: The term "costs of construction" or "construction costs" as used in this Agreement shall include, specifically, but not exclusively, all sums paid by or on behalf of the Owner to any contractor, subcontractor, or third party (excluding any sums paid by or on behalf of City for any archaeological studies), the cost of furniture, fixtures and equipment to be installed in the property, and all architectural, engineering, surveying fees incurred by or on behalf of the Owner in connection therewith, all sums to be paid to Developer hereunder, all premiums for insurance coverage required to be maintained hereunder prior to completion of construction, all reasonable costs, fees and expenses incurred by the; pay for the cost of building the TEE Center; pay for the cost of the furniture; fixtures, opening supplies and equipment for the TEE Center; pay all fees to Architects, Engineers and Consultants; and any other costs and expenses other than interest incurred by Owner in connection with the construction of said Improvements. Also included in said "Construction Costs" shall be all fees and expenses paid to the Program Manager to supervise the construction of the TEE Center. Payment of any portion of such Construction Costs by the Developer shall not entitle Developer to any ownership interest in said Improvements.

(i) Developer: _____

(j) First Class: When used in this agreement, "first class" refers to that standard of quality of construction described in the Building Program. Once approved by both parties as contemplated in Section 3 below, "First Class" shall refer to that standard set forth on the final plans and specifications for the Improvements thus approved.

(k) General Contractor: The general contractor chosen by the Developer, with the

advice and consent of the Committee, to construct the TEE Center. The General Contractor shall be judged to be the lowest and best bidder from a pre-qualified list of general construction companies.

- (l) Improvements: The TEE Center and related amenities.
- (m) Operator: Augusta, Riverfront, LLC.
- (n) Owner: Augusta, Georgia.
- (o) Parking Facilities: Necessary parking facilities will be as provided in the Building Program, to be located on the south side of Reynolds Street between James Brown Blvd. and McCartan Street.
- (p) Program Manager: Person or firm selected by Augusta, Georgia and employed by the Owner to examine the construction of the Improvements on behalf of the Owner.
- (q) Property: The TEE Center site, situate, lying and being in Augusta, Georgia, and more particularly described on Exhibit "A" attached hereto, incorporated herein and made a part hereof by reference.
- (r) TEE Center: A "first class" trade, exhibit and event center of a minimum size of 40,000 square feet, as more fully describing Building Program materials.

2.

Owner, upon the terms hereinafter stated, hereby engages the services of Developer for development and construction coordination for the Improvements, as of the effective date hereof.

3.

Developer, as an independent contractor, will provide the following services with regard to the Improvements and the property:

- (a) Developer shall solicit bids and/or negotiate with architectural firms for proposals for project architectural services, including the creation of construction plans and specifications ("Construction Plans") sufficient for obtaining fixed cost bids from third party contractors. Developer shall submit the proposal chosen by the Developer for architectural services to the Committee and Operator for approval.
- (b) The Building Program, consisting of the preliminary plans, specifications and descriptions define the scope of the Improvements (the "Improvements Scope") . Without changing the Improvements scope (unless authorized in writing by Owner and Operator), Developer will direct and coordinate the design services to be rendered by the Architects to

cause final plans and specifications in biddable form to be produced for bidding by pre-qualified general contractors, all in accordance with Georgia law. Developer will prepare for approval by Owner proposed contracts and plans with the Architects.

(c) Upon completion and approval of Construction Plans as set forth above, Developer shall solicit bids and/or negotiate with a contractor for the construction of the TEE Center, the selection of which will be approved by the Committee and Operator. Developer will prepare for approval by Owner proposed contracts and plans with the General Contractor (the "Construction Contract").

(d) Developer shall prepare the Budget of the proposed costs of the TEE Center. The Budget shall not exceed _____ (\$ _____) Dollars. The Developer shall submit the Budget to the Committee for approval, who shall work with the Developer in respect of said Budget to resolve differences in the Budget.

(e) Developer will insure that all real property necessary for this project is acquired and that all required surveying and engineering services are provided for the Improvements and the Property, and will provide all coordination and administration services relative thereto. Owner agrees to assist Developer in acquiring the necessary real property, including, but not limited to, the filing of condemnation actions, if authorized by law.

(f) As soon as practical after approval of the Construction Contract and the Budget, and the acquisition of the land necessary for the TEE Center and funding for the Parking Facilities has been obtained, Developer shall enter into the Construction Contract and commence construction of the TEE Center. The Construction Contract and, if required at the election of the Developer, a Construction Management Contract, shall be in the name of the Developer or its designee, but Augusta shall be obligated under the Development Agreement to provide payments directly to the contractor and architect in the manner and pursuant to the time constraints set forth in the Construction Contract and Construction Management Contract.

(g) Developer will also process and forward to Owner all progress payments requests from the General Contractor(s) (with supporting documentation therefore as reasonably requested by Owner, i.e., approved vouchers), prescribed appropriate forms of documentation for such progress payment requests, and generally represent Owner in all dealings with the Architects and the General Contractor(s), its subcontractors, suppliers, agents and employees, and the suppliers of the furniture, fixtures and equipment.

(h) Developer will initiate, process, submit and obtain approval of all necessary governmental permits for construction of the Improvements, including, but not limited to, any permits or applications relative to construction and occupancy of the Improvements.

(i) Developer will negotiate and coordinate with all applicable utility companies, whether governmental or private, for the installation of all applicable utility services to the property and the Improvements to insure the furnishing of such utility services to the Property and the Improvements on or before the date of completion of the Improvements.

(j) Developer will review and make recommendations for all interior finishes and layouts for the building part of the Improvements as well as the furniture, fixtures and equipment to be located therein.

(k) Developer shall make periodic reports, at least one each month, to Owner, showing the then present status of said Construction Costs incurred with respect to the TEE Center with a comparison to said estimated Budget costs. As representative of Owner, Developer shall be authorized to direct the provision of goods and services for the Project within the parameters set forth on the Budget.

(l) Developer will keep all records and documentation with regard to the progress of the construction of the Improvements and shall periodically, at least once each month, provide to Owner a status report as to the status of construction of the Improvements.

(m) Developer will provide all administration and development services relative to the Improvements throughout the term of this agreement, and will secure from the Architects appropriate certificates of completion and from the applicable governmental authorities appropriate certificates of occupancy upon the completion of construction of each of the Improvements.

(n) Developer will coordinate and administer the construction of the Improvements and shall be responsible for and provide all generally recognized services for construction coordination of the Improvements throughout the construction phase thereof.

(o) Developer shall coordinate the timely acquisition and installation of the furniture, fixtures and equipment which will be purchased for installation in the TEE Center.

(p) Developer shall in good faith, and in accordance with reasonable construction practices, cooperate with and provide Improvements access to the Project Manager so as to allow the latter to fulfill its contractual inspection obligations to the Owner.

4.

Owner shall use its best efforts to assist in the issuance of bonds from the Downtown Development Authority, including the guarantee of such bonds, to pay for all costs associated with design and construction of the Parking Facilities, such amount not to exceed _____ (\$ _____) Dollars.

5.

As consideration and payment for the services to be provided by Developer hereunder, Owner shall pay to Developer a fee equal to the sum of the following:

(a) _____ percent (____%) of the Construction Costs.

The fee to be paid to Developer pursuant to subparagraph (a) above shall be paid by Owner to Developer on a monthly basis throughout the pre-construction and construction terms of the

Improvements, and shall be paid to Developer in direct proportion to the payments to the General Contractor constructing the Improvements and the other third parties providing services for the Improvements as set forth in the Budget at such time as the General Contractor shall draw its progress payments for such construction or said third party shall receive payments for such services, as applicable.

6.

In fulfilling its functions and duties as required hereunder, Developer shall employ personnel of sufficient number and qualifications to provide the service and functions required hereunder, and shall pay all costs therefore.

7.

Developer acknowledges and accepts the relationship of trust and confidence established between Developer and Owner by this Agreement, and Developer shall afford Owner the full benefit of the judgment, experience and advice of the members of its organization in respect to the policy to be pursued in developing the Property and in constructing the Improvements. Developer agrees to perform the services covered by this agreement in a diligent, careful and vigilant manner, and to follow in such construction coordination all standard and useful practices. Developer agrees that it shall not have an ownership interest or financial interest in any architect, construction manager, contractor, subcontractor, material supplier or vendor providing services or materials for the design or construction of the TEE Center. All contracts for the provision of such services and materials shall be on an arms-length basis, and Developer shall derive no benefit from said contracts other than for the delivery of services and materials for the design and construction of the TEE Center.

8.

Developer shall provide reasonable access to the Improvements to the Program Manager to enable it to inspect all phases of the construction of the Improvements, and to carry out its obligations under its construction supervision contract with Owner. Program Manager shall report any and all defective work to Owner who shall promptly convey notice thereof to Developer. Developer shall cause the general contractor to correct such defective work without delay to the Project.

9.

Developer shall comply with all applicable governmental rules and regulations including anti-discrimination laws and shall not perform or do any act, nor permit any act to be done, which would constitute a violation of any or all of such laws or regulations.

10.

The term of this agreement shall expire on the completion date of the construction of the Improvements and the completion of all services to be rendered by Developer relative thereto

and pursuant to the terms of this agreement. The date of completion of construction of the Improvements shall be deemed to be the date on which Developer shall have furnished to Owner both the certificate of substantial completion certified by the Architects for the Improvements, a certificate of occupancy for the Improvements issued by the appropriate officials of Augusta, Georgia, and reasonable evidence satisfactory to Owner that either all contractors, subcontractors, laborers, materialmen, architects, engineers, attorneys and others who supplied or furnished any labor, materials or services with respect to said Improvements have been paid in full for the same and are not asserting any claims for any additional payments against the Owner or that an adequate bond has been posted by the General Contractor with a surety duly licensed to do business in the State of Georgia and acceptable to Owner in such form and in such amount as to adequately pay any and all such claims and all attorneys fees and other litigation expenses and court costs incurred by Owner in defending itself against such claim. (Owner acknowledges that a statutory payment bond furnished in accordance with the provisions of Georgia Law will satisfy this latter requirement.)

11.

Any notice required or permitted hereunder shall be in writing and shall be either: (a) Delivered in person to the following named parties, (b) sent by same day or overnight courier service, or (c) sent by certified or registered United States Mail, return receipt requested, postage and charges prepaid, to the following addresses:

TO OWNER: Administrator
Room 801
530 Greene Street
Augusta, Georgia 30911

WITH A COPY TO: _____

TO DEVELOPER: _____

WITH A COPY TO: _____

TO OPERATOR: Augusta Riverfront, LLC
C/o Paul Simon
One Tenth Street
Suite _____
Augusta, Georgia 30901

WITH A COPY TO: Mr. Rand Hanna
Hull, Towill, Norman, Barrett & Salley, P.C.
801 Broad Street, 7th Floor (30901)
Post Office Box 1564

Augusta, Georgia 30913

Any notice delivered or mailed as aforesaid shall, if delivered in person be deemed received upon the date of delivery, if couriered by same day or overnight delivery be deemed received on the date of delivery regardless if accepted, and if mailed, such notice shall be deemed received upon the date of actual receipt or the third calendar day subsequent to date of postmark, whichever is earlier. Each party hereto may change its address for notice from time to time by notifying the other party hereto of the new address in the manner provided above.

12.

Without the prior written consent of the other party hereto, the obligations, duties and benefits of each party hereunder may not be assigned; except that until such appointment is revoked in writing by notice to all parties to this Agreement, Owner hereby appoints and designates the City as its agent and representative to carry out its duties and rights hereunder.

13.

In the event that the Owner, Developer and/or Operator should, in good faith, be unable to reach an unanimous decision regarding the selection of the Architect, the General Contractor, the Budget or the Construction Plans, or all of the necessary real property cannot be acquired, this contract shall terminate and no party shall have any further obligation under this Agreement.

14.

Subject to the provisions of Item 12 above relative to assignability, this agreement shall be binding upon and inure to the benefit of not only the parties hereto, but also their respective successors and assigns; provided, however, that no such assignment shall relieve Developer of its obligations and liability hereunder.

15.

This agreement sets forth the entire agreement of the parties with respect to the subject matter hereof, and cannot be modified orally or in any manner other than by an agreement in writing signed by each party hereto or their assigns as permitted hereunder.

16.

This agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties hereto have caused their names to be signed and their seals to be affixed, all by their duly authorized partners or officers, as of the date and year first above written.

AUGUSTA, GEORGIA - Owner

By: _____
Its: Mayor

Attest: _____
Its Clerk of Commission

AUGUSTA RIVERFRONT LLC – Operator

By: _____
Its: Manager

_____ - Developer
By: _____
Its: _____

Exhibit A

All those lots or parcels of land commonly known as:

929 Reynolds Street

Map and Parcel No. 037-3-044-00-0

921 Reynolds Street

Map and Parcel No. 037-3-046-00-0

917 Reynolds Street

Map and Parcel No. 037-30-047-00-0

901 Reynolds Street

Map and Parcel No. 037-3-048-00-0

Exhibit B

See attached Building Program Materials



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Extension JJ&G Contract SA#4 Agenda Item**

Department: Abie L. Ladson, P.E., Director

Caption: Approve Supplemental Agreement Number Four in the amount of \$515,000.00, thereby authorizing the Engineering Department to extend the current agreement with Jordan, Jones & Goulding (JJG) for three years to provide project management support via staff augmentation, to be funded from SPLOST Phase V Administration contingency (325-04.1197-6011110). Contingent upon receipt and review of executed documents.

Background: Augusta-RichmondCounty (ARC) is responsible for Pre-construction activities on several GDOT projects including St. Sebastian, Windsor Spring Road, Alexander Drive and Wrightsboro Road. These projects are in various stages of development and require efficient and effective interaction and coordination between GDOT, ARC and the respective design consultants.

Analysis: On June 7, 2005, the Commission approved the initial agreement with JJG for David Griffith to provide staff support as Project Manager. This agreement has proven to be very effective and beneficial to the Engineering Department. His knowledge of the GDOT processes and understanding of how to request assistance on projects has resulted in saving the Engineering Department millions of dollars. He has also been successful in finding and securing funds for projects after the original funds for these projects had been reallocated to other projects

Financial Impact: Adequate funds exist in the SPLOST Phase V administration Contingency account (325-041197-6011110 Contingency) which would be transferred to (325-041197-5211110 Consultant Mgmt) to support this activity.

Alternatives: 1. Approve Supplemental Agreement Number Four in the amount of \$515,000.00, thereby authorizing the Engineering Department to extend the current agreement with Jordan, Jones & Goulding (JJG) for three years to provide project management support via staff augmentation, to be funded from SPLOST Phase V Administration contingency(325-04.1197-6011110). Contingent upon receipt and review of executed documents. 2. Deny and acknowledge that ARC managed GDOT projects may experience delays.

Recommendation: Approve Alternative Number One.

**Funds are
Available in the
Following
Accounts:** 325-04.1197-6011110

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**

**AUGUSTA-RICHMOND COUNTY
DEPARTMENT OF PUBLIC WORKS & ENGINEERING
SUPPLEMENTAL AGREEMENT**

Project No. N/A
SUPPLEMENTAL AGREEMENT NO. 4
P.O 113792

WHEREAS, We, **Jordan, Jones & Goulding, Inc.**, Consultant, entered into a contract with Augusta-Richmond County on June 7, 2005, for Project Management Support associated with the "Temporary Professional Services Support", File Reference No. 07-005 (A), and

WHEREAS, certain revisions to the design requested by Augusta-Richmond County are not covered by the scope of the original contract, we desire to submit the following Supplemental Agreement to-wit:

**Professional advice and consulting service regarding project
management support via staff augmentation.**

It is agreed that as a result of the above described modification the contract amount is increased by \$515,000 from \$390,000 to a new total of \$905,000.

Any modifications to submittal dates shall be as identified in the attached proposal. This agreement in no way modifies or changes the original contract of which it becomes a part, except as specifically stated herein.

NOW, THEREFORE, We, **Jordan, Jones & Goulding, Inc.**, Consultant, hereby agree to said Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract to be performed under the specifications thereof, and that the original contract is in full force and effect, except insofar as it might be modified by this Supplemental Agreement.

This _____ day of _____, 200 .

RECOMMEND FOR APPROVAL:

CITY OF AUGUSTA-RICHMOND COUNTY
AUGUSTA, GEORGIA

JORDAN, JONES & GOULDING, INC.

Deke S. Copenhagen, Mayor

Kenneth L. Anderson, Sr. Vice-President

Approved: Date _____

Approved: Date _____
[ATTACHED CORPORATE SEAL]

ATTEST:

ATTEST:

Title: _____

Title: _____



**Engineering Services Committee Meeting
1/30/2008 1:30 PM**

James B. Messerly WPCP Project – Soils & Materials Testing Contract (RFQ 07-196)

Department: Utilities

Caption: Motion to authorize award and execution of a contract with MC Squared, Inc. to provide soils and materials testing services for the James B. Messerly Water Pollution Control Plant Project (RFQ #07-196) in an amount not to exceed \$371,394.00.

Background: The Utilities Department is overseeing the James B. Messerly Water Pollution Control Plant 2003 Master Plan Implementation Phase 1 Project. One common component on a construction project of this magnitude and complexity is to have a materials testing program to ensure proper materials and installation methods are being used. The Utilities Department is using this standard on all our bond projects. The Procurement Department issued Request for Qualifications Item # 07-196 to procure these services for this project. Responses to the RFQ were received from three (3) firms as listed below: MC Squared, Inc. \$371,394.00 CSRA Testing Response rejected due to non-conformance Qore Response rejected due to late submittal

Analysis: The firm that submitted the only timely and conforming response to the RFQ is currently engaged in providing the same services for the Highland Avenue Water Treatment Plant Expansion project. We have reviewed their performance with personnel involved in that project and find they are performing the work well. We have also compared the costs proposed for the Highland Avenue project and for this project. Their cost proposal appears to be in line with current cost with a reasonable adjustment for inflation since the beginning of the Highland Avenue project. The Procurement Department has advised us that it would be appropriate to award this contract to the single timely and conforming responder to the RFQ if we are satisfied that they are qualified and if their cost proposal is reasonable. Based

on our analysis we believe that MC Squared, Inc. is qualified to perform the required work and their cost proposal is reasonable.

Financial Impact: Based on the scheduled project duration and the projected number of analyses required the total anticipated cost should not exceed \$371,394.00 from account 511043420-5213119 80280130-5213119.

Alternatives: 1) Accept the timely and conforming proposal of MC Squared, Inc. 2) Reject the proposal and issue another RFQ for these services (not recommended).

Recommendation: We recommend the Commission authorize award and execution of a contract with MC Squared Inc. to provide soils and materials testing services for the James B. Messerly Water Pollution Control Plant Project (RFQ #07-196) in an amount not to exceed \$371,394.00.

Funds are Available in the Following Accounts: 2004 Bond Fund Account 511043420-5213119 80280130-5213119

REVIEWED AND APPROVED BY:

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



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Morris Museum sign request**

Department: Planning Commission

Caption: Consider a request from the Morris Museum of Art to place a sign on City owned land at the intersection of Tatnall and Tenth Streets.

Background: Applicant wants to place an unlighted 84” high identification sign advertising the MorrisMuseum of Art at this location. Attachment 1 is a diagram of the sign and attachment 2 is a map showing the location. Attachment 3 is a letter of explanation and justification. Attachment 4 is a copy of Section 3-8-12 of the code which requires a permit for erecting any structure on public land. Since the code does not provide guidance on the criteria or the procedure for obtaining such a permit the item has been placed on the Committee agenda.

Analysis: The applicant has been sent to the Traffic Engineer for his analysis of the potential impact.

Financial Impact: None

Alternatives: Approve or deny

Recommendation: Dependent on public impact and traffic engineering analysis

Funds are Available in the Following Accounts:

REVIEWED AND APPROVED BY:

Clerk of Commission



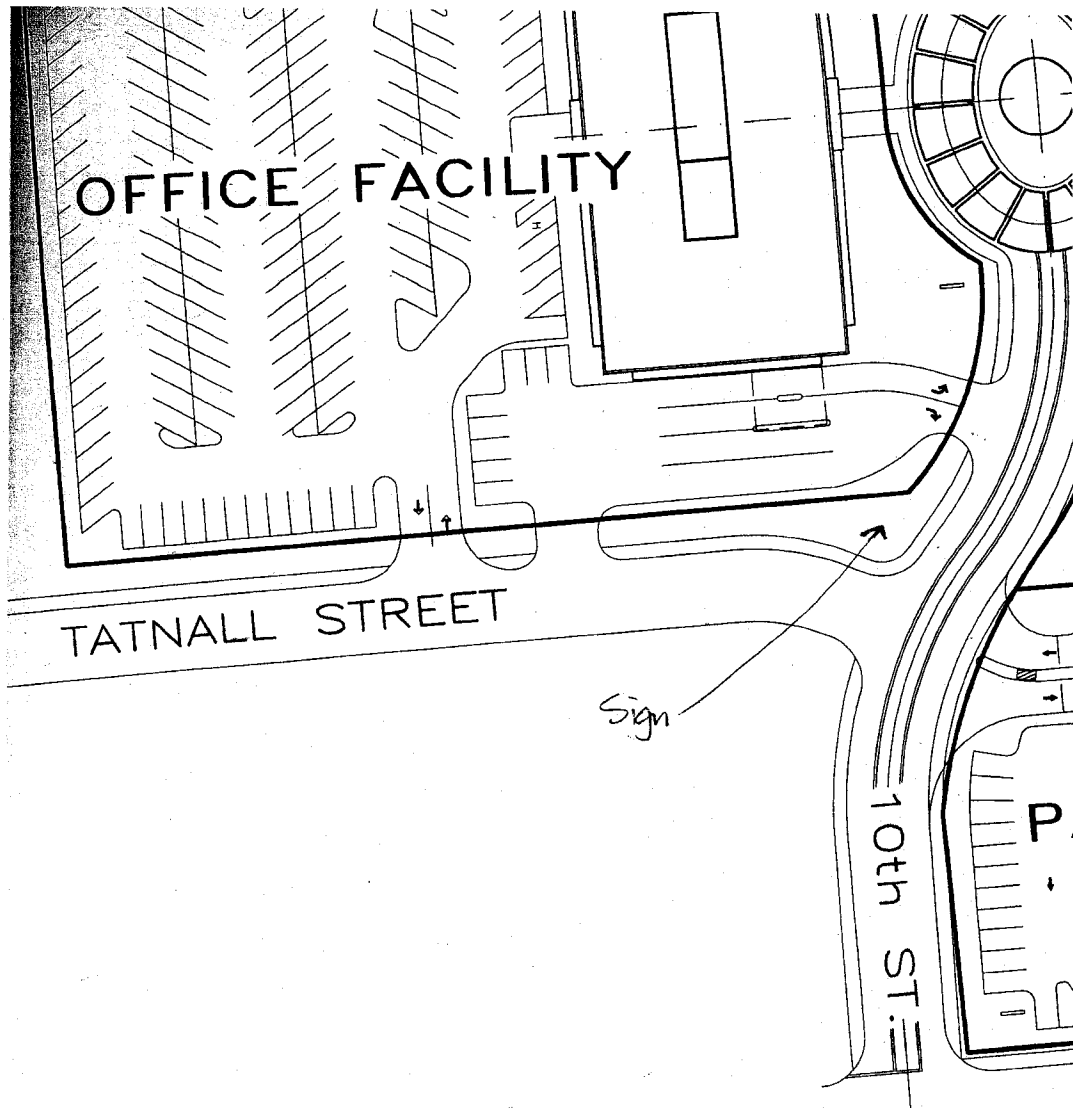
**AUGUSTA
RIVERFRONT
CENTER**

*84" height overall from grade

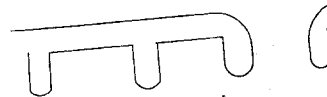
*sign panel 60" tall x 40" wide

M in Morris of the logo is 54" tall

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

January 9, 2008



Mr. George Patty
Executive Director
Planning and Zoning
City of Augusta
525 Telfair Street
Augusta, GA 30901

Dear Mr. Patty:

I appreciate your meeting with David Tucker yesterday to discuss our proposal to install a Morris Museum of Art sign at the approach to One Augusta Riverfront Center, the building in which the museum is housed. It is our understanding that the proposed location of the sign at Tenth and Tatnall Streets is officially the property of the city, although it is landscaped and maintained by our building.

Enclosed are (1) a copy of a portion of an architectural drawing indicating the proposed location of the sign, (2) a copy of the proposed design of the sign, (3) a photograph of the location, and (4) the completed Application for Certificate of Appropriateness.

We are grateful for your willingness to assist the museum in obtaining approval for the sign. Please let Mr. Tucker or me know at what point we need to take further action. The installation of this sign is of critical importance to the museum and we are ready to work with you and your colleagues in any way we can.

Sincerely,



Kevin Grogan
Director

ATTACHMENT 4

PUBLIC SAFETY

§ 3-8-17

sion. Such approval shall be in the form of an annual permit obtained from the Planning Commission.

(Ord. No. 6319, § 1, 10-17-00)

Sec. 3-8-12. Obstructing streets, etc., With temporary or permanent structures.

It shall be unlawful for any person to place any obstruction whatsoever upon any streets, parkways or greens, boulevards or highways of the city as a temporary or permanent structure, for any purpose whatsoever, without a permit to do so. Every person guilty of a violation of this section shall be punished as provided in section 1-6-1.

Sec. 3-8-13. Moving buildings through streets.

No person shall move any building through the streets of the city without first obtaining the approval of the building inspector and the Sheriff's Department and paying a fee of fifty dollars (\$50.00) to the building inspector; provided, that the building inspector and the Sheriff's Department shall not be authorized to grant permission to move any building over twenty-five feet wide or over fifty feet long or over fifteen feet high from the ground unless in their opinion the route to be traveled can be used without seriously hampering the movement of traffic and without injuring public or private property.

Sec. 3-8-14. Trees, etc., Obstructing view of street intersections and fire hydrants; duty of sheriff's department to make study.

Traffic Engineering shall make a study of intersections of the various streets of Augusta-Richmond County and determine the intersections that trees, shrubbery and hedging protrude over on the sidewalks of the city and thereby obstruct the view of traffic and pedestrians using the streets and sidewalks, thereby making such intersections a nuisance and a hazard to life and property. Traffic Engineering shall also make investigation and determine all trees, shrubbery,

hedging, etc., that may interfere with the proper operation of fire hydrants in Augusta-Richmond County.

Sec. 3-8-15. Same—Determining intersections, etc., To be hazardous; notice to owner to remove trees, etc.

Upon Traffic Engineering having determined any intersection to be hazardous to life and property, under the provisions of the preceding section, in the use of streets and sidewalks by the public, or that trees, hedging, shrubbery, etc., may interfere with the operation of fire hydrants by the fire department of Augusta-Richmond County, he shall notify the owner of the property having trees, shrubbery, hedging, etc., at such intersection or having trees, hedging, shrubbery, etc., that may interfere with the operation of such fire hydrants, to remove such trees, shrubbery, hedging, etc., which notice shall provide that such removal shall be accomplished within ten days from the date of such notice.

Sec. 3-8-16. Same—Failure of owner to comply with notice; penalty; form of judgment.

It shall be unlawful for any person to refuse to comply with any notice of Traffic Engineering, under the provisions of the preceding section, and should any person fail to comply with same within the ten days as provided in such notice by Traffic Engineering, then the case shall be made against such person.

Sec. 3-8-17. Skateboards, skates, and in-line skates regulated; prohibited on certain streets.

(a) The use of skateboards and skates is prohibited on any street, alley, sidewalk, park, median or parking area within the area between the Levee and Walton Way lying between 15th Street and 4th Street, except that nothing herein contained shall be construed to prohibit the use of in-line skates as a method and means of transportation, but such in-line skaters must at all times exercise care so as not to endanger the lives, safety or property of pedestrians, store keepers,

**FUNDS AVAILABLE IN THE
FOLLOWING ACCOUNTS:**

**DEPARTMENT
DIRECTOR:** _____

ADMINISTRATOR: _____

FINANCE: N/A



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Pinehurst Section One Phase Two**

- Department:** Engineering Department-Abie L. Ladson, P.E. - Director
- Caption:** Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering and Augusta Utilities Departments for Pinehurst, Section One, Phase Two.
- Background:** The final plat was approved by the Commission on August 16, 2005. The subdivision design and plat, including the storm drain system, have been reviewed and accepted by our engineering staff and the construction has been reviewed by our inspectors. The Utilities Department has inspected and reviewed the water and sanitary sewer installations, and hereby requests acceptance of the utility deed and maintenance agreement of same.
- Analysis:** This section meets all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in this section. Acceptance of said utility deed shall dedicate, as required, the water and sanitary sewer mains along with the applicable easements to Augusta, Georgia, for operation and maintenance.
- Financial Impact:** By accepting these roads, water and sanitary sewer installations into the County system and after the 18-month maintenance warranty by the developer/contractor has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed and maintenance agreement, positive revenue will be generated from the sale of water and sanitary sewer taps and monthly billing of same.
- Alternatives:** 1. Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering, and Augusta Utilities Departments for Pinehurst, Section One,

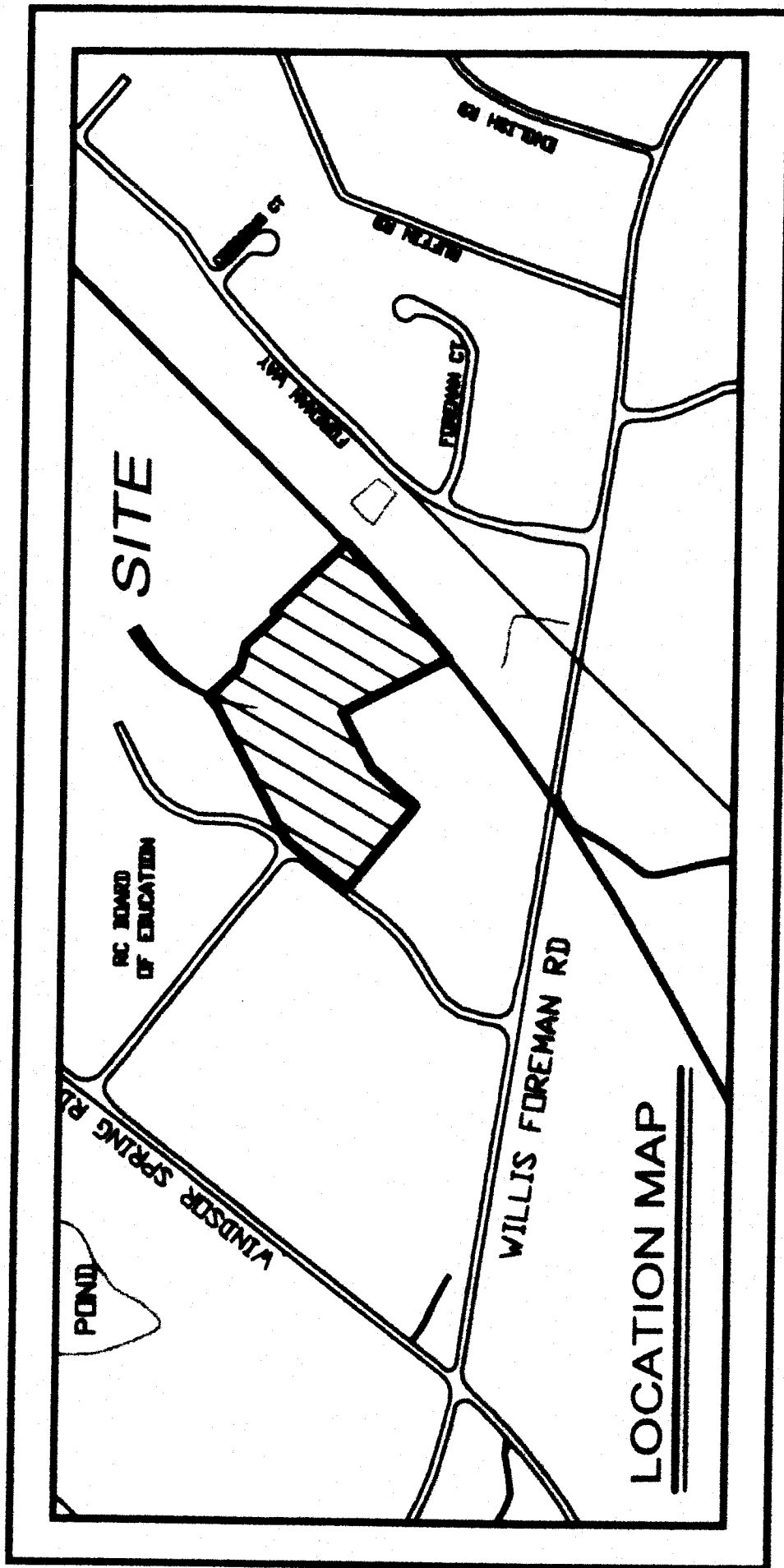
Phase Two. 2. Do not approve and risk litigation.

Recommendation: Approve Alternative Number One.

**Funds are
Available in the
Following
Accounts:** Not required at this time.

REVIEWED AND APPROVED BY:

**Administrator.
Clerk of Commission**





ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., Director

Anthony (Tony) E. Williams,
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

From: Anthony (Tony) E. Williams, Construction Manager *KEW*

Date: January 14, 2008

Subject: Certificate of Completion
Dedication of Pinehurst Subdivision, Section One, Phase Two
File reference: 2008-005(A)

As required by Development Guideline Document 3, Article II – Section 202 of Augusta, Georgia Municipal Code, you are hereby advised base upon site observation, that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set forth in said documents. Therefore, the names of all streets and drainage related structures in subject development are hereby recommended for acceptance into the City of Augusta infrastructure system.

Thank you for your assistance on this matter. Please call me if you have any questions or need additional information at (706) 821-1706.

AEW

Attachment

cc: Abie L. Ladson, P.E., Director - Engineering Department
Michael Greene, Interim Director - Public Services
Dennis Stroud, Assistant Director - Public Services
Terri Turner, Planning & Zoning
File ✓

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

DEED OF DEDICATION
(Roads and Storm Drainage)

THIS INDENTURE, made and entered into this _____ day of _____, 2005 by and between **NORDAHL & CO., INC.** hereinafter referred to as the Party of the **FIRST PART**, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Augusta, Georgia Commission, as the party of the **SECOND PART**.

WITNESSETH:

THAT the said Party of the **FIRST PART**, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the **SECOND PART**, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the **SECOND PART**, its successors and assigns, the following described property, to-wit:

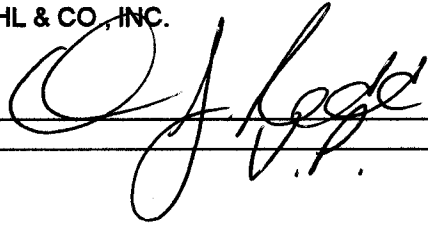
ALL PORTION OF PROPERTY SHOWN ON THE PLAT HEREIN REFERRED TO AS ALL THOSE STREETS AND STORM DRAINAGE SYSTEMS, located in Pinhurst Section 1 Phase II according to the plat prepared by Southern Partners, Inc., dated June 14, 2005 *DR* being shown as the following streets: Creekside Court and Pineview Lane particularly shown and designated on said plat as recorded in the Office of the Clerk of Superior Court, Augusta-Richmond County, Georgia, in *Book* , pages 1355 to which plat reference is made for a complete and accurate description as to the metes, bounds and location of said easements.

TOGETHER with an easement to enter upon all areas shown as drainage and utility easements shown on said plat.

TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said party of the **SECOND PART**, its successors and assigns, forever in **FEE SIMPLE**.

IN WITNESS WHEREOF, the said Party of the FIRST PART has caused these presents to be executed the day and year first above written as the date of these presents.

NORDAHL & CO., INC.

By:  (SEAL)
As Is _____

SIGNED, SEALED AND DELIVERED
In our presence:

Susan Childs

Elizabeth B. Moore
Notary Public NOTARY PUBLIC COLUMBIA COUNTY
MY COMMISSION EXPIRES 11/13/09

Accepted by Augusta, Georgia, by
and through its Commission

By: _____
as the Mayor

Attest: Clerk of Commission

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

**MAINTENANCE AGREEMENT
(Roads and Storm Drainage)**

THIS AGREEMENT, entered into this day of , 200~~5~~, by and between **NORDAHL & CO., INC.**, hereinafter referred to as "Developer", and **AUGUSTA, GEORGIA** a political subdivision of the State of Georgia, acting by and through its Commission, hereinafter referred to as "Augusta".

WHEREAS, Developer requested that the Augusta, Georgia Commission accept certain roads, storm drains and appurtenances for Pinehurst Section 1 Phase II, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____; and

WHEREAS, the City has adopted a policy requiring the Developer to maintain all installations laid or installed in the subdivision for a period of eighteen months, which Augusta accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by Developer and the mutual agreements hereinafter set out, **IT IS AGREED** that:

(1) The City accepts the roads and appurtenances, storm drains and appurtenances, respectfully described in the deed contemporaneously tendered herewith to Augusta, Georgia Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____, page _____.

(2) The Developer agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The Developer agrees that if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure of material or poor workmanship, the Developer shall be responsible for adequate maintenance and repair.

(4) In the event of such failure of the improvements, the City shall notify the Developer and set forth in writing the items in need of repair. The Developer shall present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time, as determined by Augusta.

(5) In the event of an emergency, as determined by Augusta, and the Developer is unable to respond in a timely manner, Augusta shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the Developer's expense and to allow the Developer time to make the needed repairs.

(6) In the event the Developer fails to comply with the terms of this agreement, then Augusta shall proceed to have the necessary corrective work done, and the Developer agrees to be responsible to Augusta for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, Developer has hereunto set his hand and seal and Augusta has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

DEVELOPER
NORDAHL & CO., INC.

By: [Signature] (L.S.)
As Its [Signature]

**AUGUSTA, GEORGIA
COMMISSION**

_____ (L.S.)
As Its Mayor

ATTEST:

Clerk of Commission

SUBDIVISION: PINEHURST, SECTION ONE, PHASE 2

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Creekside Court is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Creekside Court a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Creekside Court is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:
Beginning at existing Creekside Court

Extending approx. 328' SE to and
including cul-de-sac
- (b) Length of road to nearest 1/100th mile:

0.06 mile
- (c) Width & type of road surface:

31' from back of curb to back
of curb; type E asphalt
- (d) Right-of-Way:

60 foot

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20_____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____

SUBDIVISION: PINEHURST, SECTION ONE, PHASE 2

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Pineview Lane is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make Pineview Lane a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Pineview Lane is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:

Beginning at existing Pineview Lane at
intersection with Creekside Ct.

Extending approx. 274' SW to and
including cul-de-sac

- (b) Length of road to nearest 1/100th mile:

0.05 mile

- (c) Width & type of road surface:

31' from back of curb to back
of curb; type E asphalt

- (d) Right-of-Way:

60 foot

The Augusta-Richmond County Commission-Council is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this _____ day of _____, 20____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____

STATE OF GEORGIA) DEED OF DEDICATION (UTILITY)
COUNTY OF RICHMOND) FOR PINEHURST, SECTION ONE, PHASE TWO

THIS INDENTURE, made and entered into this _____ day of _____, 2005, between the **Nordahl & Company, Inc., Pinehurst, Section ONE, Phase Two** hereinafter referred to as the Party of the First Part, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the Party of the Second Part;

WITNESSETH:

THAT the said Party of the First Part, for and in consideration of the sum of Ten Dollar and no/100 (\$10.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed unto the said Party of the Second Part, its successors and assigns the following described property, to-wit:

AN EASEMENT IN PERPETUITY UNDER, ACROSS AND THROUGH the approximately marked strips of land, together with the pipelines and appurtenances located therein, which are delineated on a plat prepared for Pinehurst, Section One, Phase Two by Southern Partners, Inc. dated November 3, 2005 which plat reference is made for a more complete and accurate description as to the metes, bounds and location of said easements, and said plat has been attached hereto and by reference made a part thereof;

SAID EASEMENT BEING IN THE NATURE of a right-of-way for the purpose of laying, relaying, installing, extending, operating, repairing, and maintaining pipelines transporting and carrying utility services, the same hereinafter being referred to as the **"PROJECT;"**

TOGETHER WITH THE RIGHT, when construction or maintenance is necessary, to dig such trenches in said property, as described by the deed, as may be necessary for the project; to pile thereon the material excavated, and to haul pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property.

THE PARTY OF THE FIRST PART, his heirs, legal representatives, and assigns, after the completion of the **PROJECT**, shall have the right to use said parcel in any manner not inconsistent or interfering with the rights herein granted, **EXCLUDING** the right to erect, construct, or maintain thereon any buildings or permanent improvements.

AS A PART of the consideration for said conveyance, the Party of the Second Part covenants as follows:

(a) To cause the top of the pipelines to be laid a sufficient depth below the surface of the ground so as to permit the use of the surface thereof by the Party of the First Part for normal agricultural purposes; however in the case of ravines, streams or low places on the property, the Party of the Second Part may install the pipelines above the ground, provided that the pipelines shall be laid and maintained so as not to interfere with the natural flow of the surface water or any streams thereon;

(b) To refill the trenches it shall dig in connection with repairs, construction, maintenance, or extension, so as to leave the land available and ready for ordinary purposes of agriculture;

(c) To exercise the right of extending, making repairs to and maintain said property in a careful and skillful manner, avoiding unnecessary damage to any crop, plants, shrubs or trees growing upon said parcel of land, and in case of any such unnecessary damage, to compensate the Party of the First Part for such damage; and

(d) To give reasonable notice to the Party of the First Part of its intention to enter the said property in the exercise of the rights herein conferred except in cases of emergency.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto the said Party of the Second Part, its successors and assigns, in perpetuity.

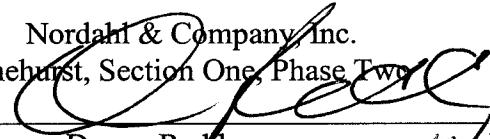
AND THE SAID PARTY OF THE FIRST PART, his heirs and legal representatives shall and will forever warrant and defend unto the Party of the Second Part, his successors and assigns, the rights, ways, and easements, privileges, and appurtenances conveyed herein, against the claim or claims of any person or person whomsoever.

WHENEVER there shall be more than one grantor, the phrase "Party of the First Part" and

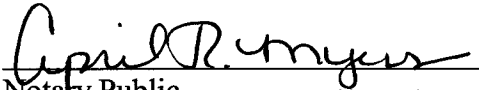
all related pronouns, related pronouns and verbs shall read as if written in the plural form, and when appropriate such phrase and related pronouns and relative pronouns shall be read as if written in the feminine or neuter, and when the grantor is a corporation, the word "successor" shall be substituted for the words "heirs" and "legal representatives" at the appropriate place or places.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED, AND DELIVERED in our presence:

Nordahl & Company, Inc.
Pinehurst, Section One, Phase Two
By:  11/3/05
Donna Redd

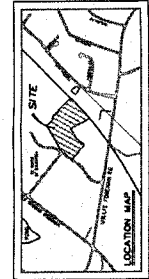
 11-3-05
Witness


Notary Public
Notary Public, Columbia County, Georgia
My Commission Expires Sept. 10, 2007
My Commission Expires _____

Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor

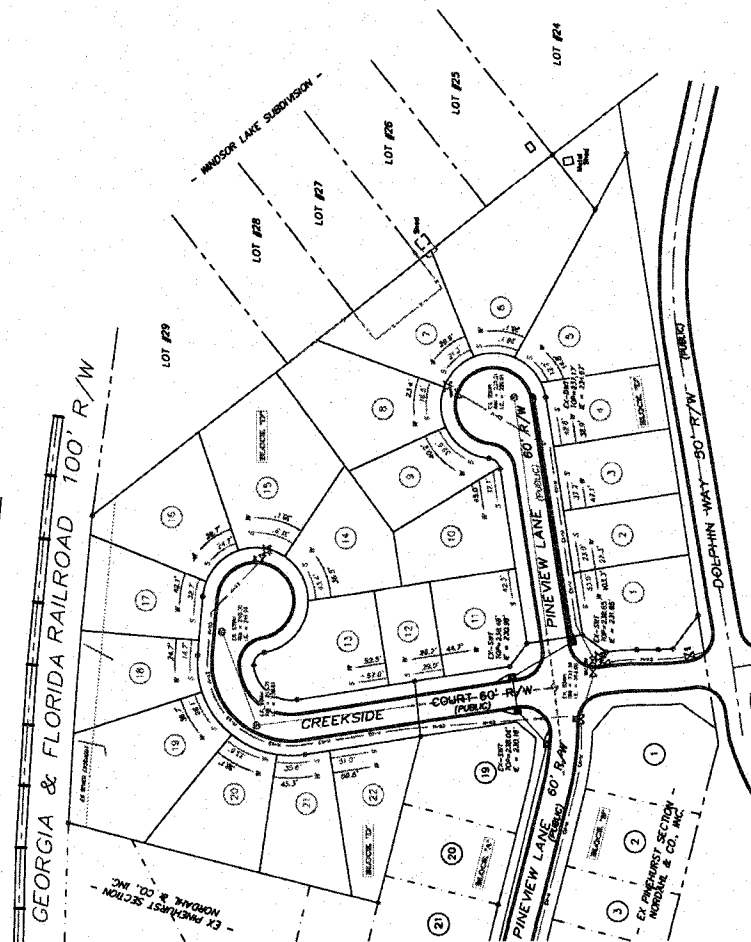
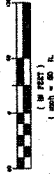
Attest: _____
Administrator



PROJECT DATA	
TOTAL ACRES	7.24
TOTAL NO. OF LOTS	22
MIN. LOT SIZE	0.319 AC
TAX PARCEL	100-2-01-00-0
ZONING	R-1C

AS-BUILT
SECTION ONE, PHASE 2
PINEHURST
PROPERTY LOCATED IN THE 14TH R/W
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE: SEPTEMBER 26, 2005 SCALE: 1" = 40'
REV. DATE: NOVEMBER 3, 2005 (REVISED ON LOT #2)
DRAWN BY: J. L. NORDAHL
CHECKED BY: J. L. NORDAHL
3000 WILLOW ROAD, AUGUSTA, GEORGIA 30909 (PH) 706-733-1992
FAX 706-733-1993
SOUTHERN PARTNERS, INC.
1215 AUGUSTA EAST PARKWAY, AUGUSTA, GA 30906 (PH) 706-733-9000

GRAPHIC SCALE



SP. NO. 13740-05
22/07/2005-10:00

STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT
FOR Pinehurst, Section One, Phase Two
(Utility Water & Sewer)

THIS AGREEMENT, entered into this ____ day of _____, 2005, by and between the _____ hereinafter referred to as the "**DEVELOPER**", and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as the "**CITY**."

WHEREAS, the **DEVELOPER** requested that the **Augusta, Georgia** accept certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____; and

WHEREAS, the **CITY** has adopted a policy requiring the **DEVELOPER** to maintain all installations laid or installed in the subdivision for a period of eighteen months, which the **CITY** accepts by deed;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by the **DEVELOPER** and the mutual agreement hereinafter set out, **IT IS AGREED** that:

(1) The **CITY** accepts certain sewer lines, water lines and mains or mains, pipes, valves, and connections, and appurtenances for the subdivision, respectively described in the deed contemporaneously tendered herewith to the Augusta-Richmond County Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel _____ Page _____.

(2) The **DEVELOPER** agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

(3) The **DEVELOPER** agrees that, if during said eighteen month period there is a failure of the installations laid or installed in said subdivision described in the deed due to failure or poor workmanship, the **DEVELOPER** shall be responsible for adequate maintenance and repair.

(3a) In addition to paragraphs (3) and (4) above, the DEVELOPER further agrees that the grinder pumps and force mains within Reid Court is not the responsibility of the CITY.

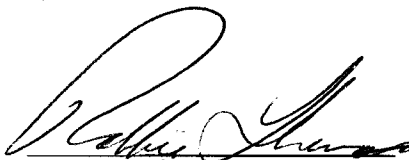
(4) In the event of such failure of the improvements, the CITY shall notify the DEVELOPER and set forth in writing the items in need of repair. The DEVELOPER shall present, within fifteen business days, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by the CITY.

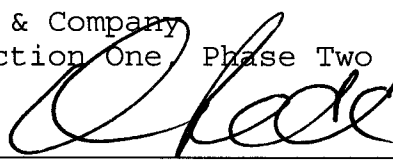
(5) If, in the event of an emergency, as determined by the CITY, the DEVELOPER is unable to respond in a timely manner, the CITY shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the DEVELOPER'S expense and allow the DEVELOPER time to make the needed repairs.

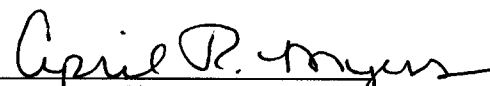
(6) In the event the DEVELOPER fails to comply with the terms of this agreement, then the CITY shall proceed to have the necessary corrective work done, and the DEVELOPER agrees to be responsible to the CITY for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, the DEVELOPER has hereunto set his hand and seal and the CITY has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

SIGNED, SEALED, AND DELIVERED DEVELOPER in our presence:


Witness 11-3-05

Noprdahl & Company
Pinehurst, Section One Phase Two

Donna Redd 11/3/05

Notary Public 
My Commission Expires Notary Public, Columbia County, Georgia
My Commission Expires Sept. 10, 2007

Accepted By:

Augusta, Georgia

By: _____

As Its Mayor

Attest: _____

Administrator



Engineering Services Committee Meeting

1/30/2008 1:30 PM

Ratify Emergency Purchase Order for Water Line Replacement at the Municipal Building

Department: Public Services

Caption: Ratify Emergency Purchase Order P144815 in the amount of \$57,800.00 to the Menk Company to replace the water lines and related valves supplying domestic and fire protection water to the Municipal Building.

Background: In late August, 2007, the 4" copper line supplying water to the Municipal Building ruptured. Employees from Facilities Management, Augusta Utilities and Columbia Mechanical, a contractor, were able to effect temporary repairs that allowed the building to remain in service until permanent repairs could be completed. Immediately following completion of the temporary repairs, Facilities Management prepared a scope of work and solicited pricing from a number of vendors to complete permanent repairs on an emergency basis, pending identification of funds. The nature of the work required that the contractor be licensed for utility work as well as plumbing. Three vendors expressed interest in the work. However, only two submitted pricing. The Menk Company was the lowest price submitted. On December 27th, the temporary measures failed forcing closure of the Municipal Building at 11:00 a.m. Temporary repairs were implemented by Augusta Utilities, and the Administrator authorized staff to proceed with replacement of the aging lines on an emergency basis in accordance with Section 1-10-50 of the Augusta-Richmond County Code (See Attachment 1). We engaged the services of the contractor that submitted the low price for the scope of work.

Analysis: We have no option other than replacement of the lines. Valve replacement is included because the existing valves are 50 years old and no longer seat well enough to fully close. Emergency procedures were followed and the PO was issued to the low bidder. Work is underway now.

Financial Impact: The cost is \$57,800 to be funded from SPLOST III set aside for the Municipal Building (323-04-6211/52.23111).

Alternatives: 1. Ratify Emergency Purchase Order P144815 in the amount of \$57,800.00 to the Menk Company to replace the water lines and related valves supplying domestic and fire protection water to the Municipal Building.

Recommendation: #1. Ratify Emergency Purchase Order P144815 in the amount of \$57,800.00 to the Menk Company to replace the water lines and related valves supplying domestic and fire protection water to the Municipal Building.

Funds are Available in the Following Accounts: The cost is \$57,800 to be funded from SPLOST III set aside for the Municipal Building (323-04-6211/52.23111).

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**

Sec. 1-10-50. Emergency procurement selection method.

Notwithstanding any other provisions of this chapter, the Procurement Director, Augusta-Richmond County Administrator or constitutional officer may make or authorize others to make emergency procurement of equipment, supplies, services, general construction, or public works type construction services when there exists a threat to public health, welfare, or safety, or where daily operations are affected; provided that such emergency procurement shall be made with such competition as is practicable under the circumstances. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the item(s) procured under the contract, and the identification number of the contract file. A written report explaining the determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file, and a copy of same provided the Augusta-Richmond County Commission at their next regular meeting in the case of public works contracts as defined by Georgia State Law or other Augusta-Richmond County purchases when the value of the purchase exceeds ten thousand dollars (\$10,000.00). In the event an emergency should arise after office hours or on holidays or weekends which requires immediate action on the part of the using agency involved and where it is not possible or convenient to reach the Procurement Director, constitutional officer, or Administrator, the using agency head is authorized to make purchases. Such purchases shall be well documented, packaged for payment, and forwarded to the Procurement Director within twenty-four (24) hours, if possible, after occurrence. Emergency purchases by the Augusta-Richmond County Commission shall be made as provided in 1975 Ga. Laws p. 4334, as amended.

(Ord. No. 6939, § 16, 1-2-07)

AUGUSTA-RICHMOND COUNTY CODE, READOPTED 7-10-2007



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Resolution for Memorial Area on Augusta Canal**

Department: Clerk of Commission

Caption: Motion to approve a Resolution authorizing Augusta Richmond County to continue the redevelopment of the lower level of the Augusta Canal and the establishment of a designated area within the lower level of the Augusta Canal for the placement of a memorial to Rev. Dr. Martin Luther King, Jr. (Requested by Mayor Copenhaver)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission

**A RESOLUTION
BY THE HONORABLE DEKE S. COPENHAVER
MAYOR; AUGUSTA-RICHMOND COUNTY, GEORGIA**

**A RESOLUTION AUTHORIZING AUGUSTA-RICHMOND
COUNTY, GEORGIA TO CONTINUE THE REDEVELOPMENT
OF THE LOWER LEVEL OF THE AUGUSTA CANAL AND THE
ESTABLISHMENT OF A DESIGNATED AREA WITHIN THE
LOWER LEVEL OF THE AUGUSTA CANAL FOR THE
PLACEMENT OF A MEMORIAL TO REVEREND DR. MARTIN
LUTHER KING, JR; AND FOR OTHER PURPOSES.**

WHEREAS, the historic Augusta Canal has received national recognition, including designation on the National Register of Historic Places by the United States Department of the Interior; designation as a National Historic Landmark by the United States Department of the Interior; designation as a National Heritage Area by the United States Congress; and designation as the first and only Regionally Important Resource by the State of Georgia; and

WHEREAS, the 1993 Master Plan for the Augusta Canal mandates that it be "a point of focus to reinvest in historic settings, to attract contemporary development, and to use its spectacular setting for recreation and environmental learning;" and

WHEREAS, Reverend Dr. Martin Luther King, Jr. is a native son of Georgia and was dedicated to the non-violent movement for justice, equality and peace among all people; and

WHEREAS, as Augusta-Richmond County, Georgia continues its redevelopment efforts in the lower level area of the Augusta Canal, a location for the placement of a memorial commemorating Reverend Dr. Martin Luther King, Jr. should be designated, as his dreams of justice, equality and peace are consistent with the goals of Augusta-Richmond County, Georgia; and

WHEREAS, based on the foregoing, the Honorable Deke S. Copenhaver recommends that the redevelopment of the lower level area of the Augusta Canal continue and that the

designation of a location for the placement of the Reverend Dr. Martin Luther King, Jr. memorial be made by the Augusta-Richmond County Commission.

**THE COMMISSION OF AUGUSTA-RICHMOND COUNTY, GEORGIA
HEREBY RESOLVES AS FOLLOWS:**

SECTION 1. The redevelopment efforts regarding the lower level of the Augusta Canal shall continue pursuant to the 1993 Master Plan so that it will be a point of focus to reinvest in historic settings, to attract contemporary development, and to use its spectacular setting for recreation and environmental learning.

SECTION 2. The Commission of Augusta-Richmond County, Georgia is authorized to designate an area of the lower level of the Augusta Canal as the location for the placement of a memorial to Reverend Dr. Martin Luther King, Jr., honoring him and his dreams of justice, equality and peace among all people.



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Street Lighting Resolution 1/18/08**

Department: Abie L. Ladson, P.E., Director

Caption: Motion to approve resolution creating street lighting districts.

Background: The Engineering Department has been petitioned by the citizens requesting street lighting in their neighborhood pursuant to a 1971 Commission Resolution authorizing the creating of Street Lighting Districts. The petitioners agree to pay for all costs associated with the installation, ongoing maintenance and energy.

Analysis: Currently, street lighting is non-existing in these areas. Street lighting has been an effective measure to increase pedestrian and vehicular safety, assist in crime prevention, and to promote businesses and community pride.

Financial Impact: Street Lighting Districts are funded by a self supporting fund. Street Lighting charges vary based on the type lighting requested or required, billable front footage, and light wattage and spacing. Costs for the subject districts follow: 1. 335 Southhampton \$0.90/Ft 2. 336 Creek Farms \$0.30/Ft 3. 334 Walker Hill \$0.90/Ft

Alternatives: None

Recommendation: Approve

Funds are Available in the Following Accounts: The petitioners agree to pay for all costs associated with the installation, ongoing maintenance and energy

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**

Engineering Department/Traffic Engineering Section

507 Telfair Street

Augusta, Georgia 30901

Georgia, Richmond County:

A petition has been filed with the Commission -Council of Augusta for the installation and maintenance of street lights in Street Light District No. 335--Southhampton. Street Lighting District No. 335 consists of a part of Inverness Drive, Ardwick Drive and Wyndham Drive. Reference: Richmond County GA Tax Map 153-3; parcels 2-17. Tax Map 166-1; parcels 17-46. Same to be installed and the annual service charge to be assessed against the abutting property. Said petition has been set for hearing before the Board

of Commissioners at 2:00 pm o'clock
803-804

Lee Beard Changers in room 806 Municipal Building, 530 Greene Street, Augusta, Georgia. All persons whose interest are affected by the proposed installation of street lights are hereby notified to appear in person or by attorney at said time and place and present such objection or evidence herein as their interest require.

This 5th day of Feb, 2008.

Mayor-Chairman

Commission Council

Augusta, Georgia

Publish in the Augusta Chronicle January 17, 2008

STREET LIGHTING RESOLUTION

A resolution providing for the installation of street lights and the assessment of the annual cost of maintaining and operating said street lights against abutting property.

WHEREAS a resolution was adopted by the City of Augusta Commissioners of Richmond County, Georgia, on the 19th day of October, 1971, authorizing creation of certain street light districts in Richmond County pursuant to Constitutional Amendment (GA. Laws 1970, Vol. 1, page 1097); and affected by the hereinafter described improvements have petitioned the Board of Commissioners of Richmond County, Georgia, for the installation of street lights.

NOW, THEREFORE, BE IT RESOLVED, by the City of Augusta, Georgia, as the governing body of said County, that there be and there is hereby created and established within the are area of Richmond County, Street Light District No. 335, for the purpose of building, erecting, establishing, maintaining and operating street lights and lamps for the illumination of the public streets, roads, sidewalks and ways therein, as more particularly shown and delineated on map entitled "Street Light District No. 335, which map is attached hereto and made a part of this resolution by reference; and

BE IT FURTHER RESOLVED that the boundaries of said district as enumerated on said map be and the same are hereby established as shown and delineated on said map as full and complete as if the full legal description of the courses, distances and boundaries of said district are fully set forth herein.

BE IT FURTHER RESOLVED that the annual cost and charges for the maintenance and operation of said street lights shall be at a rate of \$.90 per front foot per year and shall be a lien upon the abutting property annually and continuing each year until all annual charges have been paid.

IT IS ORDERED that a copy of this resolution, together with a copy of said map be transmitted to the Tax Commissioner of Richmond County, for the collection of any and all taxes and/or service charges which may be imposed against any businesses, residents and property served by said facilities.

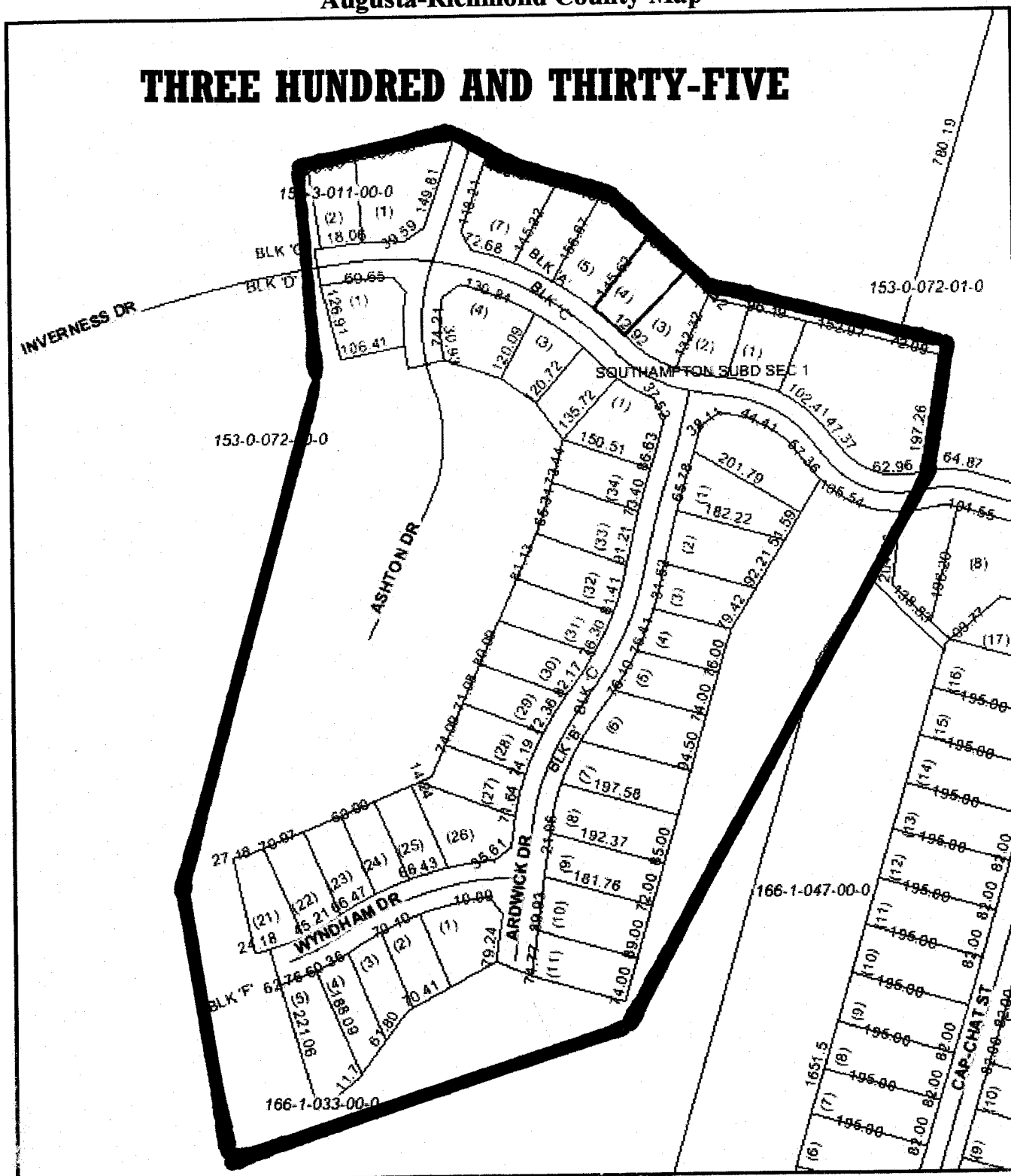
Adopted by the Board of Commissioners of Richmond County, Georgia, this _____ day of _____, 2008.

Mayor, Commission-Council
Richmond County, Georgia

Attest:

Clerk

Augusta-Richmond County Map

THREE HUNDRED AND THIRTY-FIVE**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.

Map Scale
1 inch = 237 feet

Engineering Department/Traffic Engineering Section

507 Telfair Street

Augusta, Georgia 30901

Georgia, Richmond County:

A petition has been filed with the Commission-Council of Augusta for the installation and maintenance of street lights in Street Light District No. 336-Creek Farms. Street Lighting District No. 336 consists of a part of Bath Edie Road. Reference: Richmond County GA Tax Map 246; parcels 2-2.08, 3,41-45. Tax Map 269, parcels 1,1.03-1.06, 2-21. Tax Map 270; parcels 105,106,122. Same to be installed and the annual service charge to be assessed against the abutting property. Said petition has been set for hearing before the Board of Commissioners at 2:00 pm o'clock Lee Beard Chanber in room ~~806~~ 803-804 Municipal Building, 530 Greene Street, Augusta, Georgia. All persons whose interest are affected by the proposed installation of street lights are hereby notified to appear in person or by attorney at said time and place and present such objection or evidence herein as their interest require.

This 5th day of Feb, 2008.

Mayor-Chairman

Commission Council

Augusta, Georgia

Publish in the Augusta Chronicle January 17, 2008

STREET LIGHTING RESOLUTION

A resolution providing for the installation of street lights and the assessment of the annual cost of maintaining and operating said street lights against abutting property.

WHEREAS a resolution was adopted by the City of Augusta Commissioners of Richmond County, Georgia, on the 19th day of October, 1971, authorizing creation of certain street light districts in Richmond County pursuant to Constitutional Amendment (GA. Laws 1970, Vol. 1, page 1097); and affected by the hereinafter described improvements have petitioned the Board of Commissioners of Richmond County, Georgia, for the installation of street lights.

NOW, THEREFORE, BE IT RESOLVED, by the City of Augusta, Georgia, as the governing body of said County, that there be and there is hereby created and established within the are area of Richmond County, Street Light District No. 336, for the purpose of building, erecting, establishing, maintaining and operating street lights and lamps for the illumination of the public streets, roads, sidewalks and ways therein, as more particularly shown and delineated on map entitled "Street Light District No. 336, which map is attached hereto and made a part of this resolution by reference; and

BE IT FURTHER RESOLVED that the boundaries of said district as enumerated on said map be and the same are hereby established as shown and delineated on said map as full and complete as if the full legal description of the courses, distances and boundaries of said district are fully set forth herein.

BE IT FURTHER RESOLVED that the annual cost and charges for the maintenance and operation of said street lights shall be at a rate of \$.30 per front foot per year and shall be a lien upon the abutting property annually and continuing each year until all annual charges have been paid.

IT IS ORDERED that a copy of this resolution, together with a copy of said map be transmitted to the Tax Commissioner of Richmond County, for the collection of any and all taxes and/or service charges which may be imposed against any businesses, residents and property served by said facilities.

Adopted by the Board of Commissioners of Richmond County, Georgia, this _____ day of _____, 2008.

Mayor, Commission-Council
Richmond County, Georgia

Attest:

Clerk

Augusta-Richmond County Map

**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.

Map Scale
1 inch = 549 feet

Engineering Department/Traffic Engineering Section

507 Telfair Street

Augusta, Georgia 30901

Georgia, Richmond County:

A petition has been filed with the Commission-Council of Augusta for the installation and maintenance of street lights in Street Light District No. 334--Walker Hill. Street Lighting District No. 334 consists of a part of Walker Creek, Dry Creek and Wheeler Branch. Reference: Richmond County GA Tax Map 295; parcels 32-61. Same to be installed and the annual service charge to be assessed against the abutting property. Said petition has been set for hearing before the Board of Commissioners at 2:00 pm o'clock Lee Beard Chambers in room 806 ~~xxxx~~ 803-804 Municipal Building, 530 Greene Street, Augusta, Georgia. All persons whose interest are affected by the proposed installation of street lights are hereby notified to appear in person or by attorney at said time and place and present such objection or evidence herein as their interest require.

This 5th day of Feb, 2008.

Mayor-Commission Council

Augusta, Georgia

Publish in the Augusta Chronicle January 17, 2008

STREET LIGHTING RESOLUTION

A resolution providing for the installation of street lights and the assessment of the annual cost of maintaining and operating said street lights against abutting property.

WHEREAS a resolution was adopted by the City of Augusta Commissioners of Richmond County, Georgia, on the 19th day of October, 1971, authorizing creation of certain street light districts in Richmond County pursuant to Constitutional Amendment (GA. Laws 1970, Vol. 1, page 1097); and affected by the hereinafter described improvements have petitioned the Board of Commissioners of Richmond County, Georgia, for the installation of street lights.

NOW, THEREFORE, BE IT RESOLVED, by the City of Augusta, Georgia, as the governing body of said County, that there be and there is hereby created and established within the area of Richmond County, Street Light District No. 334, for the purpose of building, erecting, establishing, maintaining and operating street lights and lamps for the illumination of the public streets, roads, sidewalks and ways therein, as more particularly shown and delineated on map entitled "Street Light District No. 334, which map is attached hereto and made a part of this resolution by reference; and

BE IT FURTHER RESOLVED that the boundaries of said district as enumerated on said map be and the same are hereby established as shown and delineated on said map as full and complete as if the full legal description of the courses, distances and boundaries of said district are fully set forth herein.

BE IT FURTHER RESOLVED that the annual cost and charges for the maintenance and operation of said street lights shall be at a rate of \$.90 per front foot per year and shall be a lien upon the abutting property annually and continuing each year until all annual charges have been paid.

IT IS ORDERED that a copy of this resolution, together with a copy of said map be transmitted to the Tax Commissioner of Richmond County, for the collection of any and all taxes and/or service charges which may be imposed against any businesses, residents and property served by said facilities.

Adopted by the Board of Commissioners of Richmond County, Georgia, this _____ day of _____, 2008.

Mayor, Commission-Council
Richmond County, Georgia

Attest:

Clerk

THREE HUNDRED AND THIRTY-FOUR

315-Q-003-00-0



**Engineering Services Committee Meeting
1/30/2008 1:30 PM
Wrightsboro Road Impvts-Donation of Four Parcels**

Department: Engineering-Abie L. Ladson, P.E., Director

Caption: Authorize the city of Augusta to donate 4 parcels of right of way that belong to the City that have to be acquired to construct the improvements on the Wrightsboro Road project from Jimmie Dyess Parkway to I-520, ARC project number 323-04-296823309. The Georgia Department of Transportation (GDOT) is funding and acquiring the right of way for this project.

Background: The project to widen and reconstruct Wrightsboro Road from Jimmie Dyess Parkway to I-520 is a GDOT sponsored project in which they are funding the right of way acquisition and the construction. The right of way funds, \$8,906,000, were authorized by GDOT on December 21, 2006. The construction estimate is currently \$16,100,000, and the construction funds are currently in the GDOT Long Range plan. Wrightsboro Road has temporarily been added to the state route system to allow GDOT to fund and acquire the right of way for this project. Upon completion of the construction of this project, the temporary state route designation will be removed and Wrightsboro Road will revert back to the City.

Analysis: The project impacts 4 parcels that belong to the City. GDOT parcel number 55 is located at 3670 Wrightsboro Rd, involves 0.440 acres of right of way and 0.031 acres of permanent easement. The approved appraised value is \$15,100.00. GDOT parcel number 100 is located at 3620 Wrightsboro Rd., involves 0.800 acres of right-of-way, 0.229 acres of permanent easement and 0.365 acres that is declared an uneconomic remnant. The approved appraised value is \$41,175.00. GDOT parcel number 103 is located at 3620 Wrightsboro Rd, involves 0.830 acres of right of way and 0.233 acres of permanent easement. The approved appraised value is \$36,000.00. GDOT parcel number 143 is located at

3801 Barnett Crossing and involves 2,606.09 square feet of permanent easement. The approved appraised value is \$625.00. The total acreage of the 4 parcels = 2.070 acres of right of way, 0.507 acres of permanent easement and 0.365 acres of an uneconomic remnant. The total approved appraised value of the 4 parcels = \$92,900.00.

Financial Impact: The approved appraised value of the 4 parcels is \$92,900.00. If approval is received for these parcels to be donated to GDOT, then the City would not be compensated this amount. However, GDOT is saving the City \$8,906,000 plus the cost to acquire the right of way with city personnel by funding and acquiring the right of way for this project.

Alternatives: 1) Authorize the city of Augusta to donate 4 parcels of right of way that belong to the City that have to be acquired to construct the improvements on the Wrightsboro Road project from Jimmie Dyess Parkway to I-520, ARC project number 323-04-296823309. The Georgia Department of Transportation (GDOT) is funding and acquiring the right of way for this project. 2) Do not approve and risk sending the message to GDOT that the City is not appreciative of all that GDOT has done for the City.

Recommendation: Approve Alternative Number One.

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

REVIEWED AND APPROVED BY:

**Finance.
Administrator.
Clerk of Commission**