



Engineering Services Committee Meeting Commission Chamber- 8/30/2010- 1:05 PM

ENGINEERING SERVICES

1. Approve and authorize the Engineering Department to prepare and submit a project proposal to GAEPD to receive financial assistance through the Section 319 Water Quality grant program. ☐ [Attachments](#)
2. Authorize Construction Manager, R. W. Allen and Associates, LLC. to proceed with the foundation package on the TEE Center by September 8, 2010 and approve a component change to existing Purchase Order (P179109) in the amount of \$710,842.00. This scope of work is to include auger cast piles, pile caps and grade beams, ☐ [Attachments](#)
3. Approve award of the design build contract for HVAC Upgrades to the Municipal Building Complex and Various Locations for the City of Augusta to The Menk Company to be funded by federal stimulus grant. ☐ [Attachments](#)
4. Approve the selection committee's recommendation to select the Potts Company as the Construction Manager at Risk for the Augusta, Georgia Sheriff's Office Building. The cost for General Conditions, Preconstruction Services and Construction Management Fees is \$784,442.00. ☐ [Attachments](#)
5. Authorize the execution of an agreement between the Georgia EPD and Augusta for regulatory testing at a cost of \$29,500 per year for the period covering July 1, 2010-June 30, 2013. ☐ [Attachments](#)
6. Approve granting Georgia Power an easement for their utilities to provide electrical service to the new exercise building for the Augusta Green Jackets at their location. Also approve having the agreement executed by the appropriate City of Augusta official(s). ☐ [Attachments](#)
7. Approve the deeds of dedication, maintenance agreement, and road resolution submitted by the Engineering and Augusta Utilities Departments for Hill Haven Subdivision. ☐ [Attachments](#)
8. Discuss parking for the new Judicial Center. (Requested by Commissioner Bowles) ☐ [Attachments](#)
9. Approve the deeds of dedication, maintenance agreements, and road resolution submitted by the Engineering and Augusta Utilities Departments ☐ [Attachments](#)

for Magnolia Ridge (formerly Dennis Farms).

10. Presentation from the Medical College of Georgia (MCG) regarding their Master Plan. (Requested by Administrator Fred Russell) ☐ [Attachments](#)
11. Motion to approve an Option for the purposes of acquiring an Easement between Thelma L. Crowder, as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, (1,250 sq. ft.) of permanent drainage and utility easement from the property located at 630 Aiken Street, private, at the purchase price of \$1,982.00. ☐ [Attachments](#)
12. Motion to approve an Option for the purposes of acquiring a Right-of-Way between Solutia, Inc., as owner, and Augusta, Georgia, as optionee, in connection with the Marvin Griffin Road Improvement Project, (923 sq. ft.) in fee and (N/A sq. ft.) of permanent construction and maintenance easement from the property located at 1612 Marvin Griffin Road, private, at the purchase price of \$450.00. ☐ [Attachments](#)
13. Approve the award of Owner Change Order in the amount of \$148,468.00 for changes requested in ASI #6, 7, 8, 9 and 10 for the new ARC Judicial Center. ☐ [Attachments](#)
14. Motion to authorize condemnation to acquire title of a portion of property for permanent easement and temporary construction easement for 60106 – Butler Creek Interceptor Upgrade West. PIN: 094-0-374-00-0. Address: 3236 Amanda Circle. ☐ [Attachments](#)
15. Approve entering into a contract with NOVA ENGINEERING for Special Inspections and Construction Materials Testing associated with construction of the Reynolds Street Parking Deck Project. ☐ [Attachments](#)
16. Authorize AED to extend the current Engineering Services Agreement with W. R. Toole for six weeks, not to exceed \$29,820.00; funded from the project construction account. Also, approve Capital Project Budget Change Number Six and Supplemental Agreement Number Six on the Windsor Spring Road Improvements project. ☐ [Attachments](#)
17. Authorize Augusta-Richmond County to donate the parcel of right of way that has 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. Parcel 103A consists of 0.264 acres in fee simple and 0.122 acres of permanent easement. The Georgia Department of Transportation (GDOT) is funding and acquiring the right of way for this project. ☐ [Attachments](#)



**Engineering Services Committee Meeting
8/30/2010 1:05 PM**

AED-GAEPD 319 Grant Application Surface Water Quality Assessment Funding

Department: Abie L. Ladson, PE, CPESC, Director of Engineering

Caption: Approve and authorize the Engineering Department to prepare and submit a project proposal to GAEPD to receive financial assistance through the Section 319 Water Quality grant program.

Background: GAEPD recently announces availability of funds through the Section 319 Water Quality grant program. These funds support activities to identify and implement projects for reduction of prioritized risks and concerns in the community such as source assessment and control of fecal coliform load within EPA listed impaired water bodies of Augusta, Georgia.

Analysis: Three of Augusta creeks are listed as impaired water bodies and not supporting their designated use. Pollutant of concern is fecal coliform. Under stormwater management permitting program, EPA/GAEPD is requiring localities to develop and implement program to reduce FC load in impaired watersheds. If succeeded, Augusta Engineering Department will utilize these funds to support such program. Augusta Engineering will offer in-kind matching funds such as staff time that will satisfy matching non-federal fund requirements.

Financial Impact: Grant amount is \$389,545, 60% federal funds (\$129,350), and 40% matching non-federal funds (\$258,195). Augusta Engineering will offer \$250,575 in-kind matching funds such as staff time and use of in-house resources. Remaining \$7,620 will come from Environmental Testing Funds.

Alternatives:

Recommendation: Approve and Authorize the Engineering Department to prepare and submit a project proposal to GAEPD to receive financial assistance through the Section 319 Water Quality grant program.

Funds are Available in the Following Accounts: \$250,575 in-kind/ \$7,620 over a three year period

REVIEWED AND APPROVED BY:

Cover Memo

Finance.

**Law.
Administrator.
Clerk of Commission**

Section 319(h) FY2011 Grant Proposal Project Cover Page

Project Title: Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek Watersheds, Augusta, Georgia

Lead Organization: Augusta Engineering Department

Lead Contact: Garrett Weiss, PG, CPSWQ, CFM
Stormwater & Environmental Section Manager

Date met with GAEPD Non-Point Source Program Staff: TBD

1. Is this project developing a **new** TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan?
YES ____ NO X
2. Is this project revising an **existing** TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan to meet USEPA's Nine Key Elements of Watershed Planning?
YES ____ NO X
3. Is this project implementing a TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan?
YES X NO ____
4. For watershed projects, what is the project area size?
One HUC-10 or Smaller X Two HUC-10's ____ One HUC-8 ____
Larger than a HUC-8 ____
5. Please indicate which ONE category best fits the primary objectives and activities of the project, use Table 3, page 34 to determine:

BMP Demonstration

Restoration/Protection/Prevention* ←

(*TMDL Implementation)

Education/Information

Technical Assistance

Regulatory/Enforcement Activities

Planning Activities

Water Quality/Assessment/Monitoring

Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia

5. If applicant is a local government, does the lead organization have Qualified Local Government Status in compliance with the requirements of the Georgia Planning Act of 1989 and Service Delivery Strategy Law of 1997? YES **X** NO
6. Is the project applicant a WaterFirst community, and will the project be taking place within the WaterFirst community? YES NO **X**
7. Should the enclosed application not be approved for Section 319(h) grant funds, would you be interested in applying for a GEFA low-cost loan under the Non-Point source provisions to implement this project? YES NO **X**

**Section 319(h) FY2011 Grant
Project Description**

1. Project Title: Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia

2. Lead Organization: Name: Augusta Engineering Department
Address: Stormwater & Environmental Section
Address2: 522 Greene Street
City, GA zip: Augusta, Georgia 30901
Phone: (706) 796-5065
Fax: (706) 821-1708

Primary Contact: Name: Garrett Weiss, PG, CPSWQ, CFM
Title: Stormwater & Environmental Section Manager
Organization: Augusta Engineering Department
Address: Stormwater & Environmental Section
Address2: 522 Greene Street
City, GA zip: Augusta, Georgia 30901
Phone: (706) 796-5065
Fax: (706) 821-1708
E-mail: gweiss@augustaga.gov

3. Project Background: Augusta-Richmond County, Georgia (ARC) has a consolidated government and is the second largest metropolitan area in Georgia with a population of 205,000. Significant potential sources of environmental stressors in the area include non-point sources resulting from diffuse runoff from urban and mixed land uses. The 2001 United States Environmental Protection Agency (EPA) list of impaired water bodies in Georgia (e.g. 303(d) list) identified Rocky and Butler creeks, both of which flow into the Savannah River downstream from ARC, as partially supporting their designated use. The single pollutant of concern is fecal coliform.

Fecal coliform TMDLs were developed for Butler Creek and Rocky Creek in early 2001 by EPA Region 4, and TMDL implementation plans were developed for both creeks later in the same year. These TMDL plans were developed using a limited data set and computer modeling software results, and the lack of data needed to identify specific source(s) of fecal coliform was acknowledged therein.

Butler Creek and Rocky Creek were included on the 303(d) list of impaired water bodies as a result of a modeling study performed by the Georgia Environmental Protection Division (EPD). Fecal coliform concentrations resulting from the calibrated model were higher than acceptable

levels. The impaired segment on Butler Creek based on this analysis is a nine-mile segment from the confluence with Phinizy Ditch to the Savannah River. The Rocky Creek impaired segment is a two-mile segment from Highway 56 to New Savannah Road. These segments do not support the fishing use due to excessive fecal coliform bacteria levels. These conclusions were based on modeling results, and not on empirical data from stream monitoring.

Bacteria monitoring was conducted from September 2007 through October 2008 as part of a study designed to provide empirical data upon which to revise the initial TMDL implementation plans. This monitoring was aimed at measuring bacteria levels, as well as source identification of fecal coliform through bacterial source tracking (BST) analysis. Results of this monitoring were presented in a BST report in 2009.

The procedure adopted in developing the revised fecal coliform TMDLs was based on two models. The first was an adaptation of a dynamic model developed by ARC for evaluating the impact of storm events as part of its NPDES stormwater permit renewal. A limited dataset of sampled storm events from both creeks was used to calibrate the model for a period of six months (April 1, 1997 to October 1, 1997). The input from this model was used in the water quality model as time series to determine fecal coliform concentrations and calculate the TMDLs.

Based on modeling of the Butler Creek watershed, it was determined that the largest 30-day geometric mean was 2,774 colony forming units (cfu)/100 ml, which is equivalent to 2.39×10^{15} cfu/30 days. To achieve the water quality standard of 200 cfu/100 ml, it was determined that the fecal coliform load would have to be reduced by 98%. This reduction would yield 3.45×10^{13} cfu/30 days. Based on modeling of the Rocky Creek watershed, it was determined that the largest 30-day geometric mean was 1,016 cfu/100 ml, which is equivalent to 3.76×10^{15} cfu/30 days. To achieve the water quality standard of 200 cfu/100 ml, it was determined that the fecal coliform load would have to be reduced by 80%. This reduction would yield 7.53×10^{13} cfu/30 days.

Five locations along the main stem of each of the creeks were sampled once a month for 12 months and three storm-event samples were collected at each creek. In addition, two tributaries in the Butler Creek watershed and three tributaries in the Rocky Creek watershed were monitored for three months. The monitoring program involved enumerating bacteria concentrations for these sampling events in addition to the BST component. The main findings of the monitoring program included the following:

- Bacteria concentrations are higher in Rocky Creek than in Butler Creek.
- There is a larger human bacteria load in Rocky Creek than in Butler Creek.
- The middle sections of both watersheds experience higher concentrations of bacteria than the upper and lower sections.
- The fluorometry and ARA (Antibiotic Resistance Analysis) analyses were in agreement with each other regarding human loads.
- Human and pet loads are significant at most stations, but the BST data can be used to target remediation efforts for the greatest impact.
- Wildlife is a significant contribution at some stations.

- Bacteria loads during storm events are considerably higher than loads observed during non-storm sampling.

In summary, there is an apparent correlation between bacteria load and human population density. This correlation is apparent within each watershed and between the two watersheds as well. Rocky Creek watershed generally has higher bacteria concentrations than Butler Creek watershed. The middle sections of both watersheds have higher bacteria concentrations than the upper and lower sections, which can also be attributed to human population density. Concentration spikes in bacteria concentrations during storm events suggest a contribution from sanitary sewer overflows and/or leaking sanitary pipes. Bacteria load attributed to pets is also significant in both watersheds.

4. Project Objectives: The goal of this project is to meet objectives set forth in the *Revised Bacteria Total Maximum Daily Load Implementation Plan for Butler Creek and Rocky Creek in Augusta, Georgia* (ARC 2009). This goal is to reduce fecal coliform concentrations in the subject creeks to levels at or below EPD threshold values.

5. Specific Project Activities: Specific project activities will include the following:

- Collect fecal coliform data from each creek, in accordance with Georgia Water Protection Branch Quality Assurance Manual and 40 CFR, Part 136
- Monitor fluid levels in sanitary sewer pipes in both watersheds to determine which sections are subject to inflow and infiltration (I/I), stormwater surcharging, overflows, and spills. From these data sanitary sewer overflow locations, frequency, and volumes can be determined.
- Use these data to trace locations of potential source areas so that abatement action can be focused on the most problematic areas
- Use water quality data to determine temporal and spatial water quality trends in the subject creeks to track abatement progress, and to identify components of the program that may need to be amended to maximize effectiveness
- Educate the public about best pet waste management practices
- Educate the public about protecting storm drain inlets and preventing the introduction of contaminants therein

In addition to these measurements, other parameters that will be monitored, analyzed for trends, and reported will include:

- Septic system repairs
- Homes and facilities taken off septic systems and connected to the sanitary sewer system
- Public outreach initiatives (i.e., pet waste management, septic system maintenance, storm drain inlet protection, and stormwater detention pond maintenance)

Specific abatement activities, funding for which is outside the scope of this proposal, may include:

- Replacing or modifying components of the existing sanitary sewer system prone to leaks, blockages, overflows, or spills
- Separating combined sanitary-storm sewer pipes or systems
- Eliminating combined sewer overflow structures
- Connecting homes and businesses with failing septic systems to the sanitary sewer system

These abatement activities will be conducted concurrently with tasks funded by this 319(h) grant.

6. Roles and Responsibilities of Participating Organizations: The project team will consist of personnel and assets from three separate organizations within ARC:

- The ARC Engineering Department (AED) – the AED will be the lead entity and responsible for administration of the grant
- The ARC Utilities Department (AUD)
- Southeastern Natural Sciences Academy (Academy)

AED has decades of experience monitoring surface water quality, including sampling, chain of custody procedures, analysis, laboratory quality assurance/quality control, data management, and data interpretation. The AED Stormwater & Environmental Section is responsible for developing programs, implementing procedures, and enforcing policies and rules that ensure ARC's continued compliance with state and federal environmental rules and regulations designed to provide citizens with clean air, clean water, healthy lives, and productive land.

AUD similarly has decades of experience installing, maintaining, monitoring, and managing the local sanitary sewer system. The AUD mission is to provide (in an environmentally friendly manner) water that exceeds all federal, state, and local regulation, and wastewater service that inspires public confidence.

The Southeastern Natural Sciences Academy's mission is to promote environmental stewardship through education, research, and public outreach. The Academy provides educational opportunities for all ages and interest levels, and leads regional research efforts in restoration ecology and river monitoring.

To accomplish the project goal, the three team member organizations will focus their efforts on tasks each is uniquely suited to complete. The AED will provide experience sampling and analyzing water samples, determining spatial and temporal water quality data trends, and locating potential sources of fecal coliform. All sampling and analysis work will be conducted

per requirements of the Georgia Water Protection Branch Quality Assurance Manual, Georgia Water Protection Branch standards for collecting water quality data, and 40 CFR, Part 136, all in accordance with the existing EPD-approved combined work plan for both watersheds.

The AUD will monitor and model hydraulics within the local sanitary sewer system to determine where system overflows are occurring or are likely to occur, and to develop and implement corrective action plans to prevent and/or correct sewage releases to the environment.

The Academy will provide personnel and materials to fulfill community outreach and educational requirements of the TMDL implementation plans. Community outreach and education will focus on topics such as stormwater detention pond maintenance, septic system operation and maintenance, managing pet waste, placing “Do Not Spill” placards on storm drains, and providing information on how to report environmental concerns pertaining to sewer overflows. The target populations for these outreach efforts will include local industry, developers, schools, and the general population.

Organization	Responsibilities
Augusta Engineering Dept.	Program management; water sampling, analysis, and monitoring; data analysis; report and document preparation
Augusta Utilities Dept.	Sanitary sewer monitoring, dye-tracer testing, and numerical modeling
Southeastern Natural Sciences Academy	Public outreach and community education

7. Specific Outputs:

Monitoring: For specific outputs that include monitoring and Quality Assurance Program Plan (QAPP) procedures or Sampling Quality Assurance Plan (SQAP) Procedures, please check the following information as applicable:

a. Monitoring Goal:

☒	Pollution source assessment
☐	BMP effectiveness
☒	305(b)/303(d) List of Waters assessment

b. Monitoring Type:

☒	Biological (i.e. bacteria)
☒	Chemical/Physical (i.e. DO, pH, conductivity, etc.)
☐	Habitat (i.e. macroinvertebrates, fish IBI, habitat assessments)
☒	Sediment (i.e. turbidity, TSS, macroinvertebrates, fish IBI)

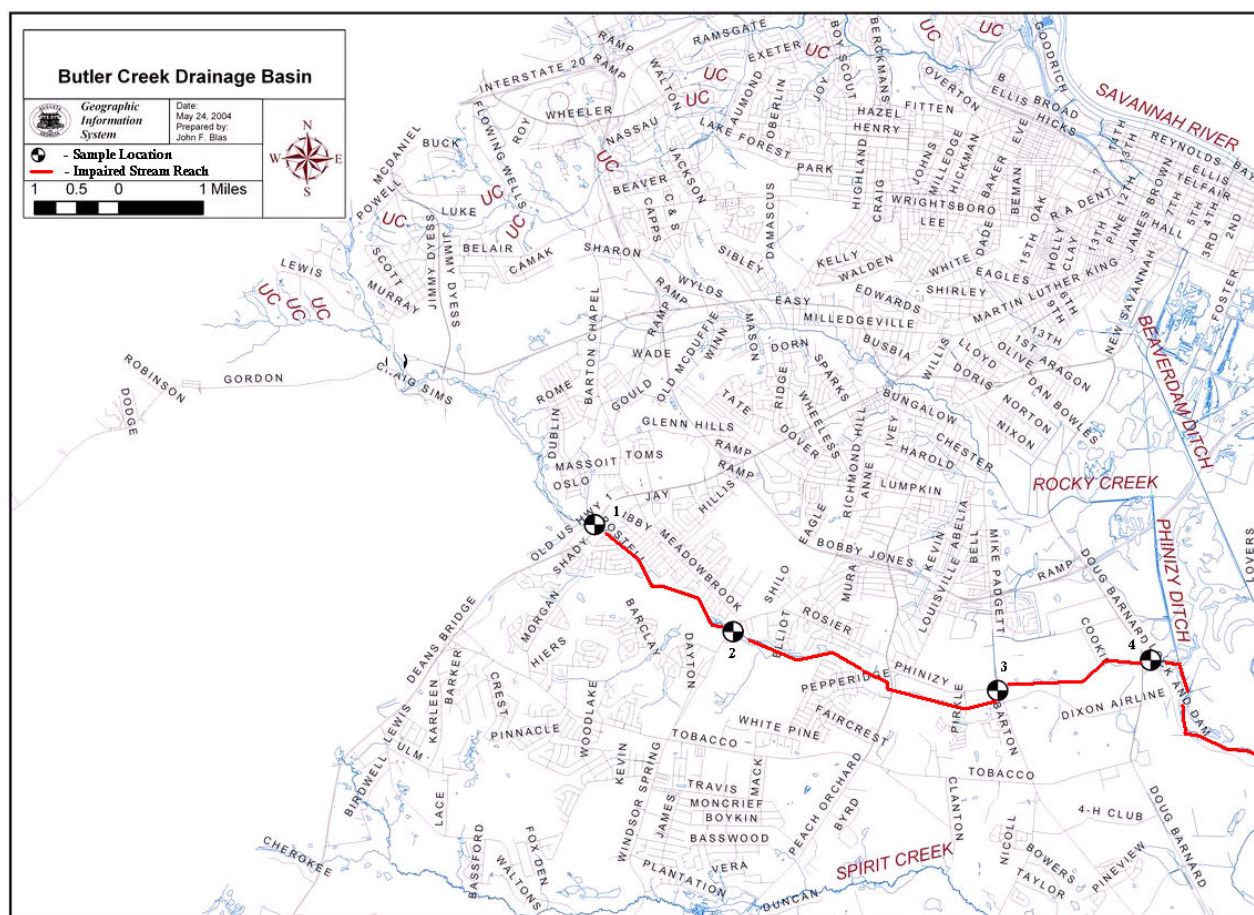
List all parameters to be monitored for (See FY2011 Grant Guidelines Table 1): Fecal coliform is the only parameter that will be routinely monitored, using analysis by the EPA-600/8-78-017, membrane filtration method.

Other parameters maybe analyzed, depending on field observations, including but not limited to:

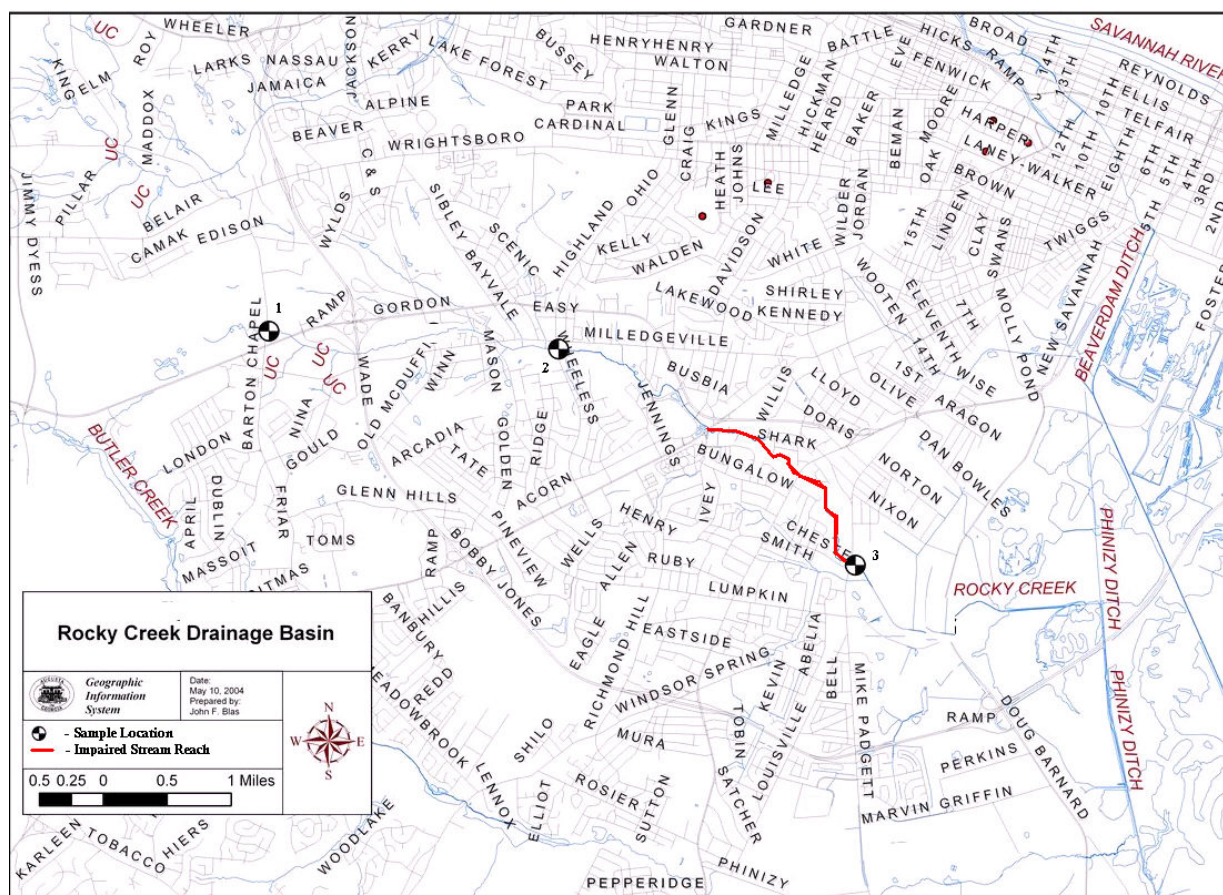
- Total settleable solids
- pH
- Dissolved oxygen
- Conductivity
- Turbidity
- Temperature
- Chlorine
- Fluoride
- Detergents

Sampling Locations

Regular, periodic surface water sampling will be conducted at four locations within the Butler Creek basin, and from three locations within Rocky Creek. These sites were selected to coincide with on-going, long term stream monitoring being conducted in conjunction with the ARC municipal separate storm sewer system (MS4) program. The lower-most sample location for Rocky Creek is located at the downstream end of the impaired reach. The lower-most sample in Butler Creek is located at the bottom of the watershed, upstream of confluences with other incoming water bodies, such as Phinizy Ditch and Beaver Dam Ditch.



Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia



Latitude and longitudes for these sample locations are provided below:

Butler Creek

<u>Location</u>	<u>Longitude (West)</u>	<u>Latitude (North)</u>
1)	82° 05' 16.2"	33° 24' 50.9"
2)	82° 03' 30.9"	33° 23' 45.0"
3)	82° 00' 12.5"	33° 23' 02.3"
4)	81° 58' 27.8"	33° 23' 21.8"

Rocky Creek

<u>Location</u>	<u>Longitude (West)</u>	<u>Latitude (North)</u>
1)	82° 05' 07.2"	33° 26' 58.4"
2)	82° 02' 47.0"	33° 26' 50.4"
3)	82° 00' 22.7"	33° 25' 22.1"

Based on the results of this regular, iterative sampling program, additional samples may be collected at locations between these designated sites or along tributaries between these points in an effort to trace and more precisely locate potential fecal coliform sources.

Sampling Methods

To meet holding time requirements for bacterial samples, personnel will manually grab water samples for fecal coliform analysis at each of the sampling sites within the watershed. Sample containers used for bacterial samples will be sterile, and will contain sodium thiosulfate tablets to prevent potential interference from residual chlorine in the samples. Additional information pertaining to sampling and analytical procedures are presented in Appendix A, Sampling and Analysis Plan in the attached monitoring plan (ARC 2009a – attached references are provided in Section 17 of this proposal).

Sampling Frequency

In accordance with the TMDL plan, samples will be collected at each of the locations monthly. In addition, four samples will be collected from each location within a 30-day period once during each calendar quarter so that four geometric means per year can be calculated. These quarterly sampling events will not overlap the months of April/May or October/November, due to changes in the in-stream water quality standards for bacteria. Quarterly sampling will be conducted in accordance with the *EPD Guidance on Submitting Water Quality Data for Use by the Georgia Environmental Protection Division In 305(b)/303(d) Listing Assessments (EPD 2002)*.

Sampling Parameters

Samples collected during each event will be analyzed by the ESG Augusta laboratory for fecal coliform by membrane filter analysis, per Part III, Section C, EPA-600/8-78-017, or an equivalent EPD and EPA-accepted method.

- **Products:** In addition to semi-annual reports, annual corrective action and water-quality monitoring reports will be completed and submitted. These reports will include discussion of the following topics:
 - Corrective actions taken during the year to improve water quality (i.e., fixing sanitary sewer leaks and overflows, septic system repairs, separating combined sanitary/stormwater sewers)
 - Public outreach programs undertaken during the year (flyers mailed, internet/website postings, classes, seminars)
 - Water quality sampling and analysis methods employed
 - Water quality analytical results (raw data, quality control/quality assurance, data summary tables, maps, statistical spatial and temporal trend analysis)
 - Water quality data interpretation
 - Recommendations for program changes, if necessary, based on review of data
- **Semi-Annual Reports:** Semi-annual progress reports (one hard copy and one electronic copy) will be submitted by each February 28 and August 31 for inclusion in the EPA Grants Reporting and Tracking System. These reports will include a summary of period and cumulative project costs, milestone status, a cumulative narrative summary of project status, and DBE/WBE utilization.

- **Final Close-Out Report:** A Final Closeout Report (two hard copies and one electronic copy) will be submitted to the EPD and EPA for review and approval. This report will include a summary of project objectives, goals, and activities, a comparison of planned and actual milestones, products, and deliverables, an evaluation of goal achievement in relationship to the project management plan, long-term results on watershed protection, best management practices developed as a result of the project, monitoring results, public involvement and participation, educational outputs, future planned activities, and recommendations.

8. Measures of Success:

The single most important measure of success of this program is reducing the concentration of fecal coliform in Rocky and Butler creeks to levels consistently below those specified by the EPD. Currently those thresholds are:

- Single sample - 4,000 colony forming units per 100 milliliters (cfu/100 ml)
- Geometric mean (n=4) from May through October – 200 cfu/100 ml
- Geometric mean (n=4) from November through April –1,000 cfu/100 ml

To this end, in-stream water quality data, as established by sampling and laboratory analysis, will be tracked to determine trends in each creek.

9. Milestones: *(List in chronological order. Include all outputs and activities listed in the above sections.)*

MILESTONE	STARTING DATES	COMPLETION DATES
Execute contract with the Georgia Environmental Protection Division.	09/2011	09/2011
Submit monitoring plan with QAPP/SQAP procedures to the GAEPD and the USEPA for review and approval. (IF APPLICABLE)	---	02/2010 (already completed)
Begin monthly sampling at designated locations in both watersheds	01/2012	12/2014
Begin quarterly sampling at designated locations in both watersheds	01/2012	12/2014
Implement public outreach program	01/2012	12/2014
Conduct dye tracer tests to identify cross-flow paths between sanitary and stormwater sewer systems	01/2012	12/2014

Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia

MILESTONE	STARTING DATES	COMPLETION DATES
Submit first semi-annual progress report	01/2012	02/2012
Submit first semi-annual report for GRTS update	02/2012	03/2012
Order and receive pressure transducer/water level monitoring devices for sanitary sewer	02/2012	03/2012
Sanitary sewer water level monitoring and numerical modeling	03/2012	12/2014
Submit second semi-annual progress report	07/2012	08/2012
Submit second semi-annual report for GRTS update	08/2012	09/2012
Submit third semi-annual progress report	01/2013	02/2013
Submit third semi-annual report for GRTS update	02/2013	03/2013
Submit fourth semi-annual progress report	07/2013	08/2013
Submit fourth semi-annual report for GRTS update	08/2013	9/2013
Submit fifth semi-annual progress report	01/2014	02/2014
Submit fifth semi-annual report for GRTS update	02/2014	03/2014
Submit sixth semi-annual progress report	07/2014	08/2014
Submit sixth semi-annual report for GRTS update	08/2014	09/2014
Submit final project close-out report to the GAEPD and the USEPA for review and approval	11/2014	12/2014

10. Project Location:

a) Project Area(s) and Map: Maps of the project areas are included in the attached monitoring work plan, BST report, and revised TMDL implementation plans (see enclosed CD).

b) Watershed or project area size (acres): 34,849 acres (54.45 square miles) total.
Rocky Creek – 13,122 acres; Butler Creek – 21,727 acres

c) List the following for the watershed or project area:

	Rocky Creek	Butler Creek
Stream Miles	8.65	15.10
Lake Acreage	50	124
Wetland Acreage	449	1,114

d) Land Uses within the watershed or project area (percentages):

	Rocky Creek	Butler Creek
Agricultural	1.41	2.78
Commercial Forestry	0.00	0.00
Urban/Residential	67.25	35.75
Mining/Extraction	0.00	0.00
Forests/Natural Areas	23.74	56.93
Water/Wetlands	0.38	0.57
Other *	7.22	3.97
	100%	100%

* Includes land used for industrial, public, institutional, parks and recreation, transportation, communications, and utility services

e) Hydrologic Unit Code(s) and Watershed Name(s):

Rocky Creek – 030601060503

Butler Creek - 030601060501

f) County or Counties: Richmond County, Georgia

11. Pollutants to be Addressed: Pathogens - Fecal Coliform

12. Impaired Waters

- a) Section 303(d) and Section 305(b) lists of waters:** *List all waterbodies in the project area listed as impaired on the State's 305(b)/303(d) List of Waters.*

Waterbody (Miles/Acreage)	Location (County)	Criterion Violated	Category of impairment? (4a, 4b, 4c ,5)	Has a plan been developed to implement a TMDL for this segment?	Will this project address the listed pollutant?
Rocky Creek (2 miles)	Richmond County	Fecal Coliform	4a and 5	Yes	Yes
Butler Creek (9 miles)	Richmond County	Fecal Coliform	5	Yes	Yes
Spirit Creek * (7 miles)	Richmond County	Fecal Coliform	4a	Yes	No

* *Spirit Creek is being addressed under a separate program, and is not part of this grant application.*

- b) Other Known Impairments (only if applicable):**

None - not applicable

13. Planning Activities:

- a)** Is the project proposal developing a **new** TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan?

Yes____ No **X**

- b)** Is the project proposal revising an **existing** TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan to meet USEPA's Nine Key Elements of Watershed Planning?

Yes____ No **X**

- c)** Is the project proposal implementing a TMDL Implementation Plan / Watershed Improvement Plan, Watershed Restoration Action Strategy, or other Watershed Management Plan? (If checking yes, please identify document and attach relevant sections.)

Yes **X**, (Year Completed: 2009) No ____

d) Was this plan developed using 319(h) Grant funds?

Yes X No

If Yes, Which Project? *Bacterial Source Tracking Assessment and Revision of Existing TMDL Implementation Plans, Rocky Creek and Butler Creek, Augusta, Georgia*; Section 319(h) FY03 Grant, Element 14; Georgia EPD Contract Reference Number 751-60065.

14. Major Non-Point Source Pollution Categories and Subcategories:

Urban Runoff/Stormwater
Municipal
Illicit Connections/Illegal Hook-ups
Land Disposal/Storage/Treatment
Septage Disposal

15. Non-Point Source Pollution Activities:

Restoration/Protection/Prevention
Animal Manure/Litter Management Projects
Other - sanitary sewer monitoring, repairs, re-design, and installation to prevent I/I and cross-flow issues
Education/Information Activities
Local – ARC general population, school programs, signage, web postings, informational mailings
Water Quality Assessment/Monitoring
Assessments for Compliance with Water Quality Standards
TMDL Assessments
Water Quality Trend Assessment
Watershed Assessments

16. Project Budget:

NOTE: The project budget must be prepared in this required format and using these object class categories.

Item	Object Class Category	319(h) Grant Funds (60% Maximum)	Non Federal Matching Funds (40% Minimum)	Total
A	Personnel:			
	AED Program Manager – 0.25 FTE (\$18,750/Year) for 3 years (2011-2014) Duties – manage program, data collection, program documentation	\$0	\$56,250	\$56,250
	AED Environmental Tech – 0.25 FTE (\$7,500/Year) for 3 years (2011-2014) Duties – data collection	\$0	\$22,500	\$22,500
	AUD Project Manager – 0.10 FTE (\$8,000/Year) for 3 years (2011-2014) Duties – AUD resource management	\$0	\$24,000	\$24,000
	AUD Engineer – 0.25 FTE (\$15,000/Year) for 3 years (2011-2014) Duties – Manage Sanitary Sewer Monitoring	\$0	\$45,000	\$45,000
	AUD Techs – 0.5 FTE (\$15,000/Year) for 3 Years (2011-2014) Duties – Sanitary Sewer Monitoring	\$0	\$45,000	\$45,000
	Academy Scientists – 0.25 FTE (\$20,000/Year) for 3 years (2011-2014) Duties – Public Outreach	\$60,000	\$0	\$60,000
B	Fringe Benefits: (Duties as above, all for 3 years, 2011-2014, fringe rate is 30%)			
	AED Program Manager – 0.25 FTE	\$0	\$16,875	\$16,875
	AED Environmental Tech – 0.25 FTE	\$0	\$6,750	\$6,750

Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia

Item	Object Class Category	319(h) Grant Funds (60% Maximum)	Non Federal Matching Funds (40% Minimum)	Total
	Fringe Benefits (con't) AUD Engineer – 0.25 FTE	\$0	\$13,500	\$13,500
	AUD Techs – 0.5 FTE	\$0	\$13,500	\$13,500
	Academy Scientists – 0.25 FTE	\$18,000	\$0	\$18,000
C	Travel: (Mileage rate = \$0.45/mile)			
	AED Environmental Tech (data collection)	\$0	\$540	\$540
	AUD Engineer (sewer monitoring)	\$0	\$540	\$540
	AUD Techs (sewer monitoring)	\$0	\$540	\$540
	Academy Scientists (public outreach)	\$1,350	\$0	\$1,350
D	Equipment: Pressure transducers for sewer level monitoring	\$40,000	\$0	\$40,000
E	Supplies: Water sampling and analysis supplies (\$2,000) Outreach materials and costs (\$5,000)	\$7,000	\$0	\$7,000
F	Contractual: Transducer telemetry contract (\$1,000/year – 3 years) Laboratory Analyses (200 samples at \$30 each)	\$3,000	\$6,000	\$3,000
G	Construction: Does not apply to GAEPD Section 319(h) Grants	N/A	N/A	N/A
H	Other:	\$0	\$0	\$0
I	Total Direct Charges: (Sum of A-H)	\$129,350	\$258,195	\$389,545
J	Indirect Charges: Indirect Charge Rate (Not Applicable)	\$0	\$0	\$0
K	Total: (Sum of I and J)	\$129,350	\$258,195	\$389,545

17. Project Attachment(s): Electronic copies of the following documents are attached to this proposal, and each is included on the enclosed CD:

Augusta-Richmond County (ARC), 2009a. *Augusta, Georgia Municipal Separate Storm Sewer System Program Total Daily Maximum Load Monitoring Plan for Abatement of Fecal Coliform Within Impaired Segments of Butler and Rocky Creek Drainage Basins*. Augusta Engineering Department, Stormwater & Environmental Section, Augusta, Georgia, 30901.

ARC, 2009b. *Revised Bacteria Total Maximum Daily Load Implementation Plan for Butler Creek and Rocky Creek in Augusta, Georgia*, Augusta Engineering Department, Stormwater & Environmental Section, Augusta, Georgia, 30901, August 2009.

ARC, 2009c. *Bacterial Source Tracking Analysis for Butler and Rocky Creeks in Augusta Georgia*. Augusta Engineering Department, Stormwater & Environmental Section, Augusta, Georgia, 30901, August 2009.

**Project Summary
(ABSTRACT)**

Project Title: Implementation of Revised Total Maximum Daily Load (TMDL) Programs for Rocky Creek and Butler Creek, Augusta, Georgia

16. Lead Organization: Name: Augusta Engineering Department
Address: Stormwater & Environmental Section
Address2: 522 Greene Street
City, GA zip: Augusta, Georgia 30901
Phone: (706) 796-5065
Fax: (706) 821-1708

Primary Contact: Name: Garrett Weiss, PG, CPSWQ, CFM
Title: Stormwater & Environmental Section Manager
Organization: Augusta Engineering Department
Address: Stormwater & Environmental Section
Address2: 522 Greene Street
City, GA zip: Augusta, Georgia 30901
Phone: (706) 796-5065
Fax: (706) 821-1708
E-mail: gweiss@augustaga.gov

Funding:

Federal Funds Requested	\$129,350
Non-Federal Matching Funds	\$258,195
Total Project Funds	\$389,545

Project Start Date: 01/2012

Completion Date: 12/2014

Project Location: Augusta-Richmond County, Georgia

Project Background: Revised TMDL implementation plans were developed by ARC for Butler and Rocky creeks in 2009, and approved by EPD during the same year. These plans call for reducing fecal coliform concentrations in both watersheds to levels at or below applicable Georgia thresholds by December 2014. The primary focus of these plans is to mitigate sanitary sewer overflows, spills, and cross-flow into the stormwater drainage system, locate and eliminate illicit sanitary connections into the stormwater drainage system, locate and have failing septic systems repaired or replaced, and provide public education on managing pet waste, maintaining septic systems, and reporting illicit sanitary connections, system leaks, or overflows. The purpose of this grant application is to provide funds to monitor and assess the effectiveness of the TMDL programs, and to implement the public outreach component of the implementation plans.

Objectives:

- The overall TMDL implementation program objective is to reduce fecal coliform concentrations in Rocky and Butler creeks to levels at or below EPD threshold values.
- Objectives limited to this grant application are monitoring and assessing the effectiveness of the TMDL implementation program, and providing resources necessary to implement the public outreach component of the plans.

Activities:

- Collect fecal coliform data from each creek, in accordance with Georgia Water Protection Branch Quality Assurance Manual and 40 CFR, Part 136
- Monitor fluid levels in sanitary sewer pipes in both watersheds to determine which sections are subject to inflow and infiltration (I/I), stormwater surcharging, overflows, and spills. From these data sanitary sewer overflow locations, frequency, and volumes can be determined.
- Use these data to trace locations of potential source areas so that abatement action can be focused on the most problematic areas
- Use water quality data to determine temporal and spatial water quality trends in the subject creeks to track abatement progress, and to identify components of the program that may need to be amended to maximize effectiveness
- Educate the public about best pet waste management practices
- Educate the public about protecting storm drain inlets and preventing the introduction of contaminants therein

Outputs:

- Semi-annual progress reports
- Annual TMDL progress reports
- Project close-out report

Expected Outcome: Full compliance with Georgia EPD water quality thresholds in both the Rocky and Butler creek watersheds

Budget Summary:

<u>NPS Pollution Activities</u>	<u>319(h) Grant Funds</u>	<u>Non-Federal Matching Funds</u>
BMP Demonstration Projects	\$0	\$0
Restoration/Protection/Prevention	\$43,000	\$149,280
Education/Information	\$84,350	\$0
Technical Assistance	\$0	\$0
Regulatory/Enforcement Activities	\$0	\$0
Planning Activities	\$0	\$0
Water Quality Assessment/Monitoring	\$2,000	\$108,915
TOTALS:	\$129,350	\$258,195
	33%	67%



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Authorize TEE Center Bid Package 3**

Department: Public Services Department - Facilities Management Division

Caption: Authorize Construction Manager, R. W. Allen and Associates, LLC. to proceed with the foundation package on the TEE Center by September 8, 2010 and approve a component change to existing Purchase Order (P179109) in the amount of \$710,842.00. This scope of work is to include auger cast piles, pile caps and grade beams,

Background: R.W. Allen, LLC (RWA) was selected under RFQ 10-039 as the TEE Center project's Construction Manager at Risk for the Augusta TEE Center project by the Augusta Commission on January 19, 2010. A purchase order was issued to RWA on April 20, 2010 for the amount of their general conditions, construction fee and pre-construction fee.

Analysis: The proposed monetary modification is required due to the final issuance of the Foundations specifications and documents for final pricing and inclusion into the TEE Center scope of work.

Financial Impact: The total is \$710,842.00, with a revised contract amount of \$4,648,139.00.

Alternatives: 1. Authorize Construction Manager, R. W. Allen and Associates, LLC. to proceed with the foundation package on the TEE Center by September 8, 2010 and approve a component change to existing Purchase Order (P179109) in the amount of \$710,842.00. This scope of work is to include auger cast piles, pile caps and grade beams, 2. Do not authorize the Construction Manager to proceed and delay the project. This alternative will increase the project cost.

Recommendation: Authorize Construction Manager, R. W. Allen and Associates, LLC. to proceed with the foundation package on the TEE Center by September 8, 2010 and approve a component change to existing Purchase Order (P179109) in the amount of \$710,842.00. This scope of work is to include auger cast piles, pile caps and grade beams,

Funds are Available in the Following Accounts: TEE Center: GL –325-05-1120; JL – 209251104 Object Code: 5413130

Cover Memo

REVIEWED AND APPROVED BY:

Finance.
Procurement.
Law.
Administrator.
Clerk of Commission

Exhibit G-1

Authorization for Construction

Pursuant to this agreement, the Owner and the Construction Manager hereby execute this Exhibit G-1 and further agree as follows:

1. The Construction Manager's Guaranteed Maximum Price ("GMP") proposal for the entire Project has not been established. However, the Construction Manager's GMP for the Early Award Bid Package #3, for Foundations dated June 30, 2010, to fast track the Project, attached hereto and incorporated herein, is accepted by the Owner.
2. The General Conditions Guaranteed Maximum Cost for the Project, including this Bid Package, is \$1,082,670.00
3. Preconstruction Services \$26,400.00
4. The Subcontracts Cost is:

Bid Package #1	\$250,930.00
Bid Package #2	\$1,796,647.00
Bid Package #3	\$710,842.00
Bid Package #4	TBD
5. The Lump Sum Fixed Management Fee for the Project, including this Bid Package, is \$780,000.00
6. The Guaranteed Maximum Price for the Project is TBD
7. The Date of Substantial Completion shall be 24 months after Notice-to-Proceed

Items 2, 3, and 5 above were previously agreed to and included in the agreement.

Owner: <u>Augusta, Georgia</u>	Construction Manager: <u>R. W. Allen, LLC</u>
By: _____ _____ (Signature) (Seal)	 _____ (Signature) (Seal)
_____ (Name)	<u>Scott A. Curran</u> (Name)
_____ (Title)	<u>President</u> (Title)
_____ (Attest)	<u>1015 Broad Street</u> (Street Address – No PO Box)
_____ (City Clerk)	<u>Augusta, Ga 30901</u> (City, State, Zip)
_____ Date of Signature	<u>August 17, 2010</u> Date of Signature

**RWAllen**

Foundations Package
New Trade, Exhibit and Event Center
Augusta-Richmond County

June 30, 2010

COVERED AREA (SF):	118,943
TOTAL COST:	\$710,842.00
COST/SF:	\$5.98

DESCRIPTION	LABOR	MATERIAL	SUB	TOTAL	\$/SF	%
1 GENERAL CONDITIONS						
2 SITE WORK	\$1,350.00		\$460,785.00	\$462,135.00	\$3.89	65.01%
3 CONCRETE	\$3,850.00	\$4,900.00	\$216,325.00	\$225,075.00	\$1.89	31.66%
4 MASONRY						
5 METALS	\$3,744.00	\$10,296.00		\$14,040.00	\$0.12	1.98%
6 WOOD & PLASTICS	\$2,650.00	\$3,110.00		\$5,760.00	\$0.05	0.81%
7 THERMAL & MOISTURE						
8 DOORS & WINDOWS						
9 FINISHES						
10 SPECIALTIES						
11 EQUIPMENT						
12 FURNISHINGS						
13 SPECIAL CONSTRUCTION						
14 CONVEYING SYSTEMS						
15 MECHANICAL SYSTEMS						
16 ELECTRICAL						
17 MISC. / OTHER						
CATEGORY SUBTOTALS:	\$11,594.00	\$18,306.00	\$677,110.00	\$707,010.00	\$5.94	99.46%

Addons

Sales Taxes	7.00%	1,281.42	\$0.01	0.18%
Payroll Taxes (Labor Burden)	22.00%	2,550.68	\$0.02	0.36%
Building Permits & Fees				
Builder's Risk Insurance				
Design Contingency				
Association Fees				
Contractor's Contingency				
TOTAL COST OF WORK:		710,842.10	\$5.98	100.00%
R.W. Allen Fee				
Performance & Payment Bond				

GRAND TOTAL	710,842.00	\$5.98 / SF
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ESTIMATE DATE
Wednesday, June 30, 2010

Wood & Plastics

Division 6

[illegible]

GRAND TOTAL: Wood & Plastics		\$5,760.00
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Highlighted numbers are RWA's recommendation.

Bid Package:

Bid Day Scope Sheet

Scope: Auger Cast/Micro Piles

7/30/2010

R.W. Allen, LLC

Bid Day



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Award Contract for HVAC Upgrades**

Department: Public Services Department - Facilities Management Division

Caption: Approve award of the design build contract for HVAC Upgrades to the Municipal Building Complex and Various Locations for the City of Augusta to The Menk Company to be funded by federal stimulus grant.

Background: Augusta was awarded \$1.97 million in ARRA grants for projects that would stimulate jobs and reduce carbon emissions. Of the total allotment, approximately \$500,000 was set aside to connect buildings on the grounds to the main physical plant in the Municipal Basement. This would eliminate many of the small package heating and air units in these buildings that result in higher maintenance and operating costs. In addition to this main project, it was determined that Augusta would be well served to replace as many older inefficient HVAC units as possible with the balance of funds remaining. Not only would this reduce energy consumption, but the older units are maintenance intensive and would in the near term probably need to be replaced using the very limited general funds available for replacement.

Analysis: Bid Item 10-132A was issued. Two responsive proposals for design build were received. The committee formed to evaluate the proposals unanimously selected the Menk Company of Augusta as the best qualified for this project based on the responses received. The estimated cost for the main project, connecting the outbuildings to the Municipal Building physical plant was \$425,800. Unit costs for other units proposed to be replaced were submitted as well. Project scope will be adjusted to fit evolving plans for Augusta as well as the funding available for this project under the terms of the grant.

Financial Impact: The cost of the contract is will not exceed the approximately \$500,000 funding provided by the ARRA grant. There is no required match.

Alternatives: 1. Approve award of the design build contract for HVAC Upgrades to the Municipal Building Complex and Various Locations for the City of Augusta to The Menk Company to be funded by federal stimulus grant. 2. Do not approve the award.

Recommendation: Approve award of the design build contract for HVAC Upgrades to the Municipal Building Complex and Various Locations for the City of Augusta to The Menk Company to be funded by federal stimulus grant.

Cover Memo

Funds are Available in the Following The cost of the contract is will not exceed the approximately \$500,000

Accounts: funding provided by the ARRA grant. There is no required match.

REVIEWED AND APPROVED BY:

Finance.

Procurement.

Law.

Administrator.

Clerk of Commission

REQUEST FOR PROPOSALS

Request for Proposals will be received at this office until Thursday, July 15, 2010 @ 3:00 p.m. for furnishing:

**RFP ITEM #10-132A HVAC Upgrades to Municipal Building & Various Locations for
Public Services Department – Facilities Management Division**

RFPs will be received by: The Augusta Commission hereinafter referred to as the OWNER at the offices of:

Gerri A. Sams, Director
Augusta Procurement Department
530 Greene Street - Room 605
Augusta, Georgia 30901

RFP documents may be obtained at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. **All questions must be submitted in writing to the office of the Procurement Department by Tuesday, July 6, 2010 @ 5:00 p.m. by fax at 706-821-2811 or by mail.** No RFP will be accepted by fax, all must be received by mail or hand delivered.

The local bidder preference program is applicable to this project. To be approved as a local bidder and receive bid preference on an eligible local project, the certification statement as a local bidder and all supporting documents must be submitted to the Procurement Department with your bonafide bid package.

No RFP may be withdrawn for a period of **90** days after time has been called on the date of opening. **A 10% Bid bond is required to be submitted in a separate envelope so marked along with the bidders' qualifications; a 100% performance bond and a 100% payment bond will be required for award.**

An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director. Please mark RFP number on the outside of the envelope.

Bidders are cautioned that sequestration of RFP documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RFP documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program but rather pursuant to its code of ordinances, this local government operates instead a Local Small Business Opportunity Program.

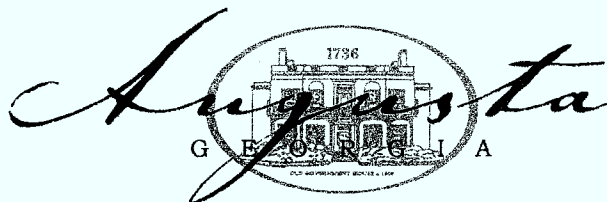
GERI A. SAMS, Procurement Director

Publish:

cc:	Tameka Allen	Interim Deputy Administrator
	Mike Greene	Public Service Department
	Rick Acree	Public Service Department

RFP Item #10-132A HVAC Upgrades to Municipal Building & Various Locations for the City of Augusta - Public Services Department - Facilities Management Division RFP Due: Thursday, July 15, 2010 @ 3:00 p.m.							
VENDORS	Attachment B	Bidders Form	Addendum	Bid Bond	Original	6 Copies	Fee Proposal
ADMI DBA THE MENK COMPANY P. O. BOX 3147 AUGUSTA, GA 30914	YES	YES	YES	YES	YES	YES	YES
GOLD MECH, INC. 1559 BROAD STREET AUGUSTA, GA 30904	YES	YES	YES	YES	YES	YES	YES
CONTRACT MANAGEMENT 1827 KILLINGSWORTH RD AUGUSTA GA 30904							
JOHNSON CONTROLS INC 4268 BELAIR FRONTAGE RD AUGUSTA GA 30909							
QT CONTRACTING DBA POWERS HEATING & AIR 200 TIGER WAY PEACHTREE CITY GA 30269							
SACK CO MAINTENANCE 3302 ZELL MILLER PKWY STATESBORO GA 30214							
SIEMENS 472 FLOWING WELLS RD UNIT G1 MARTINEZ, GA 30907							
SOUTH EAST AUTOMATED SYSTEMS 1213 SUMMERHILL RD NORTH AUGUSTA, SC 29841							
TRANE COMPANY 3342 COMMERCE DRIVE AUGUSTA, GA 30909							

Page 1 of 1



PUBLIC SERVICES DEPARTMENT

Richard M. Acree, Jr.
Assistant Director

Michael D. Greene
Interim Director

MEMORANDUM

TO: Ms. Geri Sams, Procurement Director

FROM:  Mr. Richard M. Acree, Jr., Assistant Director
Public Services Department
Facilities Management Division

DATE: July 22, 2010

SUBJECT: Bid Item 10-132A HVAC Upgrades to Municipal Building & Various Locations

FILE REF.: Grants - ARRA

Ms. Sams:

Public Services has reviewed the proposal packages received on the bid item referenced above. We received two compliant packages. Qualifications were reviewed by the evaluation committee and the unanimous recommendation is to award Bid Item 10-132A to the Menk Company in accordance with the evaluation criteria set forth in the RFP.

Thank you for your assistance in securing this pricing. Please do not hesitate to call if you have any questions or need additional clarification.

RMA

Cc: Mike Greene
Claude Andrews
Phyllis Mills
Nancy Williams

QT CONTRACTING DBA
POWERS HEATING & AIR
ATTN O'MICHAEL POWERS
200 TIGER WAY
PEACHTREE CITY GA 30269

TRANE COMPANY
ATTN ERIC IGOL
3342 COMMERCE DRIVE
AUGUSTA, GA 30909

SACK CO MAINTENANCE
ATTN ALLEN HADDEN
3302 ZELL MILLER PKWY
STATESBORO GA 30214

ADMI DBA
THE MENK COMPANY
ATTN VEE SMITH
P. O. BOX 3147
AUGUSTA, GA 30914

GOLD MECH, INC.
ATTN: JAMES TUDOR
1559 BROAD STREET
AUGUSTA, GA 30904

CONTRACT MANAGEMENT
ATTN BARNETT BOWDEN
1827 KILLINGSWORTH RD
AUGUSTA GA 30904

SOUTH EAST AUTOMATED SYSTEMS
ATTN TIM WILLIAMS
1213 SUMMERHILL RD
NORTH AUGUSTA, SC 29841

JOHNSON CONTROLS INC
ATTN MIKE GRIFFIN
4268 BELAIR FRONTAGE RD
AUGUSTA GA 30909

SIEMENS
ATTN CRAIG BROWN
472 FLOWING WELLS RD UNIT G1
MARTINEZ, GA 30907

COMFORT SYSTEMS, USA
ATTN: JASON MAJERUS
4728-4 FLOWING WELLS ROAD
MARTINEZ, GA 30907

SOUTH EAST AUTOMATED
SYSTEMS
P. O. BOX 7570
NORTH AUGUSTA, SC 29861

SCM INC
ATTN STEVE DEAL
1601 HARTRICH ROAD
AUGUSTA GA 30906

COPPER CONSTRUCTION
410 MCINTOSH STREET
VIDALIA GA 30474

ALC CONTROLS, INC.
529 STEPHENSON AVE, UNIT 4
SAVANNAH, GA 31405

COLUMBIA MECH SERVICES INC
4094 BUSINESS PARK COURT
EVANS GA 30809

DODGE PLAN ROOM
DIGITAL BLUEPRINT
1281 BROAD STREET
AUGUSTA, GA 30901

YVONNE GENTRY
500/HATCHER BUILDING

CLAUDE ANDREWS
PS FAC MANAGEMENT DIV
BASEMENT MUNICIPAL BUILDING

RICK ACREE
PS FACILITIES MANAGEMENT DIV
500/HATCHER BUILDING

RE-BID 10-132A
MAILED 6/30/10

RFP ITEM #10-132A
HVAC UPGRADES TO MUNICIPAL BUILDING
& VARIOUS LOCATIONS
FOR PS FAC MANAGEMENT DIV
RFP DUE: THU 7/15/10 @ 3:00 P.M.

Cumulative Evaluation Sheet - RFP Item #10-132A
HVAC Upgrades to Municipal Building & Various Locations
for the City of Augusta - Public Services Department - Facilities Management Division

Evaluation Criteria	PTS	ADMI DBA THE MENK COMPANY P. O. BOX 3147 AUGUSTA, GA 30914	GOLD MECH, INC. 1559 BROAD STREET AUGUSTA, GA 30904
1. Cost of Services	5	3.0	5.0
2. Professional qualifications necessary for satisfactory completion of the work	25	23.3	23.3
3. Specialized experience and technical competence in the type of work required.	20	18.3	18.3
4. Capacity to accomplish the work	15	14.3	13.7
5. Past performance on contracts with Government agencies, private agencies, private industry in terms of cost control, quality work, and compliance with performance schedules. Document by references and other means.	10	10.0	10.0
6. Proximity to Augusta Within Augusta Richmond County - 5 pts Within the CSRA - 4 pts Within Georgia - 3 pts Within SE United States (includes AL, TN, NC, FL) - 2 pts All Others - 1pt	5	4.7	5.0
7. Firm's understanding of work to be done.	5	5.0	3.7
8. Other Factors 1. Quality and Conciseness of the Work Program Schedule 2. Consultants Proposal Identifies other Technical or Unique Factors Directly Applicable to this Study but not included in the RFP. 3. Evidence that the Consultant Consortium (If Applicable) Roles and Efforts in the project are clearly defined	15	13.0	8.7
TOTAL	100	91.7	87.7

Comments:



EXHIBIT I

AUGUSTA-RICHMOND COUNTY COMMISSION

REQUEST FOR PROPOSAL #10-132A

FORM OF PROPOSAL (Enclose in a separate sealed envelope labeled Fee Proposal)

PROJECT NAME: HVAC Upgrades at the Augusta Municipal Building and Other Locations

CLOSING DATE: July 15, 2010 Thursday

CLOSING TIME: 3:00 pm

SECTION I - PROPOSAL

Name of Firm ADMI Inc. dba The Menk Company

SECTION II - COST

(Please note the price is to include **ALL** costs associated with the scope to include, but not limited to, design materials, equipment, labor, permits, safety, and disposal.)

The above firm proposes to undertake the referenced project at the following quoted price:

PROJ #: 182 ALLOCATION: Municipal Bldg + Various PRICE: 1,277,275.00

PHASE 1 - Tie in Municipal Complex to Main Physical Plant - Cost is for entire described scope of work.:

1. MB Complex connect to existing physical plant \$ 425,800.00

PHASE 2 - Selected Unit Replacement - Each unit should be priced as a standalone project.

2. PKP Pavillion - 1600 Troupe Street	\$ <u>10,725.00</u>
3. PKP Caretakers Cottage	\$ <u>9,870.00</u>
4. Engineering Admin 520 Greene, 505&507 Telfair	\$ <u>11,220.00</u>
5. 911 call center - 911 4 th Street	\$ <u>18,250.00</u>
6. 911 call center - 911 4 th Street	\$ <u>23,400.00</u>
7. 911 call center - 911 4 th Street	\$ <u>18,250.00</u>
8. 911 call center - 911 4 th Street	\$ <u>13,730.00</u>
9. Public Services Maintenance - 2316 Tobacco Rd	\$ <u>9,870.00</u>
10. Public Services Maintenance - 2316 Tobacco Rd	\$ <u>9,870.00</u>
11. Public Services - Roads & Bridges 1568 Broad St	\$ <u>15,340.00</u>
12. Public Services - Roads & Bridges 1568 Broad St	\$ <u>9,870.00</u>
13. Fleet - Shop 1 - 1580 Broad St	\$ <u>10,725.00</u>
14. RCCI Laundry - 2314 Tobacco Rd.	\$ <u>11,220.00</u>

15.	Transit Transfer Station 1548 Broad Street	\$ <u>15,340.00</u>
16.	Transit Transfer Station 1548 Broad Street	\$ <u>15,340.00</u>
17.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>9,870.00</u>
18.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>11,220.00</u>
19.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>11,220.00</u>
20.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>11,220.00</u>
21.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>9,870.00</u>
22.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>9,870.00</u>
23.	Augusta Utilities - 2816 Peach Orchard Rd	\$ <u>13,730.00</u>
24.	Sheriff's Purchasing - 402 Walton Way	\$ <u>13,550.00</u>
25.	Sheriff's Property Whse - 402 Walton Way	\$ <u>11,220.00</u>
26.	Training Range - Meyers Bldg - 2500 Greenland Rd	\$ <u>10,725.00</u>
27.	Training Range - Pistol Range - 2500 Greenland Rd	\$ <u>10,375.00</u>
28.	Training Range - K9 - 2500 Greenland Rd	\$ <u>11,220.00</u>
29.	Training Range - K9 - 2500 Greenland Rd	\$ <u>11,220.00</u>
30.	Training Range - K9 - 2500 Greenland Rd	\$ <u>12,800.00</u>
31.	Sheriff's Property Room - 402 Walton Way	\$ <u>10,725.00</u>
32.	Solid Waste - Front Offices - 4330 Deans Bridge Rd	\$ <u>11,220.00</u>
33.	Solid Waste - Rear Offices - 4330 Deans Bridge Rd	\$ <u>11,220.00</u>
34.	Trees & Landscape Offices 1945 Eagles Way	\$ <u>13,550.00</u>
35.	Trees & Landscape Offices 1945 Eagles Way	\$ <u>10,375.00</u>
36.	Engineering Admin 520 Greene, 505&507 Telfair	\$ <u>11,220.00</u>
37.	Engineering Admin 520 Greene, 505&507 Telfair	\$ <u>13,550.00</u>
38.	Engineering Admin 520 Greene, 505&507 Telfair	\$ <u>13,550.00</u>
39.	Magnolia Cemetery Office - 702 3 rd St	\$ <u>10,375.00</u>
40.	Magnolia Cemetery Break Room - 702 3 rd St	\$ <u>11,110.00</u>
41.	Westview Cemetery Office - 2051 Division St	\$ <u>11,110.00</u>
42.	Public Services Maintenance - 2316 Tobacco Rd	\$ <u>11,110.00</u>
43.	Public Services Maintenance - 2316 Tobacco Rd	\$ <u>13,730.00</u>
44.	Fleet Shop 1 - 1580 Broad Street	\$ <u>11,110.00</u>
45.	Fleet Shop 1 - 1580 Broad Street	\$ <u>11,220.00</u>
46.	Fleet Shop 2 - Offices - 2316 Tobacco Road	\$ <u>11,220.00</u>
47.	RCCI Gym - 2314 Tobacco Road	\$ <u>11,220.00</u>
48.	RCCI Warden's Quarters - 2314 Tobacco Road	\$ <u>13,730.00</u>
49.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>11,220.00</u>
50.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>11,220.00</u>
51.	License and Inspection - 1815 Marvin Griffin Rd.	\$ <u>10,725.00</u>

52.	Board of Elections Whse – 2027 Lumpkin Road	\$ 13,730.00
53.	Board of Elections Whse – 2027 Lumpkin Road	\$ 13,730.00
54.	Board of Elections Whse – 2027 Lumpkin Road	\$ 13,730.00
55.	Augusta Utilities - 2816 Peach Orchard Rd	\$ 15,340.00
56.	Training Range – EVOC Bldg – 2500 Greenland Rd	\$ 11,110.00
57.	Training Range – Watkins Hall – 2500 Greenland Rd	\$ 11,220.00
58.	Property Room – 402 Walton Way	\$ 13,730.00
59.	PS Construction Shop Offices – 1710 Highland Ave	\$ 10,725.00
60.	PS Construction Shop Brk Rm – 1710 Highland Ave	\$ 11,110.00
61.	PS Construction Shop Offices – 1710 Highland Ave	\$ 9,870.00
62.	Engineering Admin 520 Greene, 505&507 Telfair	\$ 10,375.00
63.	Engineering Admin 520 Greene, 505&507 Telfair	\$ 10,600.00
64.	Engineering Admin 520 Greene, 505&507 Telfair	\$ 10,600.00
65.	Cedar Grove Cemetery Office 120 Watkins St	\$ 11,110.00
66.	PS Records Retention – 1157 5 th Street	\$ 10,375.00
67.	Public Services Maintenance – 2316 Tobacco Rd	\$ 11,220.00
68.	RCCI Offices – 2314 Tobacco Road	\$ 11,220.00
69.	RCCI Chapel – 2314 Tobacco Road	\$ 13,730.00
70.	Tax Commissioner Tag Office – 2027 Lumpkin Rd	\$ 11,220.00
71.	Training Range – EVOC Bldg – 2500 Greenland Rd	\$ 9,870.00
72.	Training Range – Meyers Bldg – 2500 Greenland Rd	\$ 11,220.00
	SUBTOTAL ITEMS 2 through 72 (Phase 2)	\$ 851,475.00
	ITEM 1 (Phase I)	\$ 425,800.00
	TOTAL PHASE 1 and PHASE 2	\$ 1,277,275.00

SECTION IV- COMPANY IDENTIFICATION

Contact Person P.H.F. Smith II (Vee)
Company ADMI Inc. dba The Menk Company
Title Vice President
Address P.O. Box 3147 Augusta, GA 30914
Telephone Number (706) 724-7371
Signature Patrick H.F. Smith II Date 7-15-2010
Name (Printed) Patrick H.F. Smith II Title Vice President

Enclose this form in a Separate Sealed Envelope marked:

RFP 10-132A HVAC Upgrades to Municipal Building & Various Locations
PRICE PROPOSAL

FYI: Process Regarding Request for Proposals and Request for Qualifications

§ 1-10-43

AUGUSTA-RICHMOND COUNTY CODE, READOPTED 7-10-2007

- (3) The character, integrity, reputation, judgment, experience, and efficiency of the bidder,
- (4) The quality of performance on previous contracts,
- (5) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services,
- (6) The sufficiency of the financial resources of the bidder relating to his ability to perform the contract,
- (7) The quality, availability, and adaptability of the supplies or services to the particular use required, and
- (8) The number and scope of conditions attached to the bid by the bidder.

(j) *Award to other than low bidder.* When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the purchase order or other contract elsewhere shall be prepared and signed by the Procurement Director and/or Administrator and made part of the record file for audit proposes.

(Ord. No. 6939, § 16, 1-2-07)

Sec. 1-10-44. Request for proposals.

Request for proposals shall be handled in the same manner as the bid process as described above for solicitation and awarding of contracts for goods or services with the following exceptions:

- (a) Only the names of the vendors making offers shall be disclosed at the proposal opening.
- (b) Content of the proposals submitted by competing persons shall not be disclosed during the process of the negotiations.
- (c) Proposals shall be open for public inspection after the award is made.
- (d) Proprietary or confidential information, marked as such in each proposal, shall not be disclosed without the written consent of the offeror.
- (e) Discussions may be conducted with responsible persons submitting a proposal

determined to have a reasonable chance of being selected for the award. These discussions will only be for the purpose of clarification to assure a full understanding of the solicitation requirement and responsiveness thereto.

- (f) Nonmonetary revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offers.
- (g) In conducting discussions with the persons submitting the proposals, there shall be no disclosure of any information derived from the other persons submitting proposals.

Sec. 1-10-45. Sealed proposals.

(a) *Conditions for use.* The competitive sealed proposals method may be utilized when the Augusta-Richmond County Administrator approves the written justification of the Procurement Director or using agency head that the sealed bid method is not in the best interest of Augusta-Richmond County. Generally, this method may be used when competitive sealed bidding (involving the preparation of detailed and specific specifications) is either not practicable or not advantageous to Augusta-Richmond County. In the case of procurement computer software, for example, it is in the best interest of Augusta-Richmond County to specify functional requirements and outputs, and allow the bidders to propose based on the closest available product(s) and software or software development services meeting our needs.

(b) *Request for proposals.* Competitive sealed proposals shall be solicited through a request for proposals (RFP).

(c) *Public notice.* Adequate public notice of the request for proposals shall be given in the same manner as provided in section 1-10-43(c)(Public Notice and Bidder's List); provided the normal period of time between notice and receipt of proposals minimally shall be fifteen (15) calendar days.

(d) *Pre-proposal conference.* A pre-proposal conference is not required but recommended for purposes of expounding on the requirements and

FYI: Process Regarding Request for Proposals
and Request for Qualifications

GENERAL GOVERNMENT

§ 1-10-46

soliciting vendor/contractor input. Such conferences should be scheduled at least five (5) days prior to the date set for receipt of proposals, and notice shall be handled in a manner similar to section 1-10-44(c)-Public Notice and Bidder's List.

(e) *Receipt of proposals.* Proposals will be received at the time and place designated in the request for proposals, complete with bidder qualification and technical information. Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked.

The names of the respondents will be identified at the proposal opening; however, no proposal will be handled so as to permit disclosure of the detailed contents of the response until after award of contract. A record of all responses shall be prepared and maintained for the files and audit purposes.

(f) *Public inspection.* The responses will be open for public inspection only after contract award. Proprietary or confidential information marked as such in each proposal will not be disclosed without written consent of the offeror.

(g) *Evaluation and selection.* The request for proposals shall state the relative importance of price and other evaluation factors that will be used in the context of proposal evaluation and contract award. (Pricing proposals will not be opened until the proposals have been reviewed and ranked).

- (1) Selection committee. A selection committee, minimally consisting of representatives of the procurement office, the using agency, and the Administrator's office or their choice shall convene for the purpose of evaluating the proposals.
- (2) Preliminary negotiations. Discussions with the offerors and technical revisions to the proposals may occur. Discussions may be conducted with the responsible offerors who submit proposals for the purpose of clarification and to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions

and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing offerors.

(h) *Final negotiations and letting the contract.* The Committee shall rank the technical proposals, open and consider the pricing proposals submitted by each offeror, and request final and best offers from the top ranked three firms if available. Award shall be made or recommended for award through the Augusta-Richmond County Administrator, to the responsible offeror whose proposal is determined to be the most advantageous to Augusta-Richmond County, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain a written report of the basis on which the award is made/recommended. The contract shall be awarded or let in accordance with the procedures set forth in this Section and Article 10, section 1-10-71 of this chapter. (Ord. No. 6939, § 16, 1-2-07)

Sec. 1-10-46. Authority to contract for special services.

As used in this section, special services are those professional services, such as those provided by physicians, architects, ministers, engineers, accountants and attorneys, which are normally obtained on a fee basis. In the procuring of professional services those departments which normally utilize such services may contract on their behalf for such service in accordance with this article provided that the following requirements are met:

- (a) The department must solicit the best possible contract with the person providing the professional service.
- (b) Negotiation with the person providing professional services shall include the department head and the Augusta-Richmond County Administrator.
- (c) The department shall obtain the approval of the Commission.

T1:147



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Construction Manager at Risk for the Sheriff's Office Building**

Department: Public Services Department - Facilities Management Division

Caption: Approve the selection committee's recommendation to select the Potts Company as the Construction Manager at Risk for the Augusta, Georgia Sheriff's Office Building. The cost for General Conditions, Preconstruction Services and Construction Management Fees is \$784,442.00.

Background: During the Programming Phase of the project, a Request for Qualifications (RFQ) was prepared to solicit qualification statements and proposals for Construction Management at Risk Services for the Sheriff's Office Building.

Analysis: We received fourteen (14) compliant responses for the Phase I qualifications submittals, after these were evaluated by the selection committee, a short list of six (6) firms was selected, based on the scoring for Phase I, to participate in the Phase II Interviews. After the Phase II Interviews were completed and scored, the fees for the General Conditions Costs, Preconstruction Services and Construction Management Fees were opened and scored according to the scoring matrix included in the Phase II submittal requirements. The selection committee has completed the evaluation of the Phase I and Phase II submittals from the Construction Manager at Risk Firms and hereby recommends that Augusta, Georgia select The Potts Company as the Construction Manager at Risk for the Augusta, Georgia Sheriff's Office Building.

Financial Impact: The total amount of \$784,442.00 for the General Conditions, Preconstruction Services and Management Fees is included in the overall total project budget of \$10.6 million.

Alternatives: 1. Approve the selection committee's recommendation to select the Potts Company as the Construction Manager at Risk for the Augusta, Georgia Sheriff's Office Building. The cost for General Conditions, Preconstruction Services and Construction Management Fees is \$784,442.00.. 2. Select a different method of procuring the Construction Management at Risk services and award the total contract to a lump sum bidder, which will delay the completion date of the project and increase the total project costs.

Recommendation: Approve the selection committee's recommendation to select the Potts Company as the Construction Manager at Risk for the Augusta, Georgia Sheriff's Office Building. The cost for General Conditions, Preconstruction Services and Construction Management Fees is \$784,442.00.

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

FUNDS ARE AVAILABLE IN ACCOUNT: GL – 325-05-1120; JL -
208251103

REVIEWED AND APPROVED BY:

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

AUGUSTA RICHMOND COUNTY CAPITAL IMPROVEMENTS
HEERY INTERNATIONAL, INC., PROGRAM MANAGER

July 30, 2010

Ms. Geri Sams
Director of Procurement
Augusta, Georgia
530 Greene Street - Room 605
Augusta, GA 20911

RE: Bid Item #10-121 CM@Risk for the Richmond County Sheriff's Office

Dear Ms. Sams:

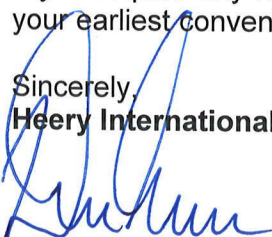
We received fourteen (14) compliant responses for the Phase I qualifications submittals, after these were evaluated by the selection committee a short list of six (6) firms were selected, based on the scoring for Phase I, to participate in the Phase II Interviews.

The selection committee has completed the evaluation of the Phase II interviews by the Construction Manager's and hereby recommends that the City of Augusta begin contract negotiations with The Potts Company, the firm that scored the highest number of points. The overall scoring sheet is attached for reference.

Thank you for your assistance in this selection process. Please do not hesitate to call if you have any questions or need additional clarification.

If you require any further information regarding this recommendation, please call me at your earliest convenience.

Sincerely,
Heery International, Inc.



Don Green, CCM, CCC, LEED® AP
Vice President



City of Augusta
Richmond County Sheriff's Office
CM@Risk Evaluation
Phase II Scoring

Overall Scoring

Category and Description	Brasfield & Gorrie 1990 Vaughan Road Suite 100 Kennesaw, GA 30144	Potts 981 E. Freeway Dr. Conyers, GA 30094	R.J. Griffin & Company 800 Mt. Vernon NWY, Suite 200 Atlanta, GA 30328	RW Allen 1015 Broad St. Augusta, GA 30901	Turner Construction 3424 Peachtree St. Suite 1900 Atlanta, Georgia 30326	Winter Construction 191 Peachtree St. Suite 2100 Atlanta, Georgia 30303
Member #1	78.6	96.0	93.6	74.6	85.2	91.2
Member #2	76.6	96.0	95.0	87.6	77.0	76.8
Member #3	63.4	93.0	87.0	65.6	77.6	84.6
Member #4	71.4	96.0	96.6	90.8	86.6	77.8
Total Points	290.0	381.0	372.2	318.6	326.4	330.4
Ranking:	6.0	1.0	2.0	3.0	5.0	4.0

Exhibit G

Authorization for Construction

Pursuant to this agreement, the Owner and the Construction Manager hereby execute this Exhibit G and further agree as follows:

1. The Construction Manager's Guaranteed Maximum Price ("GMP") proposal dated _____, attached hereto and incorporated herein, is accepted by the Owner.
2. The General Conditions Guaranteed Maximum Cost for the Project, including this Bid Package, is \$ 531,221.00
3. Preconstruction Services: \$ 38,000.00
4. The Subcontracts Cost is:

Bid Package #1	TBD
Bid Package #2	TBD
Bid Package #3	TBD
Bid Package #4	TBD
5. The Lump Sum Fixed Management Fee Is \$ 215,221.00
6. The Guaranteed Maximum Price is \$TBD
7. The Date of Substantial Completion shall be 350 calendar days after Notice-to-Proceed

Owner:
Augusta, Georgia

Construction Manager:
The Potts Company

By:

_____ (Signature) (Seal)	_____ (Signature) (Seal)
_____ (Name)	_____ (Name)
_____ (Title)	_____ (Title)
530 Greene Street _____ (Street Address – No PO Box)	981 East Freeway Drive _____ (Street Address – No PO Box)
Augusta, Georgia 30911 _____ (City, State, Zip)	Conyers, Georgia 30094 _____ (City, State, Zip)
_____ Date of Signature	_____ Date of Signature

REQUEST FOR QUALIFICATIONS

Request for Qualifications will be received at this office until Thursday, July 1, 2010 @ 3:00 p.m. for furnishing:

**RFQ ITEM #10-121 Construction Management @ Risk Sheriff's Administration Office
for Public Service Department**

RFQs will be received by: The Augusta Commission hereinafter referred to as the OWNER at the offices of:

Gerri A. Sams, Director
Augusta Procurement Department
530 Greene Street - Room 605
Augusta, Georgia 30901

RFQ documents may be obtained at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. **All questions must be submitted in writing to the office of the Procurement Department by Monday, June 21, 2010 @ 5:00 p.m. by fax at 706-821-2811 or by mail.** No RFQ will be accepted by fax, all must be received by mail or hand delivered.

The local bidder preference program is applicable to this project. To be approved as a local bidder and receive bid preference on an eligible local project, the certification statement as a local bidder and all supporting documents must be submitted to the Procurement Department with your bonafide bid package.

No RFQ may be withdrawn for a period of **90** days after time has been called on the date of opening.

An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director. Please mark RFQ number on the outside of the envelope.

Bidders are cautioned that sequestration of RFQ documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RFQ documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program but rather pursuant to its code of ordinances, this local government operates instead a Local Small Business Opportunity Program.

GERI A. SAMS, Procurement Director

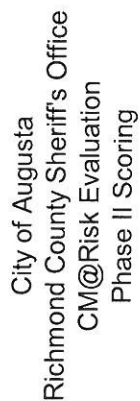
Publish:

Augusta Chronicle May 27, June 3, 10, 17, 2010
Metro Courier June 2, 2010

cc:	Tameka Allen	Interim Deputy Administrator
	Ronnie Strength	Sheriff's Office
	Don Green	Heery International
	Forest White	Heery International

RFQ Item #10-121
Construction Management @ Risk Sheriff's Administration Office
for the City of Augusta - Sheriff's Office
RFQ Due: Thursday, July 1, 2010 @ 3:00 p.m.

VENDORS	Attachment B	Bidders Form	Addendum	Original	8 Copies
BRASFIELD & GORRIE 1990 VAUGHN ROAD, SUITE 100 KENNEWAW, GA 30144	YES	YES	YES	YES	YES
CORDIL CONSTRUCTION 3400 PEACHTREE ROAD NE STE 111 ATLANTA GA 30326	YES	YES	YES	YES	YES
DUBLIN CONSTRUCTION CO PO BOX 870 DUBLIN GA 31040	YES	YES	YES	YES	YES
GARBUTT/CHRISTMAN 2812 HILLCREEK DR STE B AUGUSTA GA 30909	YES	YES	YES	YES	YES
MANHATTAN CONSTRUCTION 26 EXECUTIVE PARK DR SUITE 2600 ATLANTA, GA 30329	YES	YES	YES	YES	YES
MB KAHN CONSTRUCTION P. O. BOX 1179 COLUMBIA SC 29202	YES	YES	YES	YES	YES
MCKNIGHT CONSTRUCTION CO P. O. BOX 204718 AUGUSTA GA 30917	YES	YES	YES	YES	YES
MOSS AND ASSOCIATES LLC 3306 SW 26TH AVE STE 202 OCALA FL 34474	YES	YES	YES	YES	YES
POTTS 981 E FREEWAY DRIVE CONYERS GA 30094	YES	YES	YES	YES	YES
RD BROWN CONTRACTORS INC PO BOX 6535 N AUGUSTA SC 29861	YES	YES	YES	YES	YES
RJ GRIFFIN & COMPANY 800 MOUNT VERNON HWY STE 200 ATLANTA GA 30328	YES	YES	YES	YES	YES
RW ALLEN 1015 BROAD STREET AUGUSTA GA 30901	YES	YES	YES	YES	YES
TURNER CONSTRUCTION 3424 PEACHTREE RD NE STE 1900 ATLANTA GA 30326	YES	YES	YES	YES	YES
WINTER CONSTRUCTION 191 PEACHTREE STREET STE 2100 ATLANTA GA 30303	YES	YES	YES	YES	YES
BLANCHARD & CALHOUN COMMERCIAL 2743 PERIMETER PARKWAY AUGUSTA GA 30909	Non-Compliant Attachment B Missing E-Verify Number				
GSC CONSTRUCTION 1727 WRIGHTSBORO ROAD AUGUSTA GA 30904	Non-Compliant Submitted Seven (7) Copies				
MORGAN CONSTRUCTION CO 690 MANUFACTURERS ROAD STE 200 CHATTANOOGA TN 37405	Non-Compliant Did Not Return Attachment B and Bidders Form Did Not Acknowledge Addendum				
BOVIS LEND 5909 PEACHTREE-DUNWOODY RD ATLANTA GA 30328	Submitted No Bid Letter				
ROBINS & MORTON 400 SHADES CREEK PARKWAY BIRMINGHAM, AL 34209	Submitted No Bid Letter				



Overall Scoring

User: Mills, Phyllis Organization: City of Augusta, GA (Augusta Commission)

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Planholders List

Member Name City of Augusta, GA (Augusta Commission)

Bid Number RFQ-10-121-0-2010/PJM

Bid Name Construction management @ Risk Sheriff's Administration

2 Document(s) found for this bid

17 Planholder(s) found.

[Add Planholder](#)

Supplier Name 	Phone	Fax	Doc Count	Attributes	Programs	Actions
Adjusters International, Inc.	3152722157	3152722090	2			Documents
American Facility Services, Inc.	7707401613	7704757720	2			Documents
Audio Visual Innovations, Inc.	8138847168	8138829508	2			Documents
Barton Malow Co	6784481100	6784481101	2			Documents
Blanchard & Calhoun Commercial	7067225565	7067226960	2			Documents
Contemporary Interiors, Inc.	3526208686	3526202138	2			Documents
Dabbs-Williams General Contractors, LLC	9124899844	9124899846	2			Documents
Elkins Constructors, Inc.	9043536500	9043871303	2			Documents
Jacksonville Sound & Communications, Inc	9047373511	9047378553	2			Documents
Kucera International Inc.	4409754230	4409754238	2			Documents

Page 1 of 2 first | previous | **next** | lastFormat for Printing No [Search](#)[<< Return](#)[Export to Excel](#)DemandStar is a product of [Onvia, Inc.](#) (c) 1997-2010. All rights reserved. | [Terms of Use](#) | [Privacy](#)

User: Mills, Phyllis

Organization:

City of Augusta, GA (Augusta Commission)

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Planholders List

Member Name City of Augusta, GA (Augusta Commission)

Bid Number RFQ-10-121-0-2010/PJM

Bid Name Construction management @ Risk Sheriff's Administration

2 Document(s) found for this bid

17 Planholder(s) found.

[Add Planholder](#)

Supplier Name 	Phone	Fax	Doc Count	Attributes	Programs	Actions
Moss and Associates, LLC	3522912940	3522912945	2			Documents
Norment Security Group	3342864293	3342864377	2			Documents
NOVA Engineering and Environmental, Inc.	7704824481	7704251113	2			Documents
Onvia, Inc. - Content Department	2063739500	8882637801	2			Documents
Roger B. Kennedy, Inc.	4074784500	4074784501	2			Documents
Turner Construction	4045042730	4045043715	1			Documents
Wharton-Smith, Inc.	4073218410	4073301092	2			Documents

Page 2 of 2 [first](#) | [previous](#) | [next](#) | [last](#)Format for Printing No [Search](#)[<< Return](#)[Export to Excel](#)DemandStar is a product of [Onvia, Inc.](#) (c) 1997-2010. All rights reserved. | [Terms of Use](#) | [Privacy](#)

POTTS
ATTN DAVE BUSER
981 E FREEWAY DRIVE
CONYERS GA 30094

LEPPARD JOHNSON ASSOCIATES
ATTN BEN LEPPARD
100 CRESCENT CTR PKWY STE 750
TUCKER GA 30084

NEW SOUTH CONSTRUCTION
1132 WEST PEACHTREE ST
ATLANTA, GA 30309

ATTN: DAVID BUTLER
TURNER CONSTRUCTION
3424 PEACHTREE RD NE STE 1900
ATLANTA GA 30326

OLH INC
ATTN PHIL N D'AMBROGI
1005 BROAD STREET STE 104
AUGUSTA GA 30901

ELKINS CONSTRUCTORS INC
ATTN BILL STINSON
7 EAST CONGRESS ST.
SAVANAH, GA 31401

VCC
ATTN DAN MOORE
1000 ABERNATHY RD STE 1130
ATLANTA GA 30328

AUSTIN COMMERCIAL
ATTN JIM HALL
FIVE CONCOURSE PKWY STE 3000
ATLANTA GA 30328

RJ GRIFFIN & COMPANY
ATTN KYLE MASTERS
1021 – 15TH STREET, SUITE 9
AUGUSTA, GA 30901

MB KAHN CONSTRUCTION
ATTN SCOTT SPIGNER
P. O. BOX 1179
COLUMBIA SC 29202

BOVIS LEND
ATTN PAUL WALLACE
5909 PEACHTREE-DUNWOODY RD
ATLANTA GA 30328

GARBUTT/CHRISTMAN
ATTN MATT BROWNELL
2812 HILLCREEK DR STE B
AUGUSTA GA 30909

MHR INTERNATIONAL
ATTN TORRENCE GREEN
44 BROAD STREET STE 610
ATLANTA GA 30303

ATTN: DAVID MOODY
C. C. MOODY CONSTRUCTION
6017 REDAN ROAD
LITHONIA GA 30058

CORDIL CONSTRUCTION
ATTN JUDD HERELOS
3400 PEACHTREE ROAD NE STE 111
ATLANTA GA 30326

MCKNIGHT CONSTRUCTION CO
ATTN PAT PATRICK
P. O. BOX 204718
AUGUSTA GA 30917

BE&K BUILDING GROUP
ATTN MIKE DEAN
100 ASHFORD CTR N STE 350
ATLANTA GA 30338

ATTN: HEATHER BARRS
ROBINS & MORTON
400 SHADES CREEK PARKWAY
BIRMINGHAM, AL 34209

ATTN: KEITH DOUGLAS
WHITING-TURNER
990 HAMMOND DR STE 1100
ONE LAKESIDE COMMONS
ATLANTA GA 30328

RW ALLEN
ATTN CHUCK MCREE
1015 BROAD STREET
AUGUSTA GA 30901

ATTN: CHRIS BRITTON
BRASFIELD & GORRIE
1990 VAUGHN ROAD, SUITE 100
KENNEWAW, GA 30144

SKANSKA
55 IVAN ALLEN JR. BLVD.
SUITE 600
ATLANTA, GA 30308

WINTER CONSTRUCTION
ATTN RICHARD COLLINS
191 PEACHTREE STREET STE 2100
ATLANTA GA 30303

BARTON MANLOW CO
ATTN DAVID CORNELIUS
10745 WESTSIDE WAY STE 200
ALPHARETTA GA 30009

ATTN: TIM WENING
H. J. RUSSELL
504 FAIR STREET
ATLANTA, GA 30303

MANSFIELD
1106 COUNTRY CLUB ST
MANSFIELD, TX 76063

ATTN: GLENN SINGFIELD, SR.
ARTESIAN CONTRACTING CO.
1903 W. OAKRIDGE DR.
ALBANY, GA 31701

ATTN: DAN NEVINS
MATHIAS CORPORATION
3150 MAIN STREET
DULUTH, GA 30096

ATTN: WES STEWART
FOSCO, INC.
3005 BRECKINRIDGE BLVD
DULUTH, GA 30096

RFQ 10-121
PG 1 OF 2
MAILED 5/27/10

ATTN: DREW FREDRICK
PANATTONI CONSTRUCTION
3500 LENOX ROAD
ATLANTA, GA 30326

ATTN: DANIEL MOON
KUHLE CONSTRUCTION & ASSOC
3704 BENCHMARK DRIVE
AUGUSTA, GA 30909

ATTN: DERYL BELSER
PINNACLE USA, INC.
3001 MONROE HWY, SUITE 300A
WATKINSVILLE, GA 30677

ATTN: JEFF BOWERS
CHOATE CONSTRUCTION, CO.
101 W. MULBERRY BLVD
SUITE 200
SAVANNAH, GA 31322

ATTN: ROBERT COFER
HOGAN CONSTRUCTION GROUP
5075 AVALON RIDGE PARKWAY
NORCROSS, GA 30071

MANHATTAN CONSTRUCTION
26 EXECUTIVE PARK DR SUITE 2600
ATLANTA, GA 30329

ATTN: ARIC MANCE
EES CONSULTING
1040 GRANT ST., SUITE A
ATLANTA, GA 30315

ATTN: JOSEPH PORTER, JR.
S. L. KING TECHNOLOGIES
270 PEACHTREE ST NW STE 1600
ATLANTA, GA 30303

A & S ENGINEERING, LLC
P. O. BOX 2413
EVANS, GA 30809

ATTN: GREG WASHINGTON
KSGW ARCHITECTS
2500 NORTHWINDS PKWY, STE 250
ALPHARETTA, GA 30004

ATTN: DON ALLEN
BASTON-COOK CO.
300 GALLERIA PARKWAY NW
SUITE 1600
ATLANTA, GA 30339

METCALF & EDDY INC
1201 PEACHTREE ST.
400 COLONY SQ, STE 2204
ATLANTA, GA 30361
RETURNED MAIL

HOLDER CONSTRUCTION CO.
303 PEACHTREE CENTER AVENUE
ATLANTA, GA 30303
RETURNED MAIL

ROBERT & CO.
229 PEACHTREE ST NE
INTERNATIONAT TOWER, STE 2000
ATLANTA, GA 30303

RICK ACREE
PUBLIC SERVICE DEPT
HATCHER BUILDING

STEVE KIMSEY
HEERY INTERNATIONAL
HATCHER BUILDING

FOREST WHITE
HEERY INTERNATIONAL
HATCHER BUILDING

HEERY INTERNATIONAL
ATTN DON GREEN
999 PEACHTREE STREET NE
ATLANTA GA 30309

YVONNE GENTRY
HATCHER BUILDING

RFQ Item #10-121
CM @ Risk Sheriff's Admin Office
For Sheriff's Office
RFQ Due: Thu 7/1/10 @ 3:00 P.M.

FYI: Process Regarding Request for Proposals and Request for Qualifications

§ 1-10-43

AUGUSTA-RICHMOND COUNTY CODE, READOPTED 7-10-2007

- (3) The character, integrity, reputation, judgment, experience, and efficiency of the bidder,
- (4) The quality of performance on previous contracts,
- (5) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services,
- (6) The sufficiency of the financial resources of the bidder relating to his ability to perform the contract,
- (7) The quality, availability, and adaptability of the supplies or services to the particular use required, and
- (8) The number and scope of conditions attached to the bid by the bidder.

(j) *Award to other than low bidder.* When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the purchase order or other contract elsewhere shall be prepared and signed by the Procurement Director and/or Administrator and made part of the record file for audit proposes.

(Ord. No. 6939, § 16, 1-2-07)

Sec. 1-10-44. Request for proposals.

Request for proposals shall be handled in the same manner as the bid process as described above for solicitation and awarding of contracts for goods or services with the following exceptions:

- (a) Only the names of the vendors making offers shall be disclosed at the proposal opening.
- (b) Content of the proposals submitted by competing persons shall not be disclosed during the process of the negotiations.
- (c) Proposals shall be open for public inspection after the award is made.
- (d) Proprietary or confidential information, marked as such in each proposal, shall not be disclosed without the written consent of the offeror.
- (e) Discussions may be conducted with responsible persons submitting a proposal

determined to have a reasonable chance of being selected for the award. These discussions will only be for the purpose of clarification to assure a full understanding of the solicitation requirement and responsiveness thereto.

- (f) Nonmonetary revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offers.
- (g) In conducting discussions with the persons submitting the proposals, there shall be no disclosure of any information derived from the other persons submitting proposals.

Sec. 1-10-45. Sealed proposals.

(a) *Conditions for use.* The competitive sealed proposals method may be utilized when the Augusta-Richmond County Administrator approves the written justification of the Procurement Director or using agency head that the sealed bid method is not in the best interest of Augusta-Richmond County. Generally, this method may be used when competitive sealed bidding (involving the preparation of detailed and specific specifications) is either not practicable or not advantageous to Augusta-Richmond County. In the case of procurement computer software, for example, it is in the best interest of Augusta-Richmond County to specify functional requirements and outputs, and allow the bidders to propose based on the closest available product(s) and software or software development services meeting our needs.

(b) *Request for proposals.* Competitive sealed proposals shall be solicited through a request for proposals (RFP).

(c) *Public notice.* Adequate public notice of the request for proposals shall be given in the same manner as provided in section 1-10-43(c)(Public Notice and Bidder's List); provided the normal period of time between notice and receipt of proposals minimally shall be fifteen (15) calendar days.

(d) *Pre-proposal conference.* A pre-proposal conference is not required but recommended for purposes of expounding on the requirements and

FYI: Process Regarding Request for Proposals
and Request for Qualifications

GENERAL GOVERNMENT

§ 1-10-46

soliciting vendor/contractor input. Such conferences should be scheduled at least five (5) days prior to the date set for receipt of proposals, and notice shall be handled in a manner similar to section 1-10-44(c)-Public Notice and Bidder's List.

(e) *Receipt of proposals.* Proposals will be received at the time and place designated in the request for proposals, complete with bidder qualification and technical information. Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked.

The names of the respondents will be identified at the proposal opening; however, no proposal will be handled so as to permit disclosure of the detailed contents of the response until after award of contract. A record of all responses shall be prepared and maintained for the files and audit purposes.

(f) *Public inspection.* The responses will be open for public inspection only after contract award. Proprietary or confidential information marked as such in each proposal will not be disclosed without written consent of the offeror.

(g) *Evaluation and selection.* The request for proposals shall state the relative importance of price and other evaluation factors that will be used in the context of proposal evaluation and contract award. (Pricing proposals will not be opened until the proposals have been reviewed and ranked).

- (1) Selection committee. A selection committee, minimally consisting of representatives of the procurement office, the using agency, and the Administrator's office or their choice shall convene for the purpose of evaluating the proposals.
- (2) Preliminary negotiations. Discussions with the offerors and technical revisions to the proposals may occur. Discussions may be conducted with the responsible offerors who submit proposals for the purpose of clarification and to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions

and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing offerors.

(h) *Final negotiations and letting the contract.* The Committee shall rank the technical proposals, open and consider the pricing proposals submitted by each offeror, and request final and best offers from the top ranked three firms if available. Award shall be made or recommended for award through the Augusta-Richmond County Administrator, to the responsible offeror whose proposal is determined to be the most advantageous to Augusta-Richmond County, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain a written report of the basis on which the award is made/recommended. The contract shall be awarded or let in accordance with the procedures set forth in this Section and Article 10, section 1-10-71 of this chapter. (Ord. No. 6939, § 16, 1-2-07)

Sec. 1-10-46. Authority to contract for special services.

As used in this section, special services are those professional services, such as those provided by physicians, architects, ministers, engineers, accountants and attorneys, which are normally obtained on a fee basis. In the procuring of professional services those departments which normally utilize such services may contract on their behalf for such service in accordance with this article provided that the following requirements are met:

- (a) The department must solicit the best possible contract with the person providing the professional service.
- (b) Negotiation with the person providing professional services shall include the department head and the Augusta-Richmond County Administrator.
- (c) The department shall obtain the approval of the Commission.

T1:147



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Contract with EPD for Drinking Water Laboratory Services**

Department: Tom Wiedmeier PE, Director Utilities Department

Caption: Authorize the execution of an agreement between the Georgia EPD and Augusta for regulatory testing at a cost of \$29,500 per year for the period covering July 1, 2010-June 30, 2013.

Background: The recommended contract provides for the Georgia EPD to perform various laboratory analyses on our drinking water as required by the US EPA Safe Drinking Water Act and the associated Georgia Rules for Safe Drinking Water. This is contract which covers a three year term; July 1, 2010 – June 30, 2013. The contract was last approved by the Commission in 2007.

Analysis: With the EPD performing the tests, the results are fully acceptable to all state and federal agencies. The fees charges by the EPD are about half those charged by certified laboratories in the private sector.

Financial Impact: Funding for this work is included in our annual budget line item 506-04-3520-5213115

Alternatives: No alternatives are recommended.

Recommendation: We recommend the Commission authorize the execution of an agreement between the Georgia EPD and Augusta for regulatory testing at a cost of \$29,500 per year for the period covering July1, 2010-June 30, 2013.

Funds are Available in the Following Accounts: Funding for this work is included in our annual budget line item 506-04-3520-5213115

REVIEWED AND APPROVED BY:

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

Cover Memo



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Green Jackets-Georgia Power Easement**

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

Caption: Approve granting Georgia Power an easement for their utilities to provide electrical service to the new exercise building for the Augusta Green Jackets at their location. Also approve having the agreement executed by the appropriate City of Augusta official(s).

Background: Georgia Power is requesting an easement for the underground utilities and a portion of overhead utilities to service this new facility. The City of Augusta is the owner of this property; therefore, the City of Augusta should sign granting the easement.

Analysis: This easement will allow Georgia Power to provide electrical service to the new building and also to maintain this service.

Financial Impact: There will be no financial impact to Augusta Richmond County.

Alternatives: 1) Approve granting Georgia Power an easement for their utilities to provide electrical service to the new exercise building for the Augusta Green Jackets at their location. Also approve having the agreement executed by the appropriate City of Augusta official(s). 2) Do not approve and deny electrical service to the new facility.

Recommendation: Approve Alternative Number One.

Funds are Available in the Following Accounts: N/A

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

Name of Line GREENJACKETS - OUTBUILDING - 30 MILLEDGE ROAD - AUGUSTA
No 12091 (RICHMOND COUNTY) DISTRIBUTION LINE
Parcel No 001 Account No 69596-VBS-0-D04210-0-GP300-30000000
Letter File 9-9307 Deed File 18171 Map File N/A

State of Georgia

E A S E M E N T

Richmond County

Received of Georgia Power Company, hereinafter called the Company, the sum of Ten and 00/100 ***** Dollars
(\$ 10.00), and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, in exchange for which the undersigned AUGUSTA, GA
whose Post Office Address is

501 Greene Street, Augusta, GA 30901

does hereby grant and convey to said Company, its successors and assigns, the right, privilege and easement to go in, upon along and across that tract of land owned by the undersigned at

30 Milledge Road, Augusta, GA 30909

(address of property) in the 88 GMD (Georgia Militia District) of
Richmond County, Georgia .

**Said lands being more particularly described on a plat marked
"Exhibit A" and attached hereto and made a part hereof,**

together with the right to construct, operate, and maintain continuously upon and under said lands, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures, and appliances, including the right to attach communication facilities to said poles, to stretch communication or other lines on said poles, or under said lands and to attach related apparatus, fixtures, and appliances, with the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company, or person, to said poles for electric, communications or other purposes, upon or under said lands with necessary appliances; with the right to assign this easement in whole or in part; together with the right at all times to enter upon said lands for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures, and appliances, all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground

Page 2 of 2





**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Hill Haven Subdivision**

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

Caption: Approve the deeds of dedication, maintenance agreement, and road resolution submitted by the Engineering and Augusta Utilities Departments for Hill Haven Subdivision.

Background: The final plat for Hill Haven Subdivision was approved by the Commission on December 19, 2006. The subdivision design and plat for this section, 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.

Analysis: These sections meet all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in these sections. 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 and storm drainage installations into the County system and after the 18-month maintenance warranty by the developer/contractor for the roads and storm drainage has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed, all future maintenance and associated costs for water and sanitary sewer installations will be borne by Augusta, Georgia, and 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 agreement, and road resolution submitted by the Engineering, and Augusta Utilities Departments for Hill Haven Subdivision. 2. Do not approve and risk litigation.

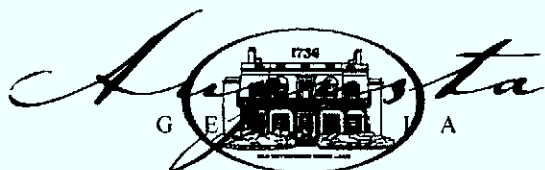
Recommendation: Approve Alternative Number One.

Funds are Available in the Following Accounts: N/A

Cover Memo

REVIEWED AND APPROVED BY:

Finance.
Law.
Administrator.
Clerk of Commission



ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., CPESC Director
Hameed Malik, PhD, PE, Asst Director

Anthony (Tony) E. Williams
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

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

Date: Tuesday, July 21, 2010

Subject: Certificate of Completion
Dedication of Hill Haven Subdivision
File reference: 2010 – 005 (A)

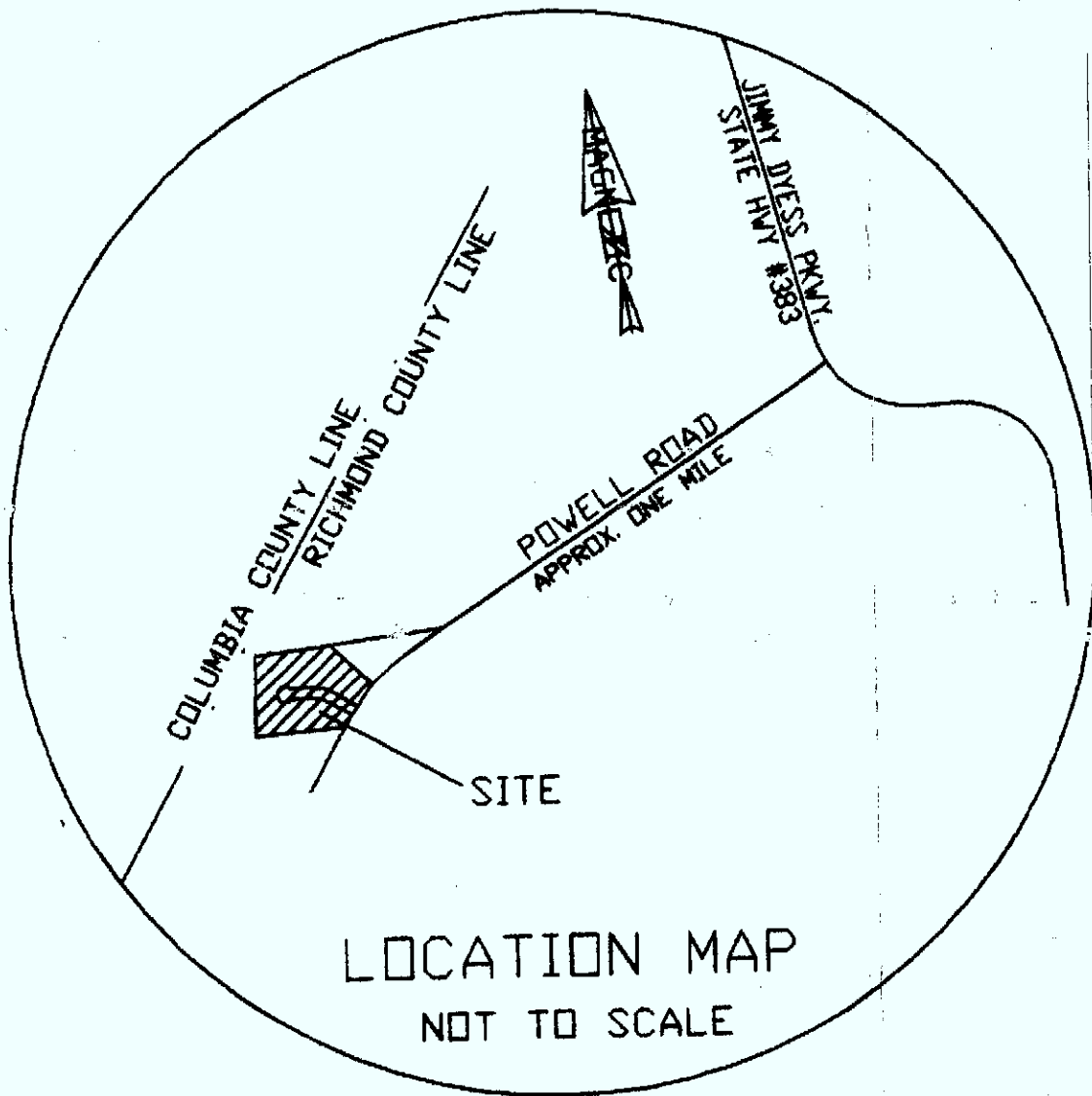
As required by Development Guideline Document 3, Article II – Section 202 of Augusta, Georgia Municipal Code, you are hereby advised, based upon site observation that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set 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 if you have any questions or need additional information, 706-821-1706.

AEW

Attachment

cc: Abie L. Ladson, P.E., CPESC, Director - Engineering Department
Hameed Malik, PhD., P.E., Assistant Director – Engineering Department
Terri Turner, Planning & Zoning
File



STATE OF GEORGIA

(Roads and Storm Drainage)

COUNTY OF RICHMOND

DEED OF DEDICATION

WHEREAS, WARREN ENTERPRIZES, LLC, a Georgia Limited Liability Company ^{Attachment number 3} owns a tract of land in Richmond County, Georgia known as Hill Haven Subdivision, and in the building of a housing subdivision on said tract, it has laid out a storm drainage system, water distribution system, sanitary sewerage system, and road and street system, and;

WHEREAS, it is the desire of WARREN ENTERPRIZES, LLC to deed the storm drainage system, water distribution system, sanitary sewerage system, and road and street system, to Augusta, Georgia, a political subdivision acting by and through its Commission for maintenance and control; and

WHEREAS, a plat of Hill Haven Subdivision, has been prepared by Southern Land Surveyors, Inc., dated October 2, 2006 and revised December 15, 2006 and said plat having been recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Plat Book 3 at Page 134; and to which reference is hereby had to said plat for a more complete and accurate description as to the land herein described; and

WHEREAS, Augusta, Georgia by and through its Commission has consented and agreed to accept and maintain said storm drainage system, water distribution system, sanitary sewerage system, and road and street system.

NOW, THEREFORE, this indenture is made this 8th day of July, 2010 by WARREN ENTERPRIZES, LLC, hereinafter referred to as the party of the first part and Augusta, Georgia, a political subdivision of the State of Georgia, by and through its Commission, hereinafter referred to as the party of the second part,

WITNESSETH.

That the party of the first part for and in consideration of the sum of Ten and no/ 100 (\$10.00) Dollars, to it in hand well and truly paid by the said party of the second part at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said storm drainage system, water

distribution system, sanitary sewerage system, and road and street system by the party of the second part, has and does by these presents, grant, bargain, sell and confirm unto the said party of the second part, its successors and assigns, the following, to-wit:

All the right, title and interest of the party of the First Part in and to the storm drainage system, water distribution system, sanitary sewerage system, and road and street system to include, without limitation, those areas marked as "Hill Haven Place" and "Common Area" (being used as stormwater Detention as the same are now located and existing in Hill Haven Subdivision as shown on a plat of said subdivision dated October 2, 2006 and revised December 15, 2006 which plat was prepared by Southern Land Surveyors, Inc. and which plat is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Plat Book 3 at Page 134. Supplement number 3 Page 2 of 2

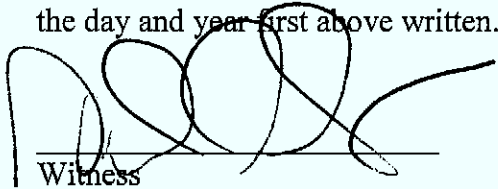
Together with all of the necessary rights of ingress and egress for the purpose of maintaining the described storm drainage system, water distribution system, sanitary sewerage system, and road and street system. This deed is subject to any utility easements which have been granted in the past and all telephone lines, gas lines, or power lines for the transmission of electricity which has been granted in the past and the Grantor herein reserves an easement over the storm drainage system, sanitary sewerage system, and road and street system herein conveyed for the purpose of the maintenance and installation of power lines for the transmission of electricity, telephone lines, and gas lines for the purpose of serving said subdivision and the property adjacent thereto.

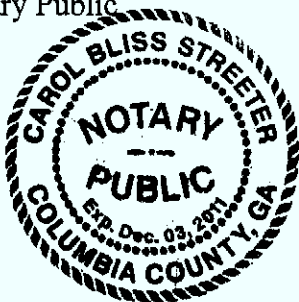
TO HAVE AND TO HOLD said storm drainage system, water distribution system, sanitary sewerage system, and road and street system together with all and singular, the rights, members, appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever in fee simple.

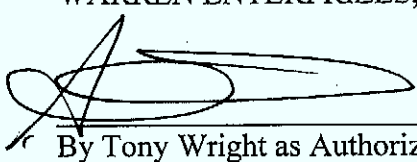
AND the said party of the first part, its successors and assigns, will warrant and defend the right and title to the above described property, to the said party of the second part, its successors and assigns, against all claims of all persons whosoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and affixed their seal

the day and year first above written.


Witness
Carol Bliss Streeter
Notary Public



WARREN ENTERPRIZES, LLC

(L.S.)
By Tony Wright as Authorized Agent

Accepted By Augusta Richmond County
Board of Commissioners:

AGM
7/27/10
As Mayor, Augusta Richmond County
Attest:

STATE OF GEORGIA
COUNTY OF RICHMOND

MAINTENANCE AGREEMENT

THIS AGREEMENT, entered into this 8th day of July 2010, by and between WARREN ENTERPRIZES, LLC, 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, the Developer requested that the Augusta, Georgia, Commission accept certain roads, storm drains and appurtenances for Hill Haven, 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;

Attachment number 4
Page 1 of 1

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, respectfully described in the deed contemporaneously tendered herewith to the 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, 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 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.

WARREN ENTERPRIZES, LLC

 (L.S.)
By: Tony Wright as Authorized Agent

Augusta Richmond County, Georgia
Commission

_____(L.S.)
As Its Mayor

AGM
7/27/10

Attest: _____

SUBDIVISION: Hill Haven

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

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

WHEREAS, Richmond County desires to make Hill Haven Place of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that Hill Haven 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 Powell Road
Extending NW & W approx. 550 '
- (b) Length of road to nearest 1/100th mile:
0.10 mile
- (c) Width & type of road surface:
24 foot of asphalt paving type E
- (d) Right-of-Way:
80 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: _____

AGM Mayor

7/27/10

Attest: _____

STATE OF GEORGIA) **DEED OF DEDICATION**
COUNTY OF RICHMOND) **UTILITY – Water Distribution System**
 HILL HAVEN

THIS INDENTURE, made and entered into this _____ day of _____, 2010, between **WARREN ENTERPRIZES, LLC**, a Georgia limited liability company, 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 the 27th day of March, 2007; 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:

EASEMENTS IN PERPETUITY UNDER, ACROSS AND THROUGH the approximately marked strips of land, together with the water pipelines and appurtenances located therein, which are delineated on plat as noted: prepared for Magnolia Homes of Augusta, Inc., dated October 2, 2006, recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Plat Book 3, page 134. Said plat being incorporated herein and made a part hereof, and to which plat reference is made for a more complete and accurate description as to the metes, bounds and location of said easements, pipelines and appurtenances;

THE PARTY OF THE FIRST PART has agreed that no sanitary sewer easements, pipelines, or appurtenances, are included in this agreement.

SAID EASEMENTS BEING IN THE NATURE of a right-of-way for the purpose of laying, relaying, installing, extending, expanding, adding, operating, repairing, and maintaining pipelines transporting and carrying the utility services of the Party of the Second Part;

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, and to store such pipe, supplies and equipment thereon. The Party of the First Part does also grant the Party of the Second Part the free right of ingress and egress to and from said easements for purposes stated within this document.

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 do 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, adding, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services of the Party of the Second Part 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 such phrases, 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.

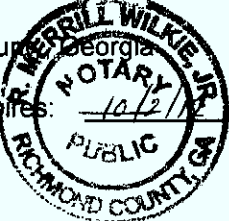
IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED, AND DELIVERED in our presence:

[Signature]
WITNESS

R. Merrill Wilkie, Jr.
NOTARY PUBLIC

Richmond County, Georgia
My Commission Expires: 10/2/12



WARREN ENTERPRIZES, LLC

By: *[Signature]*
Tony Wright
With Power of Attorney recorded in the
Office of the Clerk of the Superior Court of
Richmond County, Georgia in Realty Reel
1175, Page 1650

ACCEPTED BY:

AUGUSTA, GEORGIA

WITNESS

NOTARY PUBLIC

County, Georgia

My Commission Expires: _____

By: _____
AGM Deke Copenhaver
7/27/10
As its: Mayor

Attest: _____
Clerk of Commission

(SEAL)



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Judicial Center Parking**

Department: Clerk of Commission

Caption: Discuss parking for the new Judicial Center. (Requested by Commissioner Bowles)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Clerk of Commission



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Magnolia Ridge (formerly Dennis Farms)**

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

Caption: Approve the deeds of dedication, maintenance agreements, and road resolution submitted by the Engineering and Augusta Utilities Departments for Magnolia Ridge (formerly Dennis Farms).

Background: The final plat for Magnolia Ridge was approved by the Commission on May 18, 2010. The subdivision design and plat for this section, 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.

Analysis: These sections meet all codes, ordinances and standards. There are no wetlands or 100-year flood plain boundaries involved in these sections. 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 and storm drainage installations into the County system and after the 18-month maintenance warranty by the developer/contractor for the roads and storm drainage has expired, all future maintenance and associated costs will be borne by Augusta, Georgia. By acceptance of the utility deed and maintenance agreement, all future maintenance and associated costs for water and sanitary sewer installations will be borne by Augusta, Georgia, and 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 Magnolia Ridge (formerly Dennis farms). 2. Do not approve and risk litigation.

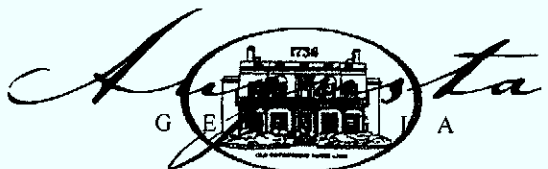
Recommendation: Approve Alternative Number One.

Funds are Available in the Following Accounts: N/A

Cover Memo

REVIEWED AND APPROVED BY:

Finance.
Law.
Administrator.
Clerk of Commission



ENGINEERING DEPARTMENT

Abie L. Ladson, P.E., CPESC Director
Hameed Malik, PhD, PE, Asst Director

Anthony (Tony) E. Williams
Construction Manager

MEMORANDUM

To: George Patty
Director Planning and Zoning

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

Date: Tuesday, July 27, 2010

Subject: Certificate of Completion
Dedication of Magnolia Ridge (Formerly Known as Dennis Farms)
File reference: 2010 - 005 (A)

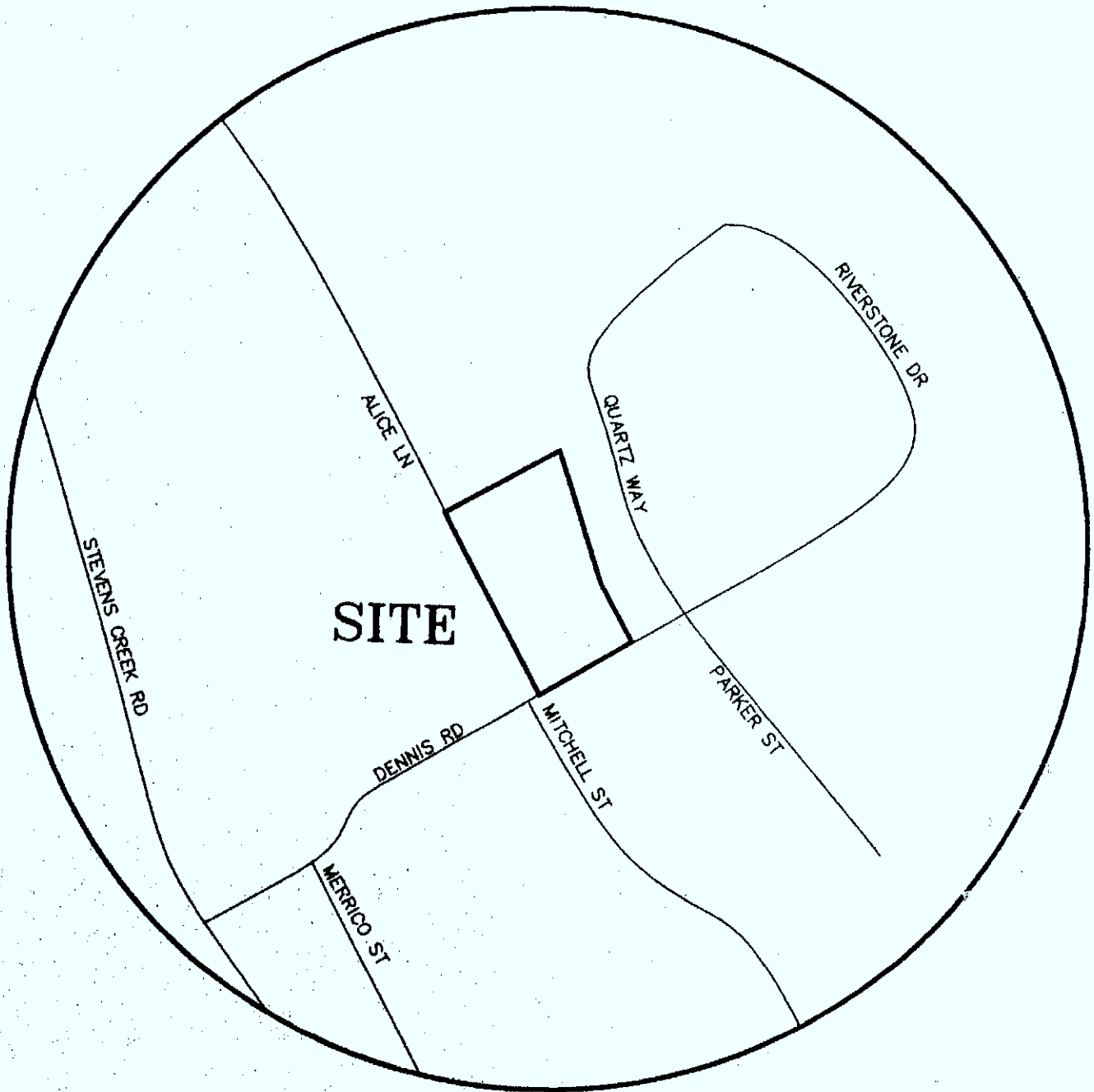
As required by Development Guideline Document 3, Article II - Section 202 of Augusta, Georgia Municipal Code, you are hereby advised, based upon site observation that this project consisting of roadway and storm drainage construction appears to be in compliance with all standards and specifications set 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 if you have any questions or need additional information, 706-821-1706.

AEW

Attachment

cc: Abie L. Ladson, P.E., Director - Engineering Department
Hameed Malik, PhD., P.E., Assistant Director - Engineering Department
File



LOCATION MAP:

SCALE: 1"=1000'

STATE OF GEORGIA)
)
RICHMOND COUNTY)

DEED OF DEDICATION
(Roads and Storm Drainage)

WHEREAS, Notchuaway Land & Cattle owns a tract of land in Richmond County, Georgia known as **Magnolia Ridge (formerly Dennis Farms)**, and in the building of a housing subdivision on said tract, it has laid out a storm drainage system, water distribution system, road and street system, and sanitary sewerage system; and,

WHEREAS, it is the desire of **Notchuaway Land & Cattle**, to deed the closed (piped) storm water system, water distribution system, road and street system, and sanitary sewerage system to Augusta, Georgia, a political subdivision of the State of Georgia acting by and through its Commission for maintenance and control; and

WHEREAS, a plat of **Dennis Farms**, has been prepared by **James G. Swift & Associates**, dated **April 13, 2010**, and said plat has been recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Plat Cabinet D Slide 123, Plat A i B; and to which reference is hereby made to said plat for a more complete and accurate description as to the land herein described; and

WHEREAS, Augusta, Georgia, by and through its Commission has consented and agreed to accept and maintain said closed (piped) storm water system, detention area, water distribution system, road and street system, and sanitary sewerage system.

NOW, THEREFORE, this indenture made this _____ day of _____, 2010 between **Notchuaway Land & Cattle**, hereinafter referred to as the party of the first part and Augusta, Georgia, A **POLITICAL SUBDIVISION**, by and through its Commission, hereinafter referred to as the party of the second party,

W I T N E S S E T H

That the party of the first part for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to it in hand well and truly paid by the said party the second part at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said closed (piped) storm water system, detention area, water distribution system, road and street system, and sanitary sewerage system, by the party of the second part, has and does by these presents, grant, bargain, sell and confirm unto the said party of the second part, its successors and assigns, the following, to wit:

All the right, title and interest of the Party of the First Part in and to the storm drainage system, detention area, water distribution system, road and street system, and sanitary sewerage system as the same are now located and existing in **Magnolia Ridge (formerly Dennis Farms)**, shown on a plat of said subdivision, which plat was prepared by James G. Swift & Associates and which plat is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Plat Cabinet D, Slide 123, Plat A+B.

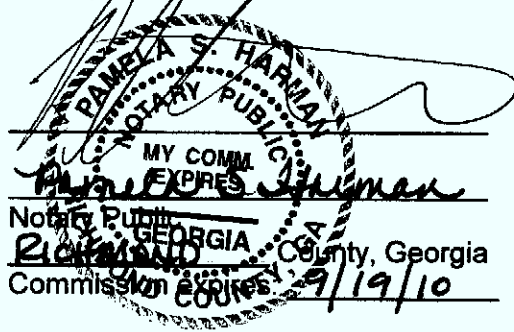
Together with all of the necessary rights of ingress and egress for the purpose of maintaining the described closed (piped) storm water system, detention area, water distribution system, road and street system, and sanitary sewerage system. This deed is subject to any utility easements which have been granted in the past and all telephone lines, gas lines, or power lines for the transmission of electricity which has been granted in the past and the Grantor herein reserves an easement over the closed (piped) storm water system, water distribution system, road and street system, and sanitary sewerage system, as shown on aforementioned plat by James G. Swift & Associates, herein conveyed for the purpose of the maintenance and installation of power lines for the transmission of electricity, telephone lines, and gas lines for the purpose of serving said subdivision and the property adjacent thereto.

TO HAVE AND TO HOLD said storm drainage system, detention area, water distribution system, road and street system, and sanitary sewerage system together with all and singular, the rights, members, appurtenances thereto to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever in fee simple.

AND the said party of the first part, its successors and assigns, will warrant and defend the right and title to the above described property, to the said party of the second part, its successors and assigns, against all claims of all persons whosoever.

IN WITNESS WHEREOF, the party of the first part has hereunto sets its hand and affixed its seal
the day and year first above written.

Signed, sealed and delivered
in the presence of:



Notchuaway Land & Cattle

By: Evera M. Moye
Evera Moye.
As its Sole Member.

Date: 4/15/2010

**Accepted by Augusta, Georgia
by and through its Commission**

By: _____
as the Mayor

Attest: Clerk of Commission

STATE OF GEORGIA)
)
RICHMOND COUNTY)

(Roads & Storm Drainage)
MAINTENANCE AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 2010 by and between **Notchuaway Land & Cattle** 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, the Developer requests that the Augusta, Georgia Commission accept certain roads, storm drains, and appurtenances in **Magnolia Ridge (formerly Dennis Farms)**, as shown on a plat prepared by James G. Swift & Associates, dated April 13, 2010 and which plat is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Deed Book 06606, Page 0/62.

WHEREAS, Augusta, Georgia 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) Augusta accepts the roads, storm drains, and appurtenances, respectfully described in the "Deed of Dedication" contemporaneously tendered herewith to Augusta, Georgia Commission, which deed is recorded in the Office of the Clerk of 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, Augusta shall notify the Developer and set forth in writing the items in need of repair. The Developer should present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time.

(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 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 the costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal and Augusta has caused the execution of the 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
in the presence of:


PAMELA S. HARMAN
NOTARY PUBLIC
Notary Public EXPIRES
RICHMOND, Georgia
Commission expires: 9/19/10
AND COUNTY

Notchuaway Land & Cattle

By: 
Evera Moya
As Its: Sole Member

Date: 4/15/2010

Augusta, Georgia Commission

by: _____ (L.S)
as the Mayor

ATTEST:

Clerk of Commission

SUBDIVISION: Magnolia Ridge
(fka Dennis Farms)

RESOLUTION ADDING ROAD TO THE
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, O'Shields Court is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Richmond County desires to make O'Shields Court of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta-Richmond County Commission-Council of Richmond County, Georgia, that O'Shields 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 Dennis Road

Extending NW & N approx. 651'
to and including cul-de-sac
- (b) Length of road to nearest 1/100th mile:

0.12 mile
- (c) Width & type of road surface:

31 foot 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.

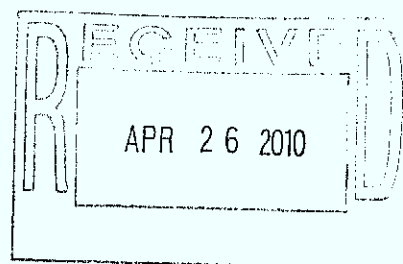
Adopted this _____ day of _____, 20____.

AUGUSTA-RICHMOND COUNTY
COMMISSION

BY: _____

Mayor

Attest: _____



STATE OF GEORGIA) DEED OF DEDICATION (UTILITY)
COUNTY OF RICHMOND) FOR Magnolia Ridge (formerly Dennis Farms)

THIS INDENTURE, made and entered into this ____ day of _____, 2010 between Notchuaway Land & Cattle, Magnolia Ridge Subdivision 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 30th day of June, 2010; 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 an as-built plat prepared for Notchuaway Land & Cattle, Magnolia Ridge Subdivision by James G. Swift & Associates, dated April 22, 2010, 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:

Notchuaway Land & Cattle
MAGNOLIA RIDGE SUBDIVISION

By: Evera Moye
Evera Moye
As Its: Sole Member
4/15/2010

Attest: _____
As Its: _____
(SEAL)

Witness: [Signature]
PAMELA S. WARMAN
NOTARY PUBLIC
EXPIRES 8/19/10
Notary Public
My Commission Expires 8/19/10
ALBANY, GEORGIA
MOND COUNTY

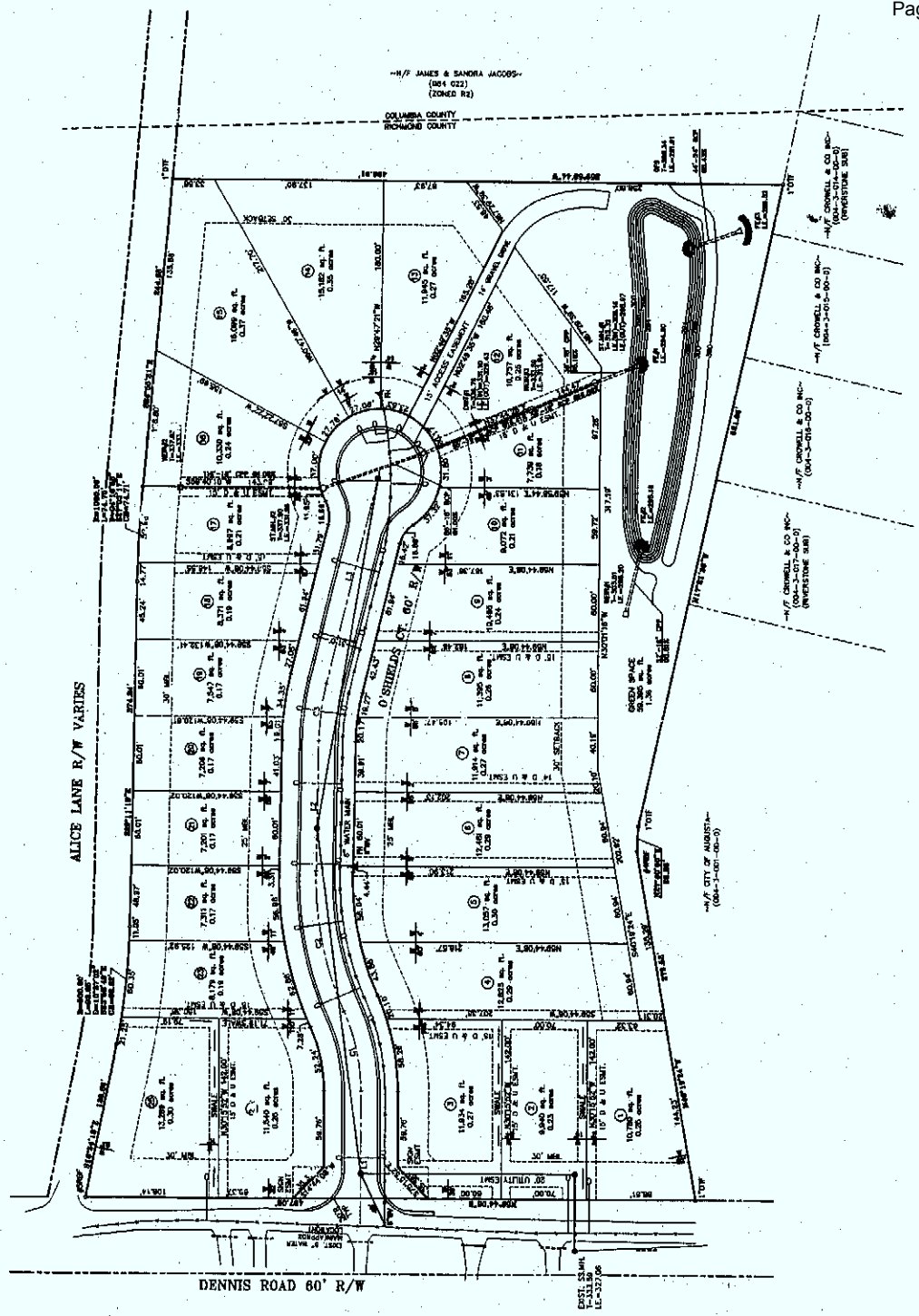
Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor

Attest: _____
Clerk of Commission
(SEAL)



ALL WATER LINES ARE SHOWN ON THE PLAN (E.L.A.)
ALL WATER LINES ARE 12" P.V.C. (CLASS 200) AS SHOWN
ALL WATER LINES ARE 12" P.V.C. (CLASS 200) AS SHOWN
AND ARE SHOWN TO THE RIGHT OF THE ROADWAY AND BELIEVED
TO THE BEST OF MY KNOWLEDGE AND BELIEF.



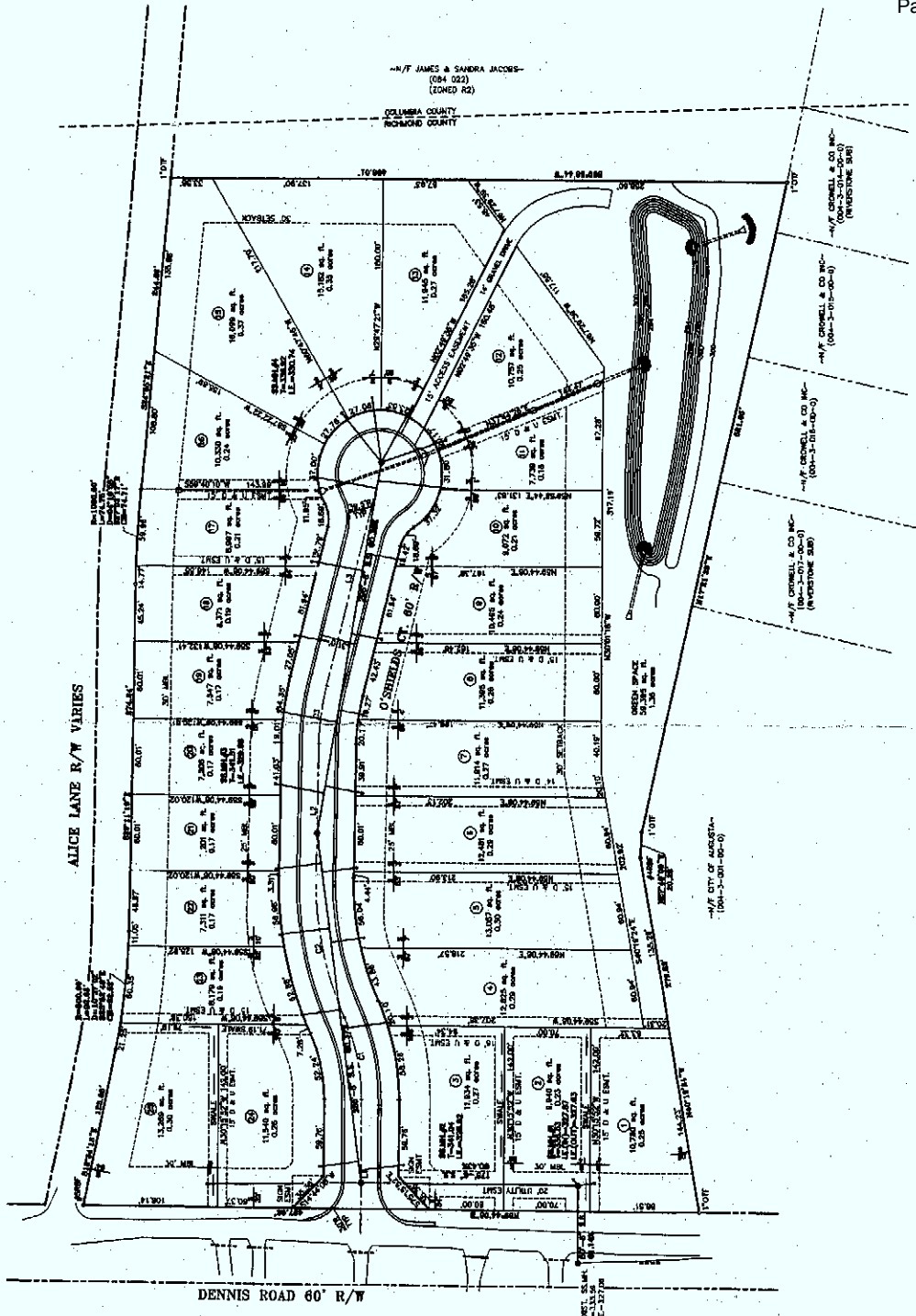
AN
FOR
MAGNOLIA RIDGE
DENNIS FARMS
PREPARED BY
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1000 INTERSTATE PARKWAY - AUGUSTA, GA - 30606
PHONE: (706) 726-6025 FAX: (706) 726-6044

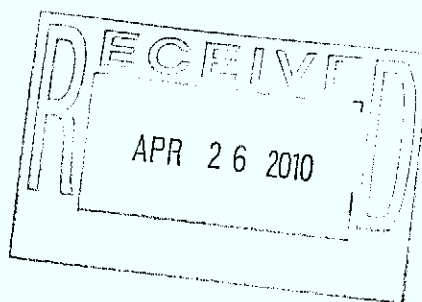
PROPERTY LOCATED IN THE SW/4, S44.
AUGUSTA, GEORGIA
SCALE: 1" = 50'
APRIL 22, 2010

SEAL OF THE PROFESSIONAL ENGINEER
JAMES G. SWIFT
No. 10000
Exp. 12/31/11



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF (F.T.D.)
ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD OR RAILROAD
ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR TRACT
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**STATE OF GEORGIA
COUNTY OF RICHMOND**

**MAINTENANCE AGREEMENT
FOR Magnolia Ridge (formerly Dennis Farms) Subdivision (Utility Water)**

THIS AGREEMENT, entered into this _____ day of _____, 2010, by and between the **Notchuaway Land & Cattle**, 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.

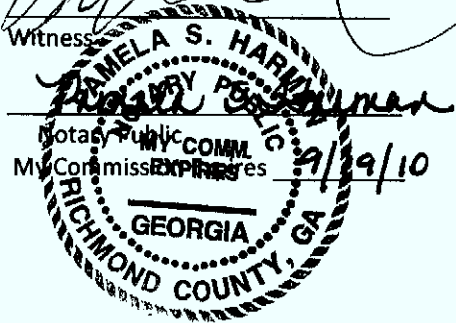
(4) In the event of such failure of the improvements, the **CITY** shall notify the **DEVELOPER** and set forth in writing the items in need of repair. The **DEVELOPER** shall present, within fifteen business days, its proposed plan of repair and shall have the repairs completed in a reasonable time,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

Notary Public
My Commission Expires 9/19/10
RICHMOND COUNTY, GA

**NOTCHUAWAY LAND & CATTLE
MAGNOLIA RIDGE SUBDIVISION**

By: Evera S. Moye
Evera Moye

As Its: Sole Member
4/15/2010

Accepted by:
AUGUSTA, GEORGIA

By: _____
As Its Mayor
As its Mayor

Attest: _____
Administrator

(SEAL)



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Medical College of Georgia Master Plan**

Department: Administrator

Caption: Presentation from the Medical College of Georgia (MCG) regarding their Master Plan. (Requested by Administrator Fred Russell)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

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

REVIEWED AND APPROVED BY:

Finance.

Law.

Administrator.

Clerk of Commission



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Option for Easement**

Department: Law

Caption: Motion to approve an Option for the purposes of acquiring an Easement between Thelma L. Crowder, as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, (1,250 sq. ft.) of permanent drainage and utility easement from the property located at 630 Aiken Street, private, at the purchase price of \$1,982.00.

Background: The property owner has agreed to convey a certain option for easement to Augusta, Georgia, for the East Augusta Roadway and Drainage Improvement 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

Recommendation: Approve the Motion

Funds are Available in the Following Accounts: 327-04-1110 / 209812101

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
OPTION FOR EASEMENT

GEORGIA, RICHMOND COUNTY

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: 1,982.00
~~1982.00~~

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of \$ 1,782.00, then the undersigned agrees to execute and deliver to Augusta, Georgia, easements to the land owned by the undersigned, which is shown reflected in color on the plat attached hereto and made a part hereof by reference, to be used for road and drainage purposes on the EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT, being Tax Map 061-4, Parcel 058, consisting of 1,250 sq. ft. of permanent drainage, utility and maintenance easement, more or less, and N/A of temporary construction easement, more or less, on project EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT.

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

The said parcel of land as above indicated is shown upon plans on file in the office of Augusta Engineering Department, Augusta, Georgia, said plans being identified as EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT.

Witness my hand and seal this 29 day of July, 2010.

Signed, Sealed and Delivered
in the presence of:

Wayne Schultz
Unofficial Witness

Forrest M. Hensley, Jr.
NOTARY PUBLIC



Sam Crowder deceased (L.S.)

Thelma L. Crowder (L.S.)
Thelma L. Crowder

Accepted by:
AUGUSTA, GEORGIA

Administrator

DATE

Tax Map 061-4, Parcel 058

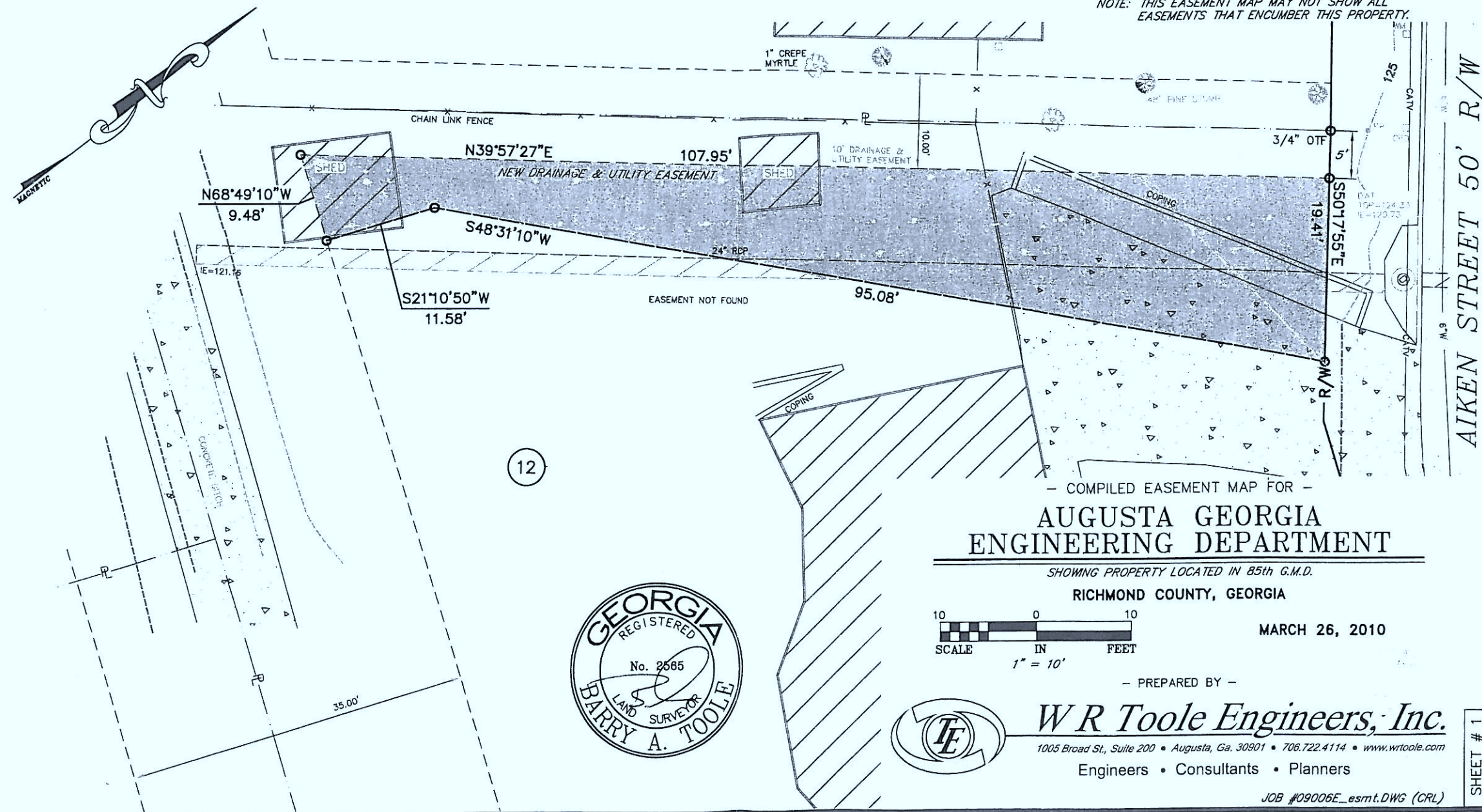
INITIALS _____

PROPERTIES INFORMATION:

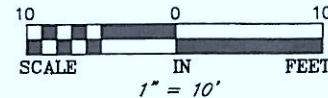
OWNER	TAX MAP	PARCEL	T.C.E. TO BE ACQUIRED	PERM. D. & U. EASEMENT TO BE ACQUIRED
SAM CROWDER	061-4	58	N/A	1,250 SQ. FT., 0.03 ACRES

	T.C.E. TO BE ACQUIRED
	PERM. D. & U. EASEMENT TO BE ACQUIRED
	EXISTING D. & U. EASEMENT

NOTE: THIS EASEMENT MAP MAY NOT SHOW ALL EASEMENTS THAT ENCUMBER THIS PROPERTY.



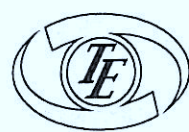
12



MARCH 26, 2010

— COMPILED EASEMENT MAP FOR —
**AUGUSTA GEORGIA
ENGINEERING DEPARTMENT**
SHOWING PROPERTY LOCATED IN 85th G.M.D.
RICHMOND COUNTY, GEORGIA

— PREPARED BY —



W R Toole Engineers, Inc.
1005 Broad St., Suite 200 • Augusta, Ga. 30901 • 706.722.4114 • www.wrtoole.com
Engineers • Consultants • Planners

JOB #09006E_esmt.DWG (CRL)

SHEET # 1



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Option for Easement**

Department: Law

Caption: Motion to approve an Option for the purposes of acquiring a Right-of-Way between Solutia, Inc., as owner, and Augusta, Georgia, as optionee, in connection with the Marvin Griffin Road Improvement Project, (923 sq. ft.) in fee and (N/A sq. ft.) of permanent construction and maintenance easement from the property located at 1612 Marvin Griffin Road, private, at the purchase price of \$450.00.

Background: The property owner has agreed to convey a certain option for easement to Augusta, Georgia, for the Marvin Griffin Road Improvement 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

Recommendation: Approve the Motion

Funds are Available in the Following Accounts: 323041110-5411120 296823215-5411120

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
OPTION FOR RIGHT-OF-WAY

GEORGIA, RICHMOND COUNTY

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 \$ 450.00, 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 MARVIN GRIFFIN ROAD IMPROVEMENT PROJECT, being Project Parcel 34, (Tax Map 134, Parcel(s) 008-01), consisting of 923 sq. ft. in fee, more or less, and N/A sq. ft. of permanent construction and maintenance easement, more or less, and N/A sq. ft. of temporary construction easement, more or less, on project MARVIN GRIFFIN ROAD IMPROVEMENT.

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

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 the MARVIN GRIFFIN ROAD IMPROVEMENT PROJECT.

Witness my hand and seal this 2nd day of June, 2010.

Signed, Sealed and Delivered
in the presence of:

Norman P. Gombosi
Unofficial Witness

SOLUTIA, INC.

James S. Sileno (L.S.)
As its: Vice President

Patricia A. Facea
NOTARY PUBLIC

_____(L.S.)



_____(L.S.)

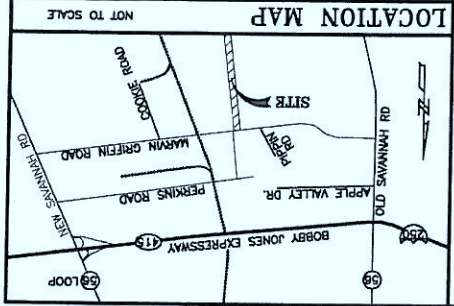
Accepted by:
AUGUSTA, GEORGIA

Administrator

DATE

Project Parcel 34
(Tax Map 134, Parcel No. 008-01.)

INITIALS



17
INDUSTRIAL DEV.
CORP OF RI
T.M.S. 134-0-004-00-0

EXISTING R/W
CENTRAL OF
GEORGIA RAILROAD

16
SCHWEMAN REAL ESTATE
T.M.S. 134-0-003-01-0

MARVIN GRIFFIN ROAD
EXISTING R/W
NEW 50' R/W

15
APPLIED INDUSTRIAL
TECH-DATTE INC.
T.M.S. 134-0-003-04-0

14
J. WAYNE CLARK
T.M.S. 134-0-003-00-0

13
MICHAEL D. RALEY
T.M.S. 134-0-001-02-0

EXISTING R/W
PERKINS ROAD

EXISTING R/W
NEW 50' R/W

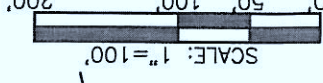
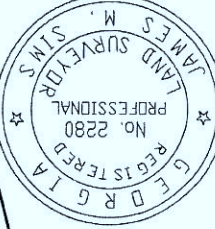
EXISTING R/W
NEW 60' R/W

EKA NOBEL INC
T.M.S. 134-0-007-00-0

30

34

SOLUTIA INC.
T.M.S. 134-0-008-01-0



LEGEND

- PROPOSED R/W
- MARKER (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- R/W TO OBTAIN

LINE TABLE	
LINE	BEARING
L1	N78°51'43"E
L2	S14°14'43"E
L3	S78°59'54"W
L4	N14°14'43"W
DISTANCE	
19.57	



LOCATED IN THE 86 TH G.M.D. - RICHMOND COUNTY, AUGUSTA, GEORGIA
DATE: NOVEMBER 11, 2009
SCALE: 1" = 100'

AUGUSTA-RICHMOND COUNTY COMMISSION

COMPILED RIGHT-OF-WAY MAP FOR

EXISTING R/W
CENTRAL OF GEORGIA RAILROAD

28
KELOGS COMPANY
T.M.S. 135-0-003-01-0

29
PRAYON INC.
T.M.S. 134-0-008-00-0



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Owner Change Order #16 for the Augusta Judicial Center**

Department: Public Services Department - Facilities Management Division

Caption: Approve the award of Owner Change Order in the amount of \$148,468.00 for changes requested in ASI #6, 7, 8, 9 and 10 for the new ARC Judicial Center.

Background: Quotes were received from Potts Construction, CM@Risk on the associated changes requested in the above mentioned ASI's related to changes, adds and alterations requested by the Courts, the Marshal's Office, the IT Department and State Fire Marshal to the previously approved drawings. Turner Architects analyzed the proposals submitted and negotiated modifications in pricing to arrive at the final costs presented at this time. Requested work includes rough-in for additional security card readers, addition of Mecho Shades at Lobby entrance curtain wall, additional fire alarm modules, changes to courtroom & grand jury room floor box location, courtroom display monitor locations and quantity changes, data and voice cabling changes, revisions to doors, frames & hardware for security purposes, duct detectors and smoke damper modifications. Documents include credits for work that had not occurred or material that was able to be returned and restocked.

Analysis: Quotes were received from Potts Construction, CM@Risk on the associated changes requested in the above mentioned ASI's related to changes, adds and alterations requested by the Courts, the Marshal's Office, the IT Department and State Fire Marshal to the previously approved drawings. Turner Architects analyzed the proposals submitted and negotiated modifications in pricing to arrive at the final costs presented at this time. Requested work includes rough-in for additional security card readers, addition of Mecho Shades at Lobby entrance curtain wall, additional fire alarm modules, changes to courtroom & grand jury room floor box location, courtroom display monitor locations and quantity changes, data and voice cabling changes, revisions to doors, frames & hardware for security purposes, duct detectors and smoke damper modifications. Documents include credits for work that had not occurred or material that was able to be returned and restocked. The proposed Change Order #16 and associated costs have been reviewed, recommended and signed off by Turner Associates Architects and Potts Construction per the contract requirements for acceptance by the Augusta, Georgia County Commission. The changes required will enhance user group safety and functional use within the new Judicial Center.

Financial Impact: The entire cost for OCO #16 is \$148,468.00 which covers ASI 6,7,8,9 and 10 with backup from RCO 30,32,33,34,35 and 36. Revised contract amount

to date will be \$47,713,871.00

Alternatives:

1. Accept the OCO #16 of which majority of work changes have progressed to allow the work to proceed and maintain the schedule for timely completion of the Judicial Center. 2. Reject the submitted OCO #16 funding requested.

Recommendation:

Approve the award of Owner Change Order in the amount of \$148,468.00 for changes requested in ASI #6, 7, 8, 9 and 10 for the new ARC Judicial Center.

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

FUNDS ARE AVAILABLE IN ACCOUNT: GL –325-05-1120/5212999;
JL – 209251104/5212999

REVIEWED AND APPROVED BY:

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

280 Elizabeth Street
Suite A-108
Atlanta, Georgia 30307

TO: Lindsay Johnson
ARC Capital Improvements Program Management
501 Greene Street, Suite 313
Augusta, Georgia
30901

COMPANY:

FROM: Leslie Wright

PROJECT NAME: ARC Judicial Center

PROJECT NUMBER: 007003.01

DATE: August 11, 2010

SUBJECT: Owners Change Order # 016

COPY: File 007003.00 / C10, Cubell Bain



HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

Owner Change Order

Project [2807JC] - Augusta
Richmond County Judicial
Center

Date 7/30/2010

The Potts Company
981 East Freeway Drive
Conyers, GA 30094
Phone: 770-483-9299
Fax: 770-483-9317

OCO No. 016

Date 7/30/2010

Description RCO's 30, 32, 33, 34, 35 & 36

From	Chris Webb The Potts Company 981 East Freeway Drive Conyers, GA 30094 Phone: 770-483-9299 Fax: 770-483-9317	To	Leslie Wright Turner Associates Architects & Planners, Inc. 280 Elizabeth St. NE Suite A-110 Atlanta, GA 30307 Phone: (404) 681-3214 x3129 Fax: (404) 880-7914
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Schedule Change 0 days

RCO 030, 032, 033, 034, 035, 036

Scope of Work Provide changes per RCO's 30, 32, 33, 34, 35 and 36.

**Owner PO/Incumbrance
Record No.**

Items

No.	Budget Code	Contact	Description	Submitted	Approved
1	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR 12 - Bulletin #5 (ASI #6)	\$45,114.00	-
2	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR13 - Display Monitor per RFI 385	\$6,555.00	-
3	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR14 - Card Reader at Door 253	\$2,752.00	-
4	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR15 - Data & Voice Cabling Chgs	\$7,656.00	-

5	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR 16 - Chgs per ASI #9	\$15,254.00	-
6	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR 17 - Chgs per ASI #10	\$8,855.00	-
7	05-05720-0-	Ronnie Lewis (R.F. Knox Company, Inc.)	4th Floor Wall Anchors per Sketch AT-059 and AT-064	\$9,355.00	-
8	08-08000-0-	Alan Fambrough (John Oatley Builders Hardware, Inc.)	Make revisions to doors, frames and hardware per the Owner and Architect and door/hardware schedule submitted on March 18, 2010.	\$18,934.00	-
9	08-08000-0-	Alan Fambrough (John Oatley Builders Hardware, Inc.)	Furnish revised door frames and doors for openings 003B and 108A.	\$2,563.00	-
10	15-15500-A-	Joe McMahon (Gold Mech, Inc.)	Roof Drain Plumbing Revisions per RFI 342	\$11,000.00	-
11	15-15500-A-	Joe McMahon (Gold Mech, Inc.)	Revised Plumbing per RFI 334	\$3,830.00	-
12	05-05120-0-	Jason Griffin (Jonquil Steel & Construction Company, Inc.)	Steel Changes per ASI #7	\$3,667.00	-
13	05-05120-0-	Jason Griffin (Jonquil Steel & Construction Company, Inc.)	Add tube steel columns per Sketch S-013	\$3,020.00	-
14	08-08710-0-	David Foucher (Foucher Door Company, Inc.)	Install Hardware per ASI #6	\$6,452.00	-
15	08-08710-0-	David Foucher (Foucher Door Company, Inc.)	Hardware Installation per ASI #10	\$540.00	-
16	08-08410-0-	Bob Lacey (Glass Systems, Inc.)	Aluminum Door Hardware Changes per ASI #10	\$10,724.00	-
17	01-01020-A-	Chris Webb (The Potts Company)	Various Costs per ASI #6, 7, 8, & 9	\$5,241.00	-
18	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR 22 - Electrical Changes to Room 240 per sketches E-037 and E-038	\$856.00	-
19	16-16000-0-	David Dean (Dean Electric Co., Inc.)	Electrical Changes per RFI #426, ASI #11 & Sketches E-033 thru E-036	\$26,038.00	-
20		Chris Webb (The Potts Company)	Fire Alarm System Conduit Credit	(\$62,157.00)	-
21	06-06240-0-	Robert Dehner (Augusta Sash & Door Co.)	Add muttons at ceiling fixtures	\$2,614.00	-
22	12-12500-0-	Mark Johnson (Marietta Drapery & Window	Install Mecho Shades at Lobby Entry Curtainwall	\$7,893.00	-

Coverings Co., Inc.)

Markups

No.	Budget Code	Description	Rate (%)	Submitted	Approved
1		Fee	7.00	\$7,701.00	-
2		Material Fee	15.00	\$4,011.00	-
			Submitted	Approved	
Items			\$136,756.00	-	
Markups			\$11,712.00	-	
Total			\$148,468.00	-	

The Potts Company

Augusta, Georgia

**Turner Associates Architects
& Planners, Inc.**

Signed: 

Signed:

Signed: 

By: Chris Webb, Project
Manager

By: Deke Copenhaver,
Mayor

By: Leslie Wright, Mr.

Date: 7.30.10

Date:

Date:

Project [2807JC] - Augusta Richmond
County Judicial Center

Date 1/25/2010

HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 030

Revised

Date 1/25/2010
Cost Event No.

Budget Status Owner

Description Electrical Changes in ASI #6, 7, 8, 9, & 10

From	John G. Lukens The Potts Company 981 East Freeway Drive Conyers, GA 30094	To	David Bitter Turner Associates Architects & Planners, Inc. 280 Elizabeth St. NE Suite A-110 Atlanta, GA 30307
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Schedule Change 0.00 days

Scope of Work Make various Electrical Changes as described in the attached quotes from Dean Electric Company, Inc. for work shown in ASI #6, 7, 8, 9, and 10.

Owner PO No.

Items

No.	Budget Code	Contact	Description	Submitted
1	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR12 - Bulletin #5 (ASI #6)	\$45,114.00
2	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR13 - Display Monitor per RFI 385	\$6,555.00
3	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR14 - Card Reader at Door 253	\$2,752.00
4	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR15 - Data & Voice Cabling Chgs	\$7,656.00
5	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR16 - Chgs per ASI #9	\$15,254.00

Markups

No.	Budget Code	Description	Rate (%)	Submitted
1		Fee	7.00	\$6,033.00

				Submitted
Items				\$86,186.00
Markups				\$6,033.00
Total				\$92,219.00

The Potts Company		Augusta, Georgia		Turner Associates Architects & Planners, Inc.	
Signed: _____		Signed: _____		Signed: _____	
By:	John G. Lukens, Sr. Project Manager	By:	Fred Russell, City Manager	By:	David Bitter, AIA
Date:	_____	Date:	_____	Date:	_____



Request For Change Order

Project [2807JC] - Augusta
Richmond County Judicial
Center

Date 5/5/2010

HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 032

Date 5/5/2010

**Cost Event
No.**

Description Various Costs per ASI #6, 7, 8, 9 & 10

From Chris Webb
The Potts Company
981 East Freeway Drive
Conyers, GA 30094

To David Bitter
Turner Associates Architects & Planners, Inc.
280 Elizabeth St. NE
Suite A-110
Atlanta, GA 30307

**Schedule
Change** 0.00 days

**Long
Description** Compilaton of various changes described in ASI's 6,7, 8, 9 and 10. Electrical costs are included under a separate RCO. This does not include any increase in time or General Conditions costs other than the direct shipping and reproduction costs of the plans.

Owner PO/Incumbrance No.

Items

No.	Budget Code	Contact	Description	Submitted
1	05-05720-0-	Ronnie Lewis (R.F. Knox Company, Inc.)	4th Floor Wall Anchors per Sketch AT-059 and AT-064	\$9,355.00
2	08-08000-0-	Alan Fambrough (John Oatley Builders Hardware, Inc.)	Make revisions to doors, frames and hardware per the Owner and Architect and door/hardware schedule submitted on March 18,	\$18,934.00

			2010.	
3	08-08000-0-	Alan Fambrough (John Oatley Builders Hardware, Inc.)	Furnish revised door frames and doors for openings 003B and 108A.	\$2,563.00
4	15-15500-A-	Joe McMahon (Gold Mech, Inc.)	Roof Drain Plumbing Revisions per RFI 342	\$11,000.00
5	15-15500-A-	Joe McMahon (Gold Mech, Inc.)	Revised Plumbing per RFI 334	\$3,830.00
6	05-05120-0-	Jason Griffin (Jonquil Steel & Construction Company, Inc.)	Steel Changes per ASI #7	\$3,667.00
7	05-05120-0-	Jason Griffin (Jonquil Steel & Construction Company, Inc.)	Add tube steel columns per Sketch S-013	\$3,020.00
8	08-08710-0-	David Foucher (Foucher Door Company, Inc.)	Install Hardware per ASI #6	\$6,452.00
9	08-08710-0-	David Foucher (Foucher Door Company, Inc.)	Hardware Installation per ASI #10	\$540.00
10	08-08410-0-	Bob Lacey (Glass Systems, Inc.)	Aluminum Door Hardware Changes per ASI #10	\$10,724.00
11	01-01020-A-	Chris Webb (The Potts Company)	Various Costs per ASI #6, 7, 8, & 9	\$5,241.00

Markups

No.	Budget Code	Description	Rate (%)	Submitted
1		Fee	7.00	\$3,401.00
2		Material Fee	15.00	\$4,011.00

	Submitted
Items	\$75,326.00
Markups	\$7,412.00
Total	\$82,738.00

The Potts Company	Augusta, Georgia	Turner Associates Architects & Planners, Inc.
Signed: 	Signed:	Signed:
By: Chris Webb, Project Manager	By: Deke Copenhaver, Mayor	By: David Bitter, AIA
Date: 5.5.10	Date:	Date:



HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

Request For Change Order

Project [2807JC] - Augusta
Richmond County Judicial
Center

Date 7/30/2010

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 033

Date 7/30/2010

Cost Event No.

Description Electrical Changes per Sketches E-037, E-038, RFI #426 & ASI #11, RFI #451

From
Chris Webb
The Potts Company
981 East Freeway Drive
Conyers, GA 30094

To David Bitter
Turner Associates Architects & Planners, Inc.
280 Elizabeth St. NE
Suite A-110
Atlanta, GA 30307

Schedule Change 0.00 days

Scope of Work Miscellaneous electrical changes per sketches E-037, E-038, RFI #426 & ASI #11, RFI #451.

Owner PO/Incumbrance No.

Items

No.	Budget Code	Contact	Description	Submitted
1	16-16000-0-	David Dean (Dean Electric Co., Inc.)	CR 22 - Electrical Changes to Room 240 per sketches E-037 and E-038	\$856.00
2	16-16000-0-	David Dean (Dean Electric Co., Inc.)	Electrical Changes per RFI #426, ASI #11 & Sketches E-033 thru E-036	\$26,038.00

Markups

No.	Budget	Description	Rate (%)	Submitted
-----	--------	-------------	----------	-----------

Code		
1	Fee	7.00 \$2,011.00
		Submitted
Items		\$26,894.00
Markups		\$2,011.00
Total		\$28,905.00

The Potts Company

Augusta, Georgia

Turner Associates Architects
& Planners, Inc.

Signed: 

Signed: _____

Signed: _____

By: Chris Webb, Project
Manager

By: Fred Russell, City
Administrator

By: David Bitter, AIA

Date: 7.30.10

Date: _____

Date: _____



HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

Request For Change Order

Project [2807JC] - Augusta Richmond
County Judicial Center

Date 4/7/2010

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 034

Date 4/7/2010
Cost Event
No.

Description Fire Alarm System Conduit Credit

From Chris Webb
The Potts Company
981 East Freeway Drive
Conyers, GA 30094

To David Bitter
Turner Associates Architects & Planners, Inc.
280 Elizabeth St. NE
Suite A-110
Atlanta, GA 30307

Scope of Work This change is for providing a credit for the fire alarm system conduit. Plenum rated cable will be used in lieu of the conduit.

Owner PO/Incumbrance No.

Items

No.	Budget Code	Contact	Description	Submitted
1		Chris Webb (The Potts Company)	Fire Alarm System Conduit Credit	(562,157.00)

	Submitted
Items	(562,157.00)
Markups	-
Total	(562,157.00)

The Potts Company	Augusta, Georgia	Turner Associates Architects & Planners, Inc.
Signed:	Signed:	Signed:
By: Chris Webb, Project Manager	By: Fred Russell, City Administrator	By: David Bitter, AIA
Date: 4.7.10	Date:	Date:



Request For Change Order

Project [2807JC] - Augusta
Richmond County Judicial
Center

Date 5/24/2010

HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 035

Date 5/24/2010

**Cost Event
No.**

Description Additional Wood Muttons at Light Fixtures

From Chris Webb
The Potts Company
981 East Freeway Drive
Conyers, GA 30094

To David Bitter
Turner Associates Architects & Planners, Inc.
280 Elizabeth St. NE
Suite A-110
Atlanta, GA 30307

**Scope of
Work** Furnish additional wood muttons at the light fixtures in eight courtrooms 2E, 2F, 2G, 2H, 3E, 3F, 3G and 3H per RA-0055.

Owner PO/Incumbrance No.

Items

No.	Budget Code	Contact	Description	Submitted
1	06-06240-0-	Robert Dehner (Augusta Sash & Door Co.)	Add muttons at ceiling fixtures	\$2,614.00

Markups

No.	Budget Code	Description	Rate (%)	Submitted
1		Fee	7.00	\$183.00

Items

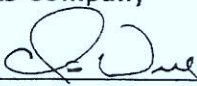
Submitted
\$2,614.00

Markups	\$183.00
Total	\$2,797.00

The Potts Company

Augusta, Georgia

Turner Associates Architects
& Planners, Inc.

Signed: 

Signed: _____

Signed: _____

By: Chris Webb, Project
Manager

By: Fred Russell, City
Administrator

By: David Bitter, AIA

Date: 5.24.10

Date: _____

Date: _____



Request For Change Order

Project [2807JC] - Augusta
Richmond County Judicial
Center

Date 7/30/2010

HEERY



TURNER ASSOCIATES
ARCHITECTS & PLANNERS, INC.

The Potts Company
981 East Freeway Drive
Conyers, GA 30094

RCO No. 036

Date 7/30/2010

**Cost Event
No.**

Description Install Mecho Shades at Lobby Entry Curtainwall

From Chris Webb
The Potts Company
981 East Freeway Drive
Conyers, GA 30094

To David Bitter
Turner Associates Architects & Planners, Inc.
280 Elizabeth St. NE
Suite A-110
Atlanta, GA 30307

**Scope of
Work** Furnish and install three (3) mecho shades at the Lobby 100. Blinds will be capable of being lowered to 8'-0" above finished floor.

Owner PO/Incumbrance No.

Items

No.	Budget Code	Contact	Description	Submitted
1	12-12500-0-	Mark Johnson (Marietta Drapery & Window Coverings Co., Inc.)	Install Mecho Shades at Lobby Entry Curtainwall	\$7,893.00

Markups

No.	Budget Code	Description	Rate (%)	Submitted
1		Fee	7.00	\$585.00

Items **Submitted**
\$7,893.00

Markups	\$585.00
Total	\$8,478.00

The Potts Company

Augusta, Georgia

Turner Associates Architects
& Planners, Inc.

Signed: 

Signed: _____

Signed: _____

By: Chris Webb, Project
Manager

By: Fred Russell, City
Administrator

By: David Bitter, AIA

Date: 7.30.10

Date: _____

Date: _____



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Property Condemnation**

Department: Law

Caption: Motion to authorize condemnation to acquire title of a portion of property for permanent easement and temporary construction easement for 60106 – Butler Creek Interceptor Upgrade West. PIN: 094-0-374-00-0. Address: 3236 Amanda Circle.

Background: The City has been unable to identify proper ownership for this property and therefore seeks to acquire title through condemnation. In order to proceed and avoid further delays, it is necessary to acquire and condemn a portion of the subject property interests. The required property interests consist of a permanent easement of 264 square feet and temporary easement of 1,033 square feet for subject property. The appraised value of the easements is \$200.00.

Analysis: Condemnation is necessary in order to acquire the required property.

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

Alternatives: Deny condemnation.

Recommendation: Approve condemnation.

**Funds are Available in
the Following
Accounts:** J/L 80360106-5411120 G/L 511043420-5411120

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

AGENDA ITEM

Engineering Services Committee Meeting

August 30, 2010

DATE: August 18, 2010

TO: Engineering Services Committee
Commissioner Alvin Mason, Mayor Pro Tem
Mr. Fred Russell, Administrator

FROM: Dan Hamilton, Attorney 

THROUGH: Andrew MacKenzie, General Counsel

SUBJECT: Property Condemnation – Permanent and Temporary Construction Easements; Property Owner - Estate of John W. Ward and Larry A. Fuller. Project: 60106 – Butler Creek Interceptor Upgrade, West. PIN: 094-0-374-00-0. Address: 3236 Amanda Circle

CAPTION: Motion to authorize condemnation to acquire title of a portion of property for permanent easement and temporary construction easement for 60106 – Butler Creek Interceptor Upgrade, West. PIN: 094-0-374-00-0. Address: 3236 Amanda Circle

BACKGROUND: The City has been unable to identify proper ownership for this property and therefore seeks to acquire title through condemnation. In order to proceed and avoid further delays, it is necessary to acquire and condemn a portion of the subject property interests. The required property interests consist of a permanent easement of 264 square feet and temporary easement of 1,033 square feet for subject property. The appraised value of the easements is \$200.00.

ANALYSIS: Condemnation is necessary in order to acquire the required property.

FINANCIAL IMPACT: The necessary costs will be covered within the project budget.

ALTERNATIVES: Deny condemnation.

RECOMMENDATION: Approve condemnation.

AGENDA DATE: Commission Meeting September 7, 2010.

DEPARTMENT

DIRECTOR: _____

FUNDS ARE AVAILABLE IN THE
FOLLOWING ACCOUNT: _____

J/L 80360106-5411120

G/L 511043420-5411120

ADMINISTRATOR: _____

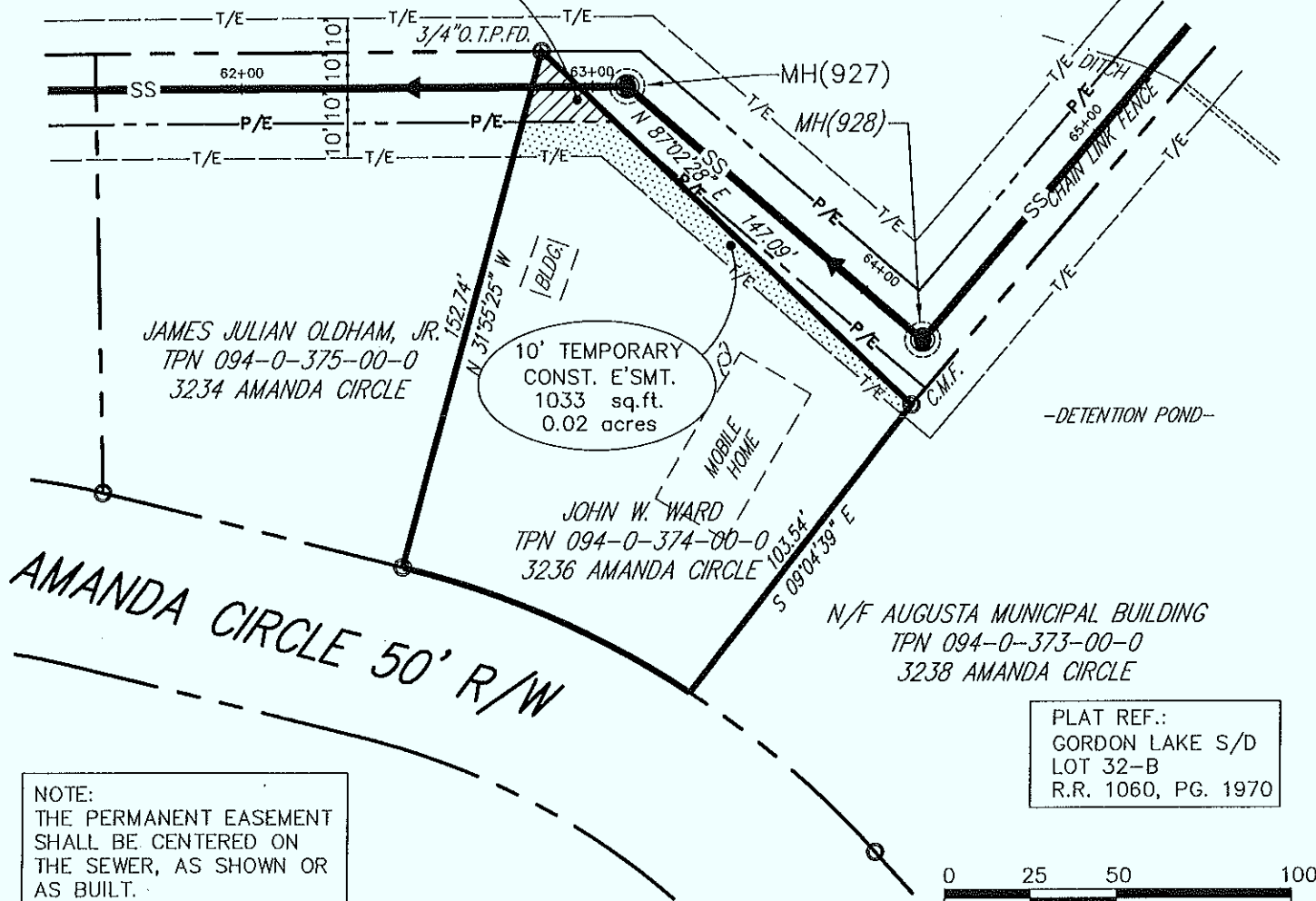
FINANCE: _____

~U.S. GOVERNMENT, FORT GORDON~
TPN 081-0-014-00-0
5530 DEANS BRIDGE ROAD

20' PERMANENT
EASEMENT
264 sq.ft.
0.006 acres

WETLANDS

GRID NORTH
(GA. EAST ZONE)



EASEMENT PLAT
FOR:

AUGUSTA COMMISSION
BUTLER CREEK INTERCEPTOR-URGRADE WEST
BUTLER CREEK BASIN - PROJECT NO. 60106

Scale: 1" = 50'

Date: 07-27-09

Description:

PROPERTY LOCATED IN THE 89th G.M.D.

COUNTY OF:

RICHMOND

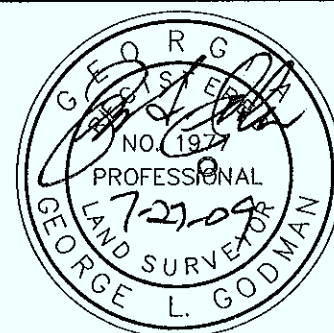
STATE OF:

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



EQUIPMENT USED:
WILD 10C1010 TOTAL STA.

ANGULAR CLOSURE:
00°-00'-03"/STA.

TRAVERSE CLOSURE:
RADIAL TRAVERSE

ADJUSTMENT: NONE



Engineering Services Committee Meeting
8/30/2010 1:05 PM
Reynolds Street Parking Deck Special Inspections and Testing

Department: Public Services Department - Facilities Management Division

Caption: Approve entering into a contract with NOVA ENGINEERING for Special Inspections and Construction Materials Testing associated with construction of the Reynolds Street Parking Deck Project.

Background: It is recommended that Construction Materials Testing services, along with Special Inspections services, be performed in accordance with Chapter 17 of the jurisdictional International Building Code. Proposals to perform Special Inspections and Construction Materials Testing were received from five firms with one firm deemed non-compliant. Review and analysis of the four compliant proposals were performed by the Procurement Office, assisted by Capital Improvements Program Management (CIPM). The proposal from NOVA ENGINEERING was judged to be in the best interest of the project and Augusta.

Analysis: The referenced project is a complex project with an aggressive schedule. The project will benefit from the quality control enhancements that these “on call” services will provide to the project. The proposed materials testing and special inspections work will include the following: • Cast-in-place concrete (mix design review, plant inspections, reinforcing placement, compression tests, pile load testing, etc.). • Structural Precast concrete (plant inspections, material testing, tendon size/quantity/placement and tensioning, connections) • Reinforcing steel (materials, placement, strength testing) • Structural Steel (materials verification, connections, etc.) • Metal Deck (material verifications, welding) • Mortar & grout strength tests • Concrete masonry (reinforcing, grout, etc.) • Engineered fill (material and compaction) • Anchor pull tests • Asphalt paving The services will be performed on an “on call” or “as needed” basis. Proposals were required to include a schedule of services, with uniform assumptions as far as quantities of each service. Thus the cost component of the proposals were fairly compared and scored. The contract will be established with the stated assumptions serving as a “Not to exceed” budget, with actual fees determined by actual quantities of tests/inspections, as determined by field conditions.

Financial Impact: The services will be performed on an “as needed” basis. A “Not to Exceed” contact amount of \$53,200.

Alternatives: 1. Approve entering into a contract with NOVA ENGINEERING for Special Inspections and Construction Materials Testing associated with construction of the Reynolds Street Parking Deck Project. . 2. Eliminate Special Inspections and rely solely on Design Team and Project

Management to perform quality control oversight.

Recommendation:

Approve entering into a contract with NOVA ENGINEERING for Special Inspections and Construction Materials Testing associated with construction of the Reynolds Street Parking Deck Project.

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

Reynolds Street Parking Deck: GL - 325-05-1120; JL – 209251104 Object
Code: 5413130

REVIEWED AND APPROVED BY:

Finance.

Procurement.

Law.

Administrator.

Clerk of Commission

INVITATION TO BID

Invitation to Bids will be received at this office until Tuesday, July 20, 2010 @ 3:00 p.m. for furnishing:

Bid Item #10-088	Material Testing & Special Inspections TEE Center for Public Services Department
Bid Item #10-090	Material Testing & Special Inspections TEE Center Parking Deck for Public Services Department

Bids will be received by: The Augusta Commission hereinafter referred to as the OWNER at the offices of:

Geri A. Sams, Director
Augusta Procurement Department
530 Greene Street - Room 605
Augusta, Georgia 30901

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. **Drawings and specifications for BID #10-088** project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. The fees for the drawings and specifications which are non-refundable is \$175.00.

Documents may also be examined during regular business hours at the F. W. Dodge Plan Room, 1281 Broad Street, Augusta, GA 30901. It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online (www.augustablue.com) at no charge through Augusta Blueprint (706 722-6488) beginning Thursday, June 10, 2010. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project. Bidders are cautioned that sequestration of documents through any other source is not advisable. Acquisition of documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Bid documents may be obtained at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. **All questions must be submitted in writing to the office of the Procurement Department by Tuesday, July 6, 2010 @ 5:00 p.m. by fax at 706-821-2811 or by mail.** No Bid will be accepted by fax, all must be received by mail or hand delivered.

The local bidder preference program is applicable to this project. To be approved as a local bidder and receive bid preference on an eligible local project, the certification statement as a local bidder and all supporting documents must be submitted to the Procurement Department with your bonafide bid package.

No Bid may be withdrawn for a period of **90** days after time has been called on the date of opening.

An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director. Please mark BID number on the outside of the envelope.

Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program but rather pursuant to its code of ordinances, this local government operates instead a Local Small Business Opportunity Program.

GERI A. SAMS, Procurement Director

Publish:

Augusta Chronicle	June 10, 17, 24, July 1, 2010
Metro Courier	June 16, 2010

cc:	Tameka Allen	Interim Deputy Administrator
	Don Green	Heery International
	Steve Kimsey	Heery International
	Jacques Ware	Dukes Edward & Dukes

Bid Item #10-090
Material Testing & Special Inspections for TEE Center Parking Deck
for the City of Augusta - Public Services Department
Bid Opened: Monday, August 16, 2010 @ 11:00 a.m.

VENDORS	Attachment B	Bidders Form	Addendum	Total Lump Sum
ATC ASSOCIATED INC. 1841 WEST OAK PARKWAY SUITE F MARIETTA, GA 30062	Yes	Yes	Yes	\$ 83,200.00
CSRA TESTING & ENGINEERING CO. 1005 EMMETT STREET, A AUGUSTA, GA 30904	Yes	Yes	Yes	\$ 64,100.00
GS2 ENGINEERING 241 BUSINESS PARK BOULEVARD COLUMBIA, SC 29203	Non Compliant No E-Verify Number			
NOVA ENGINEERING & ENVIRONMENTAL 3640 KENNESAW N INDUSTRIAL PKWY, STE E KENNESAW, GA 30144	Yes	Yes	Yes	\$ 53,200.00
S&ME 1732 WYLDs ROAD AUGUSTA GA 30909	Yes	Yes	Yes	\$ 84,782.50
ARCADIS 801 CORPORATE CENTER DR SUITE 300 RALEIGH, NC 27607				
ECS SOUTHEAST, LLC 4984 BU BOMAN DRIVE, SUITE 201 BUFORD, GA 30518				
EMC ENGINEERING SERVICES, INC 4106 COLBEN BLVD., SUITE 105 EVANS, GA 30809	Late			
FLORENCE & HUTCHESON INC 1300 RIDENOUR BLVD STE 300 KENNESAW GA 30152				
GRAVES ENGINEERING SERVICE 1220 W. WHEELER PARKWAY AUGUSTA, GA 30909				
QORE PROPERTY SCIENCES 1732 WYLDs ROAD AUGUSTA, GA 30909				
SPECIFIC TECHNOLOGIES INC 200 EVANS WAY SOMERVILLE, NJ 08876				
THE STROMBERG GROUP 4400 ONEAL STREET GREENVILLE TX 75401				

**AUGUSTA GEORGIA CAPITAL IMPROVEMENTS
HEERY INTERNATIONAL, INC., PROGRAM MANAGER**

August 16, 2010

Ms. Geri Sams
Director of Procurement
Augusta Richmond County
530 Greene Street, Room 605
Augusta, GA 30901

RE: Bid #10-090; TEE Center – Material Testing and Special Inspections

Dear Ms. Sams:

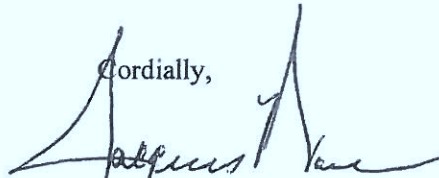
We have concluded our review of the bids submitted for Material Testing and Special Inspections for the TEE Center project.

The lowest base bid is from NOVA Engineering and Environmental. This is true of the Base Bid (\$53,200.00) with no Alternates. The low base bid submitted by NOVA Engineering and Environmental will be accepted.

It is our recommendation that the Contract award be made to NOVA Engineering and Environmental.

If there are any questions, please don't hesitate to contact me.

Cordially,



Jacques Ware
Project Manager
Augusta, Georgia
Capital Improvements Program Management

C: Fred Russell, Phyllis Mills, Nancy Williams, Forrest White

TEE Center Bid Item #10-090 Bid Comparison
Material Testing and Special Inspections
Unofficial

August 16, 2010

Bid	NOVA	CSRA	ATC	S&ME	GS2	Notes
Base Bid	\$53,200	\$64,100	\$83,200	\$84,782		
Difference from low bid	-	10,900	30,000	31,582		
Percentage difference from low		20%	56%	59%		
Budget						
Rank	1	2	3	4		

User: Mills, Phyllis Organization: City of Augusta, GA (Augusta Commission)

Logout | Help

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Planholders List

Member Name City of Augusta, GA (Augusta Commission)

Bid Number ITB-10-090-0-2010/PJM

Bid Name Material Testing & Special Inspections TEE Center Parking Deck

2 Document(s) found for this bid

4 Planholder(s) found.

Add Planholder

Supplier Name 	Phone	Fax	Doc Count	Attributes	Programs	Actions
Construction Journal, Ltd.	8007855165	8005817204	1			Documents
Elkins Constructors, Inc.	9043536500	9043873636	2			Documents
MACTEC	3523323318	3523336622	1			Documents
Wiss, Janney, Elstner Associates, Inc.	8472727400	8472914813	2			Documents

Page 1 of 1

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ATTN: ALEX GOHARIOON
ATC ASSOCIATED INC.
1841 WEST OAK PARKWAY
SUITE F
MARIETTA, GA 30062

ATTN: ROBERT TITUS
EMC ENGINEERING SERVICES, INC
4106 COLBEN BLVD., SUITE 105
EVANS, GA 30809

ATTN: ROBERT A. WILLIAMSON
QORE PROPERTY SCIENCES
1732 WYLDs ROAD
AUGUSTA, GA 30909

ATTN: LISA ELSNER
NOVA ENGINEERING & ENVIRONMENTAL
3640 KENNESAW NORTH INDUSTRIAL
PARKWAY, SUITE E
KENNESAW, GA 30144

ATTN: MICHAEL W. POPE
CSRA TESTING & ENGINEERING CO.
1005 EMMETT STREET, A
AUGUSTA, GA 30904

ATTN: RICK SWANSON
GRAVES ENGINEERING SERVICE
1220 W. WHEELER PARKWAY
AUGUSTA, GA 30909

ATTN: RAY GIDEION
ECS SOUTHEAST, LLC
4984 BU BOMAN DRIVE, SUITE 201
BUFORD, GA 30518

WOOLPERT
8601 DUNWOODY PLACE, SUITE 300
ATLANTA, GA 30350

ARCADIS
801 CORPORATE CENTER DR
SUITE 300
RALEIGH, NC 27607

ATC ASSOCIATES INC
ATTN PATRICK PALMER
1453 GREENE STREET STE A
AUGUSTA GA 30901

FLORENCE & HUTCHESON INC
ATTN JANET GREGORY
1300 RIDENOUR BLVD STE 300
KENNESAW GA 30152

DODGE PLAN ROOM
ATTN LINDA BLACKSTON
1281 BROAD STREET
AUGUSTA GA 30901

THE STROMBERG GROUP
ATTN BILLY SCHUESSLER
4400 ONEAL STREET
GREENVILLE TX 75401

SPECIFIC TECHNOLOGIES INC
ATTN DANIELLE DEGEROLAMO
200 EVANS WAY
SOMERVILLE, NJ 08876

DON GREEN
HEERY INTERNATIONAL
HATCHER BUILDING

STEVE KIMSEY
HEERY INTERNATIONAL
HATCHER BUILDING

JACQUES WARE
DUKES EDWARD & DUKES
HATCHER BUILDING

YVONNE GENTRY
HATCHER BUILDING

Bid 10-090 Material Testing & Special
Inspections TEE Center Parking Deck
mailed 6/10/2010

Bid Item #10-090
Material Testing & Special Inspections
TEE Center Parking Deck
For Public Services Department
Bid Due: Tues. 7/20/2010 @ 3:00 p.m.



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Windsor Spring Road Improvements**

Department: Abie L. Ladson, PE, CPESC, Director, Engineering Department

Caption: Authorize AED to extend the current Engineering Services Agreement with W. R. Toole for six weeks, not to exceed \$29,820.00; funded from the project construction account. Also, approve Capital Project Budget Change Number Six and Supplemental Agreement Number Six on the Windsor Spring Road Improvements project.

Background: On July 10, 2008, the Commission approved the initial agreement with W. R. Toole to provide Professional Engineering Services that included Construction Observation and Field Engineering. A six week extension was awarded in January 2010 and exhausted the last week of May 2010. However, the extended services requested will ensure the project is successfully completed.

Analysis: It is essential that the Design Engineer of this project "W.R. Toole Engineers, Inc." remains involved in the day-to-day construction activities; specifically the construction inspections and field engineering - which greatly affect AED's extensive workload completion. It is also the recommendation of AED to approve the supplemental agreement for the additional engineering services.

Financial Impact: Funds are available in the project construction in the amount of \$29,820.00 to be transferred to the project engineering account upon Commission approval.

Alternatives: 1) Authorize AED to extend the current Engineering Services Agreement with W. R. Toole for six weeks, not to exceed \$29,820.00; funded from the project construction account. Also, approve Capital Project Budget Change Number Six and Supplemental Agreement Number Six on the Windsor Spring Road Improvements project. 2) Do not approve and delay completion of the project.

Recommendation: Approve Alternative Number One.

Funds are Available in the Following Accounts: FUNDS ARE AVAILABLE IN THE FOLLOWING ACCOUNTS: 323-041110-5414110/296823516-5414110

Cover Memo

REVIEWED AND APPROVED BY:

Finance.
Procurement.
Law.
Administrator.
Clerk of Commission

**AUGUSTA, GEORGIA
ENGINEERING DEPARTMENT
SUPPLEMENTAL AGREEMENT**

Augusta Richmond County Project Number(s):	323-041110-296823516
Supplemental Agreement Number:	6
Purchase Order Number:	03054

WHEREAS, We, W. R. Toole Engineers, Inc., Consultant, entered into a contract with Augusta-Richmond County on July 10, 2008, for engineering design services associated with the **Windsor Spring Road Improvements Project**, Project No. 323-041110-296823516, File Reference No. 09-014 (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:

**Extend Engineering services for six weeks to provide field engineering
and construction management services.**

It is agreed that as a result of the above modification the contract amount is increased by the amount of **\$29,820.00** from **\$451,780.50** to **\$481,600.50**.

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, W. R. Toole Engineers, 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 _____, 2010

RECOMMEND FOR APPROVAL:

CITY OF AUGUSTA-RICHMOND COUNTY
AUGUSTA, GEORGIA

W. R. Toole Engineers, Inc.

Deke Copenhaver, Mayor

Approved: Date _____

Approved: Date _____
[ATTACH CORPORATE SEAL]

ATTEST:

Title: _____

Please do not execute this attachment. Once approved by the Commission an original will be forwarded to the Clerk of Commission. For questions please call 706.796.5070.

Augusta-Richmond County, Georgia

CPB#323-041110-296823516

**CAPITAL PROJECT BUDGET
WINDSOR SPRING ROAD IMPROVEMENTS
CHANGE NUMBER SIX**

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

Section 1: The project change is authorized to CPB# 323-041110-296823516. This change is for additional funds necessary for extending Engineering Services for Construction Management Services for six weeks associated with the said project, in the total amount of \$29,820 for Supplemental Agreement Number Six. Funds are available in the project construction account to be transferred to the project engineering account.

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

Special 1% Sales Tax, Phase I	\$ 280,000
Special 1% Sales Tax, Phase III	\$ 1,853,000
Special 1% Sales Tax, Phase I Recapture	\$ 12,917
Special 1 % Sales Tax, Phase II Recapture	\$ 16,883
Special 1 % Sales Tax, Phase II Recapture	\$ 2,167,667
Special 1 % Sales Tax, Phase III Recapture	\$ 1,000,000
Special 1 % Sales Tax, Phase III Recapture	\$ 84,000
	<u>\$ 5,414,467</u>

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

	By Basin	By District
Raes Creek	\$5,414,467	3rd \$ 5,414,467

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

Adopted this _____ day of _____.

Approved

Honorable Deke Copenhaver, Mayor

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

Augusta-Richmond County, Georgia

CPB#323-041110-296823516

**CAPITAL PROJECT BUDGET
WINDSOR SPRING ROAD IMPROVEMENTS
CHANGE NUMBER SIX**

<u>SOURCE OF FUNDS</u>	<u>CPB AMOUNT CPB</u>	<u>CPB CHANGE</u>	<u>NEW CPB</u>
SPECIAL 1% SALES TAX, PHASE I 321-04-1110-00000000-0000000000	(\$280,000)	\$0	(\$280,000)
Special 1% Sales Tax, Phase III 323-04-1110-00000000-0000000000	(\$1,853,000)	\$0	(\$1,853,000)
Special 1% Sales Tax, Phase I Recapture 321-04-1110-6011110-288821333	(\$12,917)	\$0	(\$12,917)
Special 1% Sales Tax, Phase II Recapture 322-04-1110-6011110-292822333	(\$16,883)	\$0	(\$16,883)
Special 1% Sales Tax, Phase II Recapture 322-04-1110-6011110-292822333	(\$2,167,667)	\$0	(\$2,167,667)
Special 1% Sales Tax, Phase III Recapture 323-04-1110-6011110-296823333	(\$1,084,000)	\$0	(\$1,084,000)
TOTAL SOURCES:	(\$5,414,467)	\$0	(\$5,414,467)

USE OF FUNDS

ENGINEERING 323-04-1110-5212115-296823516	\$396,200	\$29,820	\$426,020
RIGHT-OF-WAY 323-04-1110-5411120/296823516	\$400,000	\$0	\$400,000
ADVERTISING 323-04-1110-5233119/296823516	\$3,000	\$0	\$3,000
CONSTRUCTION 323-04-1110-5414110/296823516	\$4,615,267	(\$29,820)	\$4,585,447
CONTINGENCY 323-04-1110-6011110/296823516	\$0	\$0	\$0
TOTAL USES:	\$5,414,467	\$0	\$5,414,467



**Engineering Services Committee Meeting
8/30/2010 1:05 PM
Wrightsboro Road Improvements Donation of Parcel 103A**

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

Caption: Authorize Augusta-Richmond County to donate the parcel of right of way that has 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. Parcel 103A consists of 0.264 acres in fee simple and 0.122 acres of permanent easement. 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. GDOT has requested an additional \$6,300,000 to finalize the acquisition. The construction estimate is currently \$17,596,071 and the construction funds are currently in fiscal year 2015. 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 and all of the rights of way acquired will revert back to Augusta-Richmond County.

Analysis: Augusta-Richmond County previously agreed to donate 4 parcels of right of way (Parcels 55, 100, 103 and 143) for this project which were closed on February 25, 2008. Parcel 103A has been created as a result of designing a median opening that will accommodate large tractor trailer U-turn movements. The amount of property needed from Augusta-Richmond County to accommodate this construction is 0.264 acres of required right of way and 0.122 acres of permanent easement. Upon completion of the construction of this project, all of the rights of way acquired by GDOT will revert back to Augusta-Richmond County.

Financial Impact: Based on the previous donation of the 4 parcels by Augusta-Richmond County, GDOT did not have Parcel 103A appraised so the fair market value is unknown. However, GDOT is saving Augusta-Richmond County \$15,206,000, plus the cost to acquire the right of way with Engineering Department personnel, by funding and acquiring the right of way for this project.

Alternatives: 1. Authorize Augusta-Richmond County to donate the parcel of right of way that has 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. Parcel 103A consists of 0.264 acres in fee simple and 0.122 acres of permanent easement. 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 Augusta-Richmond County does not want to partner with them in improving this much need roadway.

Recommendation: Approve Alternative Number One.

**Funds are Available in
the Following
Accounts:** N/A

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

DEPARTMENT OF TRANSPORTATION

OPTION FOR RIGHT OF WAY

GEORGIA RICHMOND COUNTY

P.L.# 250510

SSN#:

Received of The Department of Transportation, the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, and in consideration thereof, 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 Department of Transportation, shall within 60 days after date hereof pay me the sum of Donation when the undersigned agrees to execute and deliver to the Department of Transportation 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 WIDENING and RECONSTRUCTION OF WRIGHTSBORO ROAD being Parcel 103A consisting of 0.264 acres in fee and 0.122 acres of permanent easement on Georgia Highway Project Number STP-7001(9).

It is agreed and understood that all 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 the Department of Transportation agrees to allow the Grantor or tenant in possession to occupy the subject premises beyond the two month period stated above, the person will be required to pay a rental fee of \$ N/A, payable each month in advance. Subsequent to the date of transfer of title to the Department of Transportation and prior to vacation of subject premises, the person in possession will hold the Department 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 the above described improvements from the right of way, easements and set back area and clear said right of way, easements and set back area from the 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 the Department of Transportation within 30 calendar days after notice to proceed.
2. Grantor will comply with all laws, ordinances, regulations of building codes applicable to demolition or removal of buildings in _____ Georgia and hold the Department of Transportation and the _____ harmless as to any claim in connection therewith.
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 the Department of Transportation all existing utility rights, and the Department will not be liable in any way for utility reconnections adjacent to acquired rights of way or any subsequent location of improvements.
4. Grantor will leave on deposit with the Department of Transportation 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.

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 the Department of Transportation shall be retained as liquidated damages, and title to and the right to remove said structure shall vest in the Department of Transportation

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

Grantor may execute and deliver fee simple title to the Department of Transportation to the above referenced right of way and an additional _____ acres of land owned by the undersigned adjacent to and 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 the Department of Transportation, 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 Department of Transportation 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 Department of Transportation. 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 the Department of Transportation, Atlanta, Georgia, said plans being identified as Project Number STP-7001(9).

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 _____ day of _____, 20_____.

Signed, Sealed and Delivered
in the presence of:

_____(L.S.)

_____(L.S.)

Notary Public

ACCEPTED: DEPARTMENT OF TRANSPORTATION

BY: _____
(Date)

PARCEL NO: 103A

[illegible]