

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles W. Oddo
Charles D. Rousseau

**FAYETTE COUNTY, GEORGIA**

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

AGENDA

June 23, 2022

5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

Call to Order

Invocation and Pledge of Allegiance by Chairman Lee Hearn

Acceptance of Agenda

PROCLAMATION/RECOGNITION:

1. Recognition of the 2021-2022 Fayette County State Court Interns. (page 3)
2. Recognition of the retirement of Mr. George Knight for 23 years of volunteer service with the Fayette County Fire & Emergency Services. (page 4)

PUBLIC HEARING:

3. Second of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2023 which begins on July 1, 2022 and ends June 30, 2023 and to approve Resolution 2022-05 to adopt the Fiscal Year 2023 Annual Budget. (pages 5-21)
4. Consideration of Petition No. 1319-22, Ann Kimbell, Owner and David Weinstein, Agent, request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility; property located in Land Lot 216 of the 5th District and front(s) on S.R. 85 and Carnes Drive. (pages 22-48)

PUBLIC COMMENT:

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

5. Approval of the May 13, 2022 Fiscal Year 2023 Retreat Meeting Minutes. (pages 49-64)
6. Approval of the June 9, 2022 Board of Commissioners Meeting Minutes. (pages 65-70)

OLD BUSINESS:**NEW BUSINESS:**

7. Request to enter into a Memorandum of Understanding with Trilith Studios to accept a donation for \$1.25 million, for locating and constructing a Fayette County Water System Storage Tank at Trilith Studios. (pages 71-75)
8. Request to approve Arcadis, Contract #1867-P, Task Order #22-14, to provide engineering and design services during all design phases of an elevated water distribution storage tank on the Trilith Studios property, with a not-to-exceed amount of \$221,509. (pages 76-92)
9. Request to approve Contract 1825-B, Task Order #16 for Annual Contract for Waterline Extensions for fiscal year 2022, to allow Shockley Plumbing, Water System's on-call contractor, to finish the Veteran's Parkway water main extension by performing horizontal directional drilling, with a not-to-exceed amount of \$359,044. (pages 93-99)
10. Request to award Contract #2089-A, Change Order #1 Utility Locating to Badger Daylighting, Inc. to provide large project utility locating of Water System infrastructure for a not-to-exceed amount of \$195,000. (pages 100-104)
11. Request to award Bid #2077-B, to the responsive low bidders, Brenntag Mid-South, Inc., Chemtrade Chemicals US LLC and Southern States Chemical for water treatment chemicals, with a not-to-exceed amount of \$462,666.90. (pages 105-114)
12. Request to renew the annual bid #1821-B to Atlanta Paving and Concrete for asphalt milling services for fiscal year 2023, with a not-to-exceed amount of \$199,710. (pages 115-117)
13. Request to award Contract #2018-P, Task Order #5, to Pond and Company, in the amount of \$32,500, for completion of Architecture & Engineering services for the new Animal Shelter. (pages 118-124)
14. Request to approve Contract #2007-A, Change Order #1 to Mallett Consulting, Inc. in the amount of \$227,300 for additional Project Management work on the Justice Center build-out, and to transfer \$212,300 from General Fund Project Contingency and \$45,000 from County Administration M&O, to fully fund the contract. (pages 125-154)
15. Request to approve Contract #1767-S, Public Health Architectural Services, Change Order #4, for Jefferson Browne Gresham Architects, Inc., in the amount of \$225,000 for the completion of Construction Documents for the Public Health Building. (pages 155-162)
16. Request to approve Contract #1975-S, Health Facility Project Management Change Order #2, for Morgan Mill Consulting in the amount of \$36,350 for the Construction Phase line item of the contract. (pages 163-166)

ADMINISTRATOR'S REPORTS:

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

ADJOURNMENT:

Department: State Court

Presenter(s): Judge Jason B. Thompson

Meeting Date: Thursday, June 23, 2022

Type of Request: Proclamation/Recognition #1

Wording for the Agenda:

Recognition of the 2021-2022 Fayette County State Court Interns.

Background/History/Details:

The Fayette County State Court would like to thank the hard work of those students in the 2021-2022 internship program. Four high school students helped on a daily basis during the 2021-2022 school year. They completed administrative duties for State Court and created unique ways to expand judicial education throughout our local school system. One college student assisted with the daily operations of the State Court. Five law students assisted Judge Thompson to manage the court's large caseload by performing legal research.

Honorable Judge Jason B. Thompson and the Board will recognize the interns. They are as follows:

High School Students: Mary Davis, Sara Anis Ali, Morgan McDaniel and Nash Glover

College Students: Kevin Becerra-Cardoza

Law School Students: Christina Bowman, Cady Sikes, Taylor Blumenthal, Benjamin Appel and Alexis Nichols

What action are you seeking from the Board of Commissioners?

Recognition of the 2021-2022 Fayette County State Court Interns.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years? No

If so, when?

Is Audio-Visual Equipment Required for this Request?* No

Backup Provided with Request? Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Not Applicable

Reviewed by Legal

Approved by Purchasing Not Applicable

County Clerk's Approval Yes

Administrator's Approval

Staff Notes:

Department: Fire & Emergency Services

Presenter(s): Jeffrey W. Hill, Fire Chief

Meeting Date: Thursday, June 23, 2022

Type of Request: Proclamation/Recognition #2

Wording for the Agenda:

Recognition of the retirement of Mr. George Knight for 23 years of volunteer service with the Fayette County Fire & Emergency Services.

Background/History/Details:

Mr. Knight has volunteered with Fire/EMS/Emergency Management in Fayette County for 23 years in various capacities. He also volunteered with American Red Cross prior to and during his tenure with our Department, providing assistance with food, shelter, and clothing needs after disasters and residential fires. He became a Georgia Certified Emergency Manager as he specialized in assisting EMA with all phases of Emergency Management.

He will be presented with a plaque from the Department in appreciation of 23 Years of Dedicated Service to the Citizens of Fayette County.

What action are you seeking from the Board of Commissioners?

Recognition of the retirement of Mr. George Knight for 23 years of volunteer service with the Fayette County Fire & Emergency Services.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years? No

If so, when?

Is Audio-Visual Equipment Required for this Request?* No

Backup Provided with Request? No

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Not Applicable

Reviewed by Legal

Approved by Purchasing Not Applicable

County Clerk's Approval Yes

Administrator's Approval

Staff Notes:

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Second of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2023 which begins on July 1, 2022 and ends June 30, 2023 and to approve Resolution 2022-05 to adopt the Fiscal Year 2023 Annual Budget.

Background/History/Details:

On June 9, 2022, the Board of Commissioners held its first public hearing for the proposed Fiscal Year (FY) 2023 Budget. A copy of the presentation is provided as backup.

This will be the second of two public hearings on the proposed budget for FY2023, as presented. Details of the budget are available for public review in the Board of Commissioners' Office, the Fayette County Public Library, and Fayette County's website. Input from the public is welcome.

Staff recommends approval of Resolution 2022-05 to adopt the Fiscal Year 2023 Annual Budget.

What action are you seeking from the Board of Commissioners?

Approval of Resolution 2022-05 to adopt the Fiscal Year 2023 Annual budget.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:

FAYETTE COUNTY, GEORGIA

FY2023 Budget Presentation

FIRST PUBLIC HEARING
JUNE 9, 2022

General Fund Balance Financial Projection – FY2022

Fund Balance	FY2021	EST FY2022
Non-Spendable:		
Inventories	\$173,648	\$173,648
¹ Stormwater Advance	\$1,609,672	\$0
Committed To:		
Stabilization Fund	\$15,213,869	\$16,493,516
Restricted:		
LMIG	\$1,201,552	\$695,679
Assigned To:		
District Attorney	\$61,362	\$0
Emergencies	\$2,000,000	\$2,000,000
CIP	\$9,362,597	\$8,058,111
^{2,3} Unassigned:	<u>\$7,400,351</u>	<u>\$6,979,231</u>
Total Fund Balance:	\$37,023,051	\$34,400,185

¹ Stormwater Advance paid at year end

² Unassigned includes one-time DB contribution \$1.5M

³ Unassigned includes year-end transfers for funding shortfalls: Workers' Comp. \$235k, Solid Waste \$30k, Jail Surcharge \$30k & Dental/Vision \$20k

FY2023 Budget Summary

FY 2023 BUDGET		<u>Revenue</u>	<u>Transfers In</u>	<u>Total Revenue And Other Sources</u>	<u>Expenditures</u>	<u>Transfers Out</u>	<u>Total Exp. And Other Uses</u>	<u>Impact to Fund Balance</u>
OPERATING BUDGET								
100 General Fund		66,873,123	60,000	66,933,123	64,808,394	1,150,000	65,958,394	974,729
205 Law Library		40,000	-	40,000	40,000	-	40,000	-
214 Accountability State Court		378,590	-	378,590	467,222	-	467,222	(88,632)
215 911 Communications		4,893,350	-	4,893,350	4,191,560	-	4,191,560	701,790
216 Jail Surcharge		260,500	225,000	485,500	485,500	-	485,500	-
217 Juvenile Supervision		5,500	-	5,500	17,500	-	17,500	(12,000)
218 Victims Assistance		137,000	18,000	155,000	155,000	-	155,000	-
219 Drug Abuse and Treatment		472,146	-	472,146	458,738	-	458,738	13,408
270 Fire Services		15,995,650	-	15,995,650	12,680,583	650,000	13,330,583	2,665,067
271 Street Lights		415,000	-	415,000	354,690	60,000	414,690	310
272 EMS		4,856,829	-	4,856,829	4,104,516	350,000	4,454,516	402,313
291 Animal Control Spay Neuter		20,000	-	20,000	30,000	-	30,000	(10,000)
Special Revenue Funds		27,474,565	243,000	27,717,565	22,985,309	1,060,000	24,045,309	3,672,256
Governmental Funds		94,347,688	303,000	94,650,688	87,793,703	2,210,000	90,003,703	4,646,985
505 Water System		17,511,044	-	17,511,044	16,546,686	964,358	17,511,044	-
540 Solid Waste		75,000	182,000	257,000	288,980	28,066	317,046	(60,046)
Enterprise Funds		17,586,044	182,000	17,768,044	16,835,666	992,424	17,828,090	(60,046)
TOTAL OPERATING BUDGET		111,933,732	485,000	112,418,732	104,629,369	3,202,424	107,831,793	4,586,939
CAPITAL/CIP BUDGET								
37_ Capital/CIP Funds (372/375)		-	3,048,866	3,048,866	3,048,866	-	3,048,866	-
General Fund - fund balance		-	-	-	-	2,531,261	2,531,261	(2,531,261)
911 Communications - fund balance		-	-	-	-	-	-	-
Fire Services - fund balance		-	-	-	-	397,975	397,975	(397,975)
EMS - fund balance		-	-	-	-	119,630	119,630	(119,630)
Governmental		-	3,048,866	3,048,866	3,048,866	3,048,866	6,097,732	(3,048,866)
507 Water System CIP		-	964,358	964,358	964,358	-	964,358	-
545 Solid Waste CIP		-	28,066	28,066	28,066	-	28,066	-
Enterprise		-	992,424	992,424	992,424	-	992,424	-
610 Vehicles/Equipment		-	1,725,000	1,725,000	533,364	-	533,364	1,191,636
TOTAL CAPITAL BUDGET		-	5,766,290	5,766,290	4,574,654	3,048,866	7,623,520	(1,857,230)
TOTAL BUDGET		111,933,732	6,251,290	118,185,022	109,204,023	6,251,290	115,455,313	2,729,709

Fayette County, Georgia

FY2023 Proposed Budget
Revisions Since May 26

Budget Revision #1

- Commissioners
 - Atlanta Regional Commission
 - Fee Increase \$12,000/annually

Probate Court – Budget Revision

	FY2023 Proposed Budget	As Required	Impact to FY2023 Proposed Budget
Technical Services	\$134,752	\$146,821	\$12,069
Impact to Fund Balance			(\$12,069)

Budget Revision #2

-
- Probate Court
 - Case Management Software Increase \$3,600/annually

Probate Court – Budget Revision

	FY2023 Proposed Budget	As Required	Impact to FY2023 Proposed Budget
Software Maintenance	\$3,600	\$7,200	\$3,600
Impact to Fund Balance			(\$3,600)

Budget Revision #3

- Superior Court
 - Drug Abuse and Treatment Court
 - Grant Award Higher than Application/Budgeted
 - Increase Revenues by \$4,524
 - Expenditures Budgeted @ 12%; no change

Superior Court – Drug Abuse and Treatment Court – Budget Revision			
	FY2023 Proposed Budget	As Awarded	Impact to FY2023 Proposed Budget
Drug Abuse Grant Revenue	\$337,046	\$341,570	\$4,524
Drug Abuse Grant Expenditures	No Change		
Impact to Fund Balance			\$4,524

Budget Revision #4

- State Court
 - Accountability Court – DUI Court
 - Grant Award Lower than Application/Budgeted
 - Decrease Revenue Budget by \$158,961
 - Decrease Expenditure Budget by \$176,760

State Court – DUI Court – Budget Revision

	FY2023 Proposed Budget	As Awarded	Impact to FY2023 Proposed Budget
DUI Grant Revenue	\$236,933	\$77,972	(\$158,961)
DUI Grant Expenditures	\$265,365	\$88,605	(\$176,760)
Impact to Fund Balance			\$17,799

Budget Revision #5

- State Court
 - Accountability Court – Veterans' Treatment Court
 - Grant Award Lower than Application/Budgeted
 - Decrease Revenue Budget by \$25,919
 - Decrease Expenditure Budget by \$28,741

State Court – Veterans' Treatment Court – Budget Revision			
	FY2023 Proposed Budget	As Awarded	Impact to FY2023 Proposed Budget
Veterans' Treatment Grant Revenue	\$43,557	\$17,368	(\$25,919)
Veterans' Treatment Grant Expenditures	\$48,784	\$20,043	(\$28,741)
Impact to Fund Balance			\$2,882

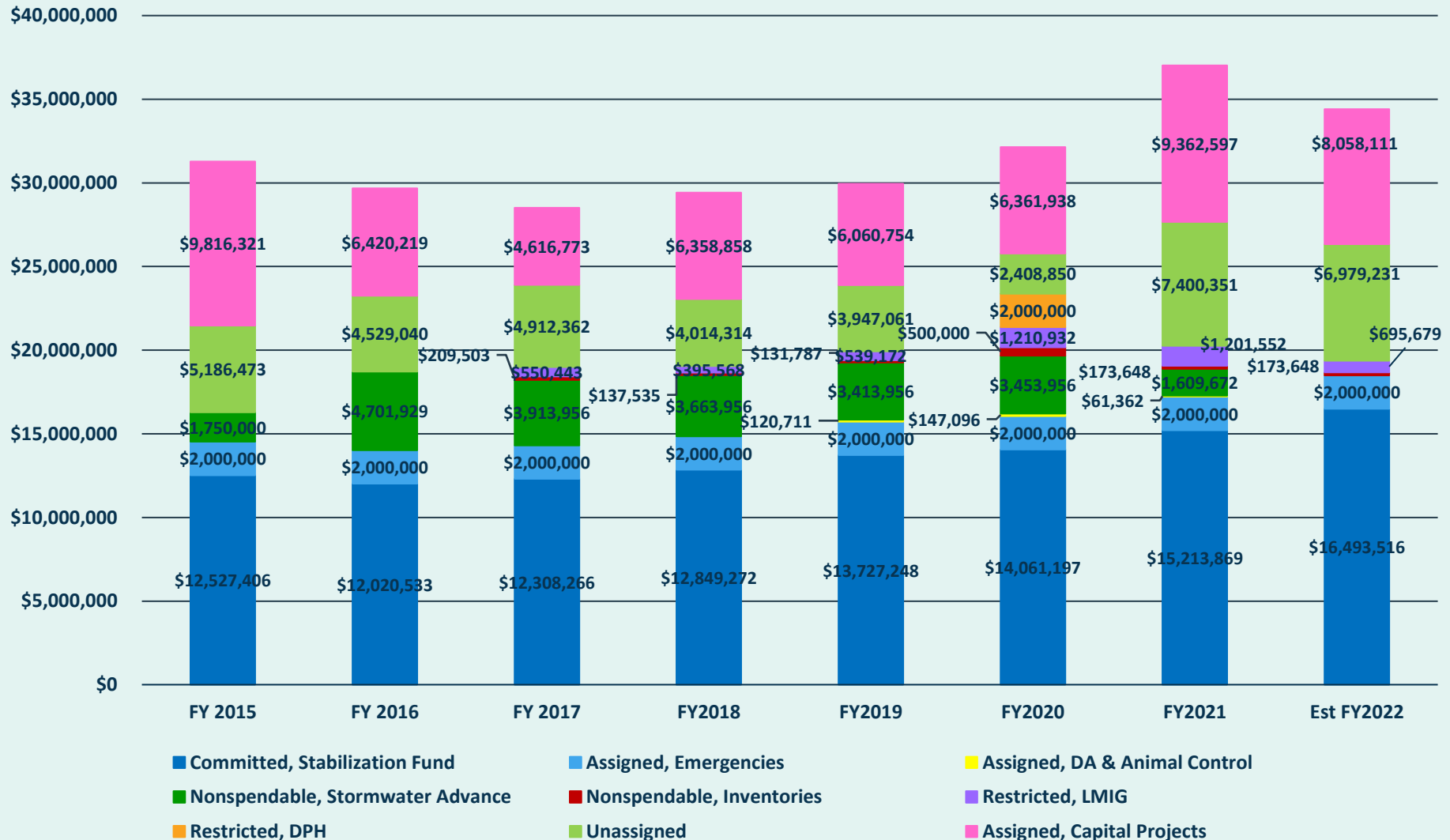
FY2023 Budget Summary - Proposed

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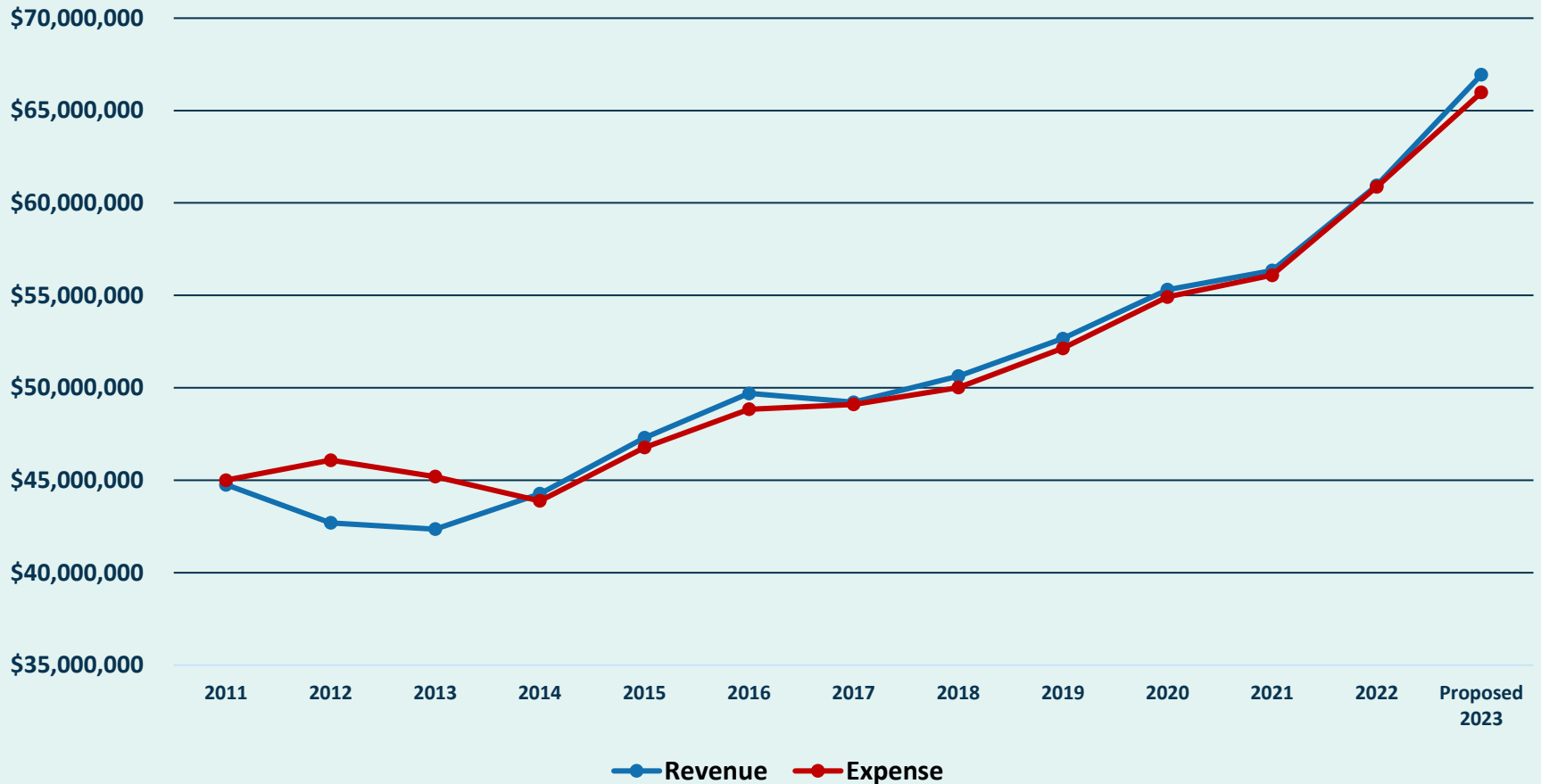
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FY 2023 BUDGET		Revenue	Transfers In	Total Revenue And Other Sources	Expenditures	Transfers Out	Total Exp. And Other Uses	Impact to Fund Balance
OPERATING BUDGET								
100	General Fund	66,873,123	60,000	66,933,123	64,824,063	1,150,000	65,974,063	959,060
205	Law Library	40,000	-	40,000	40,000	-	40,000	-
214	Accountability State Court	193,710	-	193,710	261,721	-	261,721	(68,011)
215	911 Communications	4,893,350	-	4,893,350	4,191,560	-	4,191,560	701,790
216	Jail Surcharge	260,500	225,000	485,500	485,500	-	485,500	-
217	Juvenile Supervision	5,500	-	5,500	17,500	-	17,500	(12,000)
218	Victims Assistance	137,000	18,000	155,000	155,000	-	155,000	-
219	Drug Abuse and Treatment	476,670	-	476,670	458,738	-	458,738	17,932
270	Fire Services	15,995,650	-	15,995,650	12,680,583	650,000	13,330,583	2,665,067
271	Street Lights	415,000	-	415,000	354,690	60,000	414,690	310
272	EMS	4,856,829	-	4,856,829	4,104,516	350,000	4,454,516	402,313
291	Animal Control Spay Neuter	20,000	-	20,000	30,000	-	30,000	(10,000)
Special Revenue Funds		27,294,209	243,000	27,537,209	22,779,808	1,060,000	23,839,808	3,697,401
Governmental Funds		94,167,332	303,000	94,470,332	87,603,871	2,210,000	89,813,871	4,656,461
505	Water System	17,511,044	-	17,511,044	16,546,686	964,358	17,511,044	-
540	Solid Waste	75,000	182,000	257,000	288,980	28,066	317,046	(60,046)
Enterprise Funds		17,586,044	182,000	17,768,044	16,835,666	992,424	17,828,090	(60,046)
TOTAL OPERATING BUDGET		111,753,376	485,000	112,238,376	104,439,537	3,202,424	107,641,961	4,596,415
CAPITAL/CIP BUDGET								
37_	Capital/CIP Funds (372/375)	-	3,048,866	3,048,866	3,048,866	-	3,048,866	-
	General Fund - fund balance	-	-	-	-	2,531,261	2,531,261	(2,531,261)
	911 Communications - fund balance	-	-	-	-	-	-	-
	Fire Services - fund balance	-	-	-	-	397,975	397,975	(397,975)
	EMS - fund balance	-	-	-	-	119,630	119,630	(119,630)
Governmental		-	3,048,866	3,048,866	3,048,866	3,048,866	6,097,732	(3,048,866)
507	Water System CIP	-	964,358	964,358	964,358	-	964,358	-
545	Solid Waste CIP	-	28,066	28,066	28,066	-	28,066	-
Enterprise		-	992,424	992,424	992,424	-	992,424	-
610	Vehicles/Equipment	-	1,725,000	1,725,000	533,364	-	533,364	1,191,636
TOTAL CAPITAL BUDGET		-	5,766,290	5,766,290	4,574,654	3,048,866	7,623,520	(1,857,230)
TOTAL BUDGET		111,753,376	6,251,290	118,004,666	109,014,191	6,251,290	115,265,481	2,739,185

General Fund Fund Balance Trends – Last 7 FY



General Fund Original Adopted Budget



FY2023 Budget Highlights

- Significant operational budget considerations:
 - General Fund impact from maintenance & operations is positive.
 - Proposed Budget increases General Fund Balance \$959,060
 - Funds Rolling 5 Year Capital Improvement Program of \$8,058,111
 - Changes in Personnel levels protect the existing outstanding service delivery to our Citizens.
 - Budget continues to maintain the commitment to balance current year revenues with current year expenses.
 - Maintains Employee Benefits – Medical/Dental/Vision & Retirement
 - County-Wide departmental cooperation continues to yield positive results.

Proposed Tax Increase

- **General Fund**
 - No Millage Rate Change – Requires Advertising as Property Tax Increase
 - Millage Rate Remains at 4.034 = 14.50% Increase vs. Rollback
- **EMS**
 - Increase EMS Millage Rate from 0.456 to 0.500
 - Increase in Millage Rate = 9.65% Increase vs. Current Rate of 0.456

Future Public Hearings

- Second Public Hearing – Budget Adoption
 - Thursday, June 23, 2022, at 5:00 p.m.

STATE OF GEORGIA**COUNTY OF FAYETTE****RESOLUTION NO. 2022-05****BUDGET FOR FISCAL YEAR 2022 – 2023**

WHEREAS, the Board of Commissioners of Fayette County, Georgia is authorized by Georgia law to establish and adopt a budget for the purpose of providing appropriations for the proper and orderly operation of government in Fayette County, Georgia.

NOW THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED by the Board of Commissioners of Fayette County, Georgia, that the Fayette County budget for the 2022-2023 fiscal year be adopted for the purpose of providing appropriations in the following amounts for the proper and orderly operation of government in Fayette County:

	<u>Expenditures</u>	<u>Transfers and Other Uses</u>	<u>Total Appropriations</u>
General Fund	64,824,063	1,150,000	65,974,063
Law Library	40,000	-	40,000
Accountability State Court	261,721	-	261,721
911 Communications	4,191,560	-	4,191,560
Jail Surcharge	485,500	-	485,500
Juvenile Supervision	17,500	-	17,500
Victims Assistance	155,000	-	155,000
Drug Abuse and Treatment	458,738	-	458,738
Fire Services	12,680,583	650,000	13,330,583
Street Lights	354,690	60,000	414,690
EMS	4,104,516	350,000	4,454,516
Animal Control Spay Neuter	30,000	-	30,000
Water System	16,546,686	964,358	17,511,044
Solid Waste	288,980	28,066	317,046
Capital/CIP Funds	3,048,866	3,048,866	6,097,732
Water System CIP	964,358	-	964,358
Solid Waste CIP	28,066	-	28,066
Vehicles/Equipment	533,364	-	533,364
Total Budget	109,014,191	6,251,290	115,265,481

DULY ADOPTED by the Board of Commissioners of Fayette County, Georgia this 23rd day of June, 2022.

**BOARD OF COMMISSIONERS
OF FAYETTE COUNTY**

Lee Hearn, Chairman

ATTEST:

Tameca P. Smith, County Clerk

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Consideration of Petition No. 1319-22, Ann Kimbell, Owner and David Weinstein, Agent, request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility; property located in Land Lot 216 of the 5th District and front(s) on S.R. 85 and Carnes Drive.

Background/History/Details:

Staff recommends approval of the request.

The Planning Commission recommended approval of the request.

John Culbreth made a motion to recommend approval of 1319-22. Brian Haren seconded the motion. The motion passed 5-0.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1319-22, Ann Kimbell, Owner and David Weinstein, Agent, request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility; property located in Land Lot 216 of the 5th District and front(s) on S.R. 85 and Carnes Drive.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

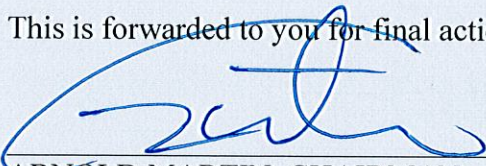
Staff Notes:

PLANNING COMMISSION RECOMMENDATION**DATE:** June 2, 2022**TO:** Fayette County Commissioners

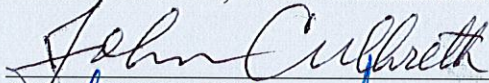
The Fayette County Planning Commission recommends that Petition No. 1319-22, the application of Ann Kimbell to rezone 10.651 from O-I to M-1, be:

☒ ⁵⁻⁰ Approved ☐ Withdrawn ☐ Denied
☐ Tabled until _____

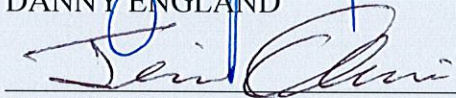
This is forwarded to you for final action.


ARNOLD MARTIN, CHAIRMAN


BRIAN HAREN, VICE-CHAIRMAN


JOHN CULBRETH


DANNY ENGLAND


JIM OLIVER

Remarks:

**STATE OF GEORGIA
COUNTY OF FAYETTE**

RESOLUTION

NO. 1319-22

WHEREAS, Ann Kimbell, Owners, and David Weinstein, Agent, having come before the Fayette County Planning Commission on June 2, 2022, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

WHEREAS, said request being as follows: Request to rezone 10.651 from O-I to M-1, in the area of GA Highway 85 & Carnes Drive Road, Land Lot 216 of the 5th District, for the purpose of developing a Multi Tenant Light Industrial; and

WHEREAS, the Fayette County Planning Commission having duly convened, and considered said request;

BE IT RESOLVED that the decision of the Fayette County Planning Commission, that said request be **APPROVED**.

This decision is based on the following reasons:

In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:



ARNOLD MARTIN, CHAIRMAN



**CHELSE BOYNTON
PLANNING COMMISSION SECRETARY**

THE FAYETTE COUNTY PLANNING COMMISSION met on June 2, 2022 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Arnold Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth
Jim Oliver
Danny England

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

PUBLIC HEARING

- 1. Consideration of Petition No. 1319-22 Ann Kimbell, Owner, and David Weinstein, Agent, request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility. This property is located in Land Lot 216 of the 5th District and front(s) on S.R. 85 and Carnes Drive.**

Chairman Martin asked if the petitioner was present.

Mr. David Weinstein said yes. He stated on behalf of Ann Kimbell request a rezoning of the approximately 10.651 acre parcel located at Carnes Drive and GA Hwy 85, Fayette County Georgia, Tax Parcel Number 0546 029 from the O-1 Office Institutional District to the M-1 Light Industrial District. The intent is to allow for light industrial uses on the site consistent with most of the neighboring parcels of the Property. The request to rezone to M-1 Light Industrial is an appropriate zoning transition because the site lies adjacent to Kenwood Business Park which is predominantly occupied by light industrial uses and is consistent with the intent and is overlay district in which the Property lies. The surrounding uses are as follows:

- East/North: Carnes Drive and GA Hwy 85 North, directly to the north of the subject site there are three (3) parcels zoned M-1 Light Industrial one of which also has frontage on GA Hwy 85;
- West: Eight (8) parcels all used with warehouses, half of which are zoned M-1 Light Industrial and one (1) which is owned by the Authorized Agent 130 Carnes Drive, LLC and
- South: 6.98 acres of land with one (1) existing warehouse.

Our proposal for M-1 Light Industrial, as it relates to these surrounding uses, is the best and most practical use for the property due to its location, shape, size, and many other factors. The subject property is located directly adjacent to the Kenwood Business Park, which serves as a bustling light industrial economic zone for Fayette

County. The industrial park has almost no vacancy and as of this writing, to the Authorized Agent's knowledge, there are almost no industrial properties available for occupancy in all of Fayette County. As platted, the Kenwood Business Park has about 35 parcels most of which are zoned M-1 Light Industrial. Just further west of the subject property, there are approximately 50 more parcels that are all zoned M-1 Light Industrial. Rezoning the subject property to M-1 Light Industrial will further advance the growth of businesses and jobs in the County. The proposal would not burden existing infrastructure and the light industrial uses are consistent with the adjacent Kenwood Business Park. The addition of this property to an M-1 Light Industrial use will provide more outlets for local small and medium size businesses to serve the residents of Fayette County without adding additional strain on the school systems or other infrastructure. Small and medium size businesses make up the backbone of any strong economy that wishes to continue to grow and provide various goods and services to its residents. There is no question that the development of the property for light industrial uses will provide a path to more jobs and increased real estate taxes and sales tax revenues for the County. This will surely be a marked improvement to the current use of the site as it is currently vacant and produces very little tax revenue. The Authorized Agent and owner respectfully request that the Fayette County Commissioners, Planning Commission and Planning Staff approve and support the Authorized Agent's rezoning request to allow for the Property to be changed to the M-1 Light Industrial use category to support light industrial uses consistent with neighboring properties, which is the most economically viable use of the subject property and would provide the most benefit to the County and its residents. The Authorized Agent, owner, and their representatives welcome the opportunity to meet with all interested parties and representatives.

Chairman Martin asked if there was anyone that would like to speak in favor of the petition.

Ms. Sallie Ann Kimble stated she agrees to the property being sold.

Chairman Martin asked if there was anyone else that would like to speak in favor of the petition. There were none. He then asked if there were any opposed to petition. There were none. Chairman Martin then brought the discussion back to the Planning Commission.

John Culbreth Sr. asked if there were any concrete plans for development at this time.

David Weinstein referred to the site plan and said the only thing that would change is the access point on Highway 85. He stated after meeting with Chanelle Blaine and her team and getting feedback from GDOT, they'd like us to have the access on Carnes Drive. He also stated, he learned that in the early 90s there was a Light Business zoning district for areas that would have sewer. He stated this area does not have sewer and is probably the reason why this area has not been developed. It is the main reason commercial isn't appropriate for here. He added, the only logical use is a light industrial use because of the minimal impact it would have on sewer. He said there

could be septic for bathrooms for a couple of employees in small spaces, but any restaurants or fast food would not develop there because of the amount of sewer.

John Culbreth Sr. thanked Mr. Weinstein for his comments.

Jim Oliver agreed it would be better to have the access point on Carnes Drive.

David Weinstein replied he thinks that is another reason commercial use isn't the best use here. A fast-food restaurant would want two access points, which GDOT wouldn't support.

Chairman Martin asked about what type of tree line buffer would remain.

Chanelle Blaine replied according to the overlay, it requires a 100 ft setback off Highway 85 North. She added, you can only go 50 ft in for parking and there will be a landscape buffer too.

Chairman Martin said he asked the question because the area is now becoming congested. He added there is now a 100 ft high roller coaster that he believes is an eyesore to the area and anything that beautifies that he highly recommends.

David Weinstein stated since it will be for light industrial use, there is no need for a big presence.

Chanelle Blaine stated the landscape buffer is required to be 25 feet off the property line.

Chairman Martin brought the discussion back to the Planning Commission. He asked if there were any further questions or comments. There were none. He asked if there was motion.

John Culbreth made a motion to approve Petition No. 1319-22 request to rezone 10.651 acres from O-I to M-1 for a Multi-Tenant Light Industrial Facility. Brian Haren seconded the motion. The motion passed 5-0.

PETITION NO: 1319-22**REQUESTED ACTION:** O-I to M-1**PROPOSED USE:** Multi Tenant Light Industrial**EXISTING USE:** Undeveloped**LOCATION:** S.R. 85 & Carnes Drive**DISTRICT/LAND LOT(S):** 5th District, Land Lot 216**OWNER:** Ann Kimbell**AGENT:** David Weinstein**PLANNING COMMISSION PUBLIC HEARING:** June 2, 2022**BOARD OF COMMISSIONERS PUBLIC HEARING:** June 23, 2022

APPLICANT'S INTENT

Applicant proposes to rezone 10.651 acres from O-I to M-1 for a multi-tenant light industrial facility.

STAFF RECOMMENDATION**APPROVAL****1-1.****1319-22**

INVESTIGATION

A. PROPERTY SITE

The subject property is a 10.651 tract fronting on S.R. 85 in Land Lot 216 of the 5th District. S.R. 85 is classified as a Major Arterial road and Carnes Drive is classified as a County Local road on the Fayette County Thoroughfare Plan. The subject property is undeveloped and currently zoned O-I.

Rezoning History: On September 14, 1989, the Board of Commissioners adopted a new zoning district called L-B (Limited Business). The intent was to provide planned, large-scale, mixed-use development along the major thoroughfares where sewer was planned, and particularly along SR 85 North.

On September 13, 1990, the Board of Commissioners amended the L-B zoning district and blanket zoned approximately 830 acres (including the subject property) in the SR 85 North corridor from A-R (Agricultural- Residential) to L-B. From 1991 through 1997 no one had ever developed under the L-B zoning district, because sewer was not forthcoming in the corridor. The L-B zoning district was deleted from the Fayette County Zoning Ordinance on January 14, 1998. Therefore, all properties that were zoned L-B were rezoned to a valid zoning district.

The rezoning Petition #974-98 for O-I zoning was approved by the Board of Commissioners on April 9, 1998.

B. SURROUNDING ZONING AND USES

The general situation is a 10.651-acre parcel is zoned O-I (Office-Institutional). In the vicinity of the subject property is land which is zoned M-1, C-H, & C-C. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Carnes Drive)	1.5	M-1	Light-Industrial	Commercial
	2.45	M-1	Light-Industrial	Commercial
	0.9	M-1	Undeveloped	Commercial
South	6.98	C-H	Light-Industrial	Commercial
East (across SR 85 N)	0.5	C-C	Single-family Residential	Commercial
	0.8	C-C	Single-family Residential	
	116.81	C-H	Amusement Park	
West (Kenwood Bus. Park)	1.0	C-H	Light-Industrial	Light-Industrial
	1.0	M-1	Light-Industrial	Light-Industrial
	1.0	M-1	Light-Industrial	Light-Industrial
	1.0	M-1	Light-Industrial	Light-Industrial
	1.0	M-1	Light-Industrial	Light-Industrial
	1.0	C-H	Light-Industrial	Light-Industrial
	1.0	C-H	Light-Industrial	Light-Industrial
	1.0	C-H	Light-Industrial	Light-Industrial

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Commercial on the Future Land Use Plan map. However, this request conforms to the Fayette County Comprehensive Plan in terms of the SR 85 North of Fayetteville commercial area description which states:

SR 85 North of Fayetteville: A nonresidential corridor, this area extends from the city limits of Fayetteville north to the county line. **It provides an area where a variety of nonresidential uses including commercial, office, and light industrial are appropriate.** The area contains opportunity for infill, redevelopment and new development.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone from O-I to M-1 for the purpose of developing a multi-tenant light industrial facility. The subject property will be subject to the M-1 zoning district regulations and the SR 85 North Overlay Zone (see attached).

The concept plan depicts a total of three (3) proposed structures. One (1) structure will be utilized for a single-tenant warehouse building consisting of 18,000 square feet, and the other two (2) structures will be utilized as a multi-tenant industrial building consisting of 23,250 square feet each.

State Route 85 North Overlay Zone

Due to the frontage on State Route 85 North, development of the property is subject to the requirements of the State Route 85 North Overlay Zone. The Overlay Zone requirements are in addition to the M-1 zoning district requirements. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 85, a 50 foot setback for impervious surfaces from right-of-way of SR 85 and architectural standards.

Access

The Concept Plan submitted indicates one (1) access from SR 85 North (see GDOT comments below).

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 104-28 of the Development Regulations. Access must comply with the provisions of Section 104-55. of the Development Regulations and the Georgia D.O.T., as appropriate. The subject property must comply with all applicable Fayette County Code regulations.

E. REVIEW OF CONCEPT PLAN

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Site Plan, as applicable.

F. DEPARTMENTAL COMMENTS

Water System

FCWS has no objection to the proposed rezoning. Water is available along the west side of GA-85 provided in a 10" PVC watermain and along the north side of Carnes Dr in an 8" PVC watermain.

Public Works / Environmental Management

County Road Frontage Right of Way Dedication

GA Hwy 85 is a **Major Arterial** roadway and the GADOT controls all entrances and exits onto the state route. Any proposed site entrances and exits on GA Hwy 85 will be permitted through GADOT.

Carnes Drive is an **Internal Local** roadway. The existing right of way on Carnes Drive is 60', which is the required standard, so no additional right of way dedication is required.

Traffic Data

According to the GDOT on-line traffic data, the annual average daily traffic for State Route 85 approximately one (1) mile from the site is **30,900 vehicles per day (August 2020)**. The owner has not submitted traffic data for the proposed development, however the uniform rezoning of the existing tract without modification proposes a negligible effect on existing traffic patterns to Hwy 85

Sight Distance

Minimum sight distances will have to be satisfied for any proposed new road intersections. GADOT will review sight distances for any driveways added to GA Hwy 85. Fayette County EMD will review sight distances for new driveways on Carnes Drive

Floodplain Management

The 10.651-acre request for rezoning **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0106E dated September 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study.

Wetlands

The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map.

Watershed Protection

There **ARE NOT** state waters located on the subject property.

Groundwater

The property **IS NOT** within a groundwater recharge area.

Post Construction Stormwater Management

This development **WILL BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces.

Environmental Health Department

This office has no objection at this time.

Fire

This office has no objection at this time.

Georgia Department of Transportation

GDOT preference would be for the applicant to obtain their access from Carnes Drive, if an access is desired from the state route the access spacing requirement of 350' for the posted speed limit of 55 for SR 85 has to be met being measured from the egress radius of Carnes Drive southward.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from to O-I to M-1 for the purpose of developing Light-Industrial. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Commercial. This request conforms to the Fayette County Comprehensive Plan in terms of the SR 85 North of Fayetteville commercial area description which states:

SR 85 North of Fayetteville: A nonresidential corridor, this area extends from the city limits of Fayetteville north to the county line. **It provides an area where a variety of nonresidential uses including commercial, office, and light industrial are appropriate.** The area contains opportunity for infill, redevelopment and new development.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a non-residential district support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL**.

REZONING LETTER OF INTENT

Fayette County
Planning and Zoning Department
Attn: Chanelle N. Blaine, AICP
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214

RE: Letter of Intent - Rezoning Application for the property located at Carnes Drive and GA Hwy 85, Fayette County Georgia, Tax Parcel Number 0546 029 (the "Property")

Dear Ms. Blaine:

DEW Capital Investments, LLC and 130 Carnes Drive, LLC (the "Authorized Agent") on behalf of Ann Kimbell (the "Owner") request a rezoning of the approximately 10.651 acre parcel located at Carnes Drive and GA Hwy 85, Fayette County Georgia, Tax Parcel Number 0546 029 from the O-I Office Institutional District to the M-1 Light Industrial District. The intent is to allow for light industrial uses on the site consistent with most of the neighboring parcels of the Property. The request to rezone to M-1 Light Industrial is an appropriate zoning transition because the site lies adjacent to Kenwood Business Park which is predominantly occupied by light industrial uses and is consistent with the intent of the overlay district in which the Property lies.

The surrounding uses are as follows:

- East/North: Carnes Drive and GA Hwy 85 North, directly to the north of the subject site there are three (3) parcels zoned M-1 Light Industrial (parcels 0546 019, 0546 075, and 0546 074, which also has frontage on GA Hwy 85);
- West: Eight (8) parcels all used with warehouses, half of which are zoned M-1 Light Industrial (parcels 054501020, 054501019, 054501018, 054501017) and one (1) which is owned by the Authorized Agent 130 Carnes Drive, LLC (parcel 054501021); and
- South: 6.98 acres of land with one (1) existing warehouse.

Our proposal for M-1 Light Industrial, as it relates to these surrounding uses, is the best and most practical use for the Property due to its location, shape, size, and many other factors. The subject property is located directly adjacent to the Kenwood Business Park, which serves as a bustling light industrial economic zone for Fayette County. The industrial park has almost no vacancy and as of this writing, to the Authorized Agent's knowledge, there are almost no industrial properties available for occupancy in all of Fayette County. As platted, the Kenwood Business Park has about 35 parcels most of which are zoned M-1 Light Industrial. Just further west of the subject Property, there are approximately 50 more parcels that are all zoned M-1 Light Industrial.

Rezoning the subject Property to M-1 Light Industrial will further advance the growth of businesses and jobs in the County. The proposal would not burden existing infrastructure and the light industrial uses are consistent with the adjacent Kenwood Business Park. The addition of this Property to an M-1 Light Industrial use will provide more outlets for local small and medium size businesses to serve the residents of Fayette County without adding additional strain on the school

systems or other infrastructure. Small and medium size businesses makeup the backbone of any strong economy that wishes to continue to grow and provide various goods and services to its residents. There is no question that the development of the Property for light industrial uses will provide a path to more jobs and increased real estate taxes and sales tax revenues for the County. This will surely be a marked improvement to the current use of the site as it is currently vacant and produces very little tax revenue.

The Authorized Agent and owner respectfully request that the Fayette County Commissioners, Planning Commission and Planning Staff approve and support the Authorized Agent's rezoning request to allow for the Property to be changed to the M-1 Light Industrial use category to support light industrial uses consistent with neighboring properties, which is the most economically viable use of the subject Property and would provide the most benefit to the County and its residents. The Authorized Agent, owner, and their representatives welcome the opportunity to meet with all interested parties and representatives.

Respectfully,



David E. Weinstein, Esq.

Land Use Plan

038

Carnes Drive

LIGHT INDUSTRIAL
COMMERCIAL

SUBJECT
PROPERTY

SR 85 N

LOW DENSITY RESIDENTIAL
COMMERCIAL

LIGHT
INDUSTRIAL
ENVIRONMENTALLY
SENSITIVE AREAS

COMMERCIAL
ENVIRONMENTALLY
SENSITIVE AREAS

039

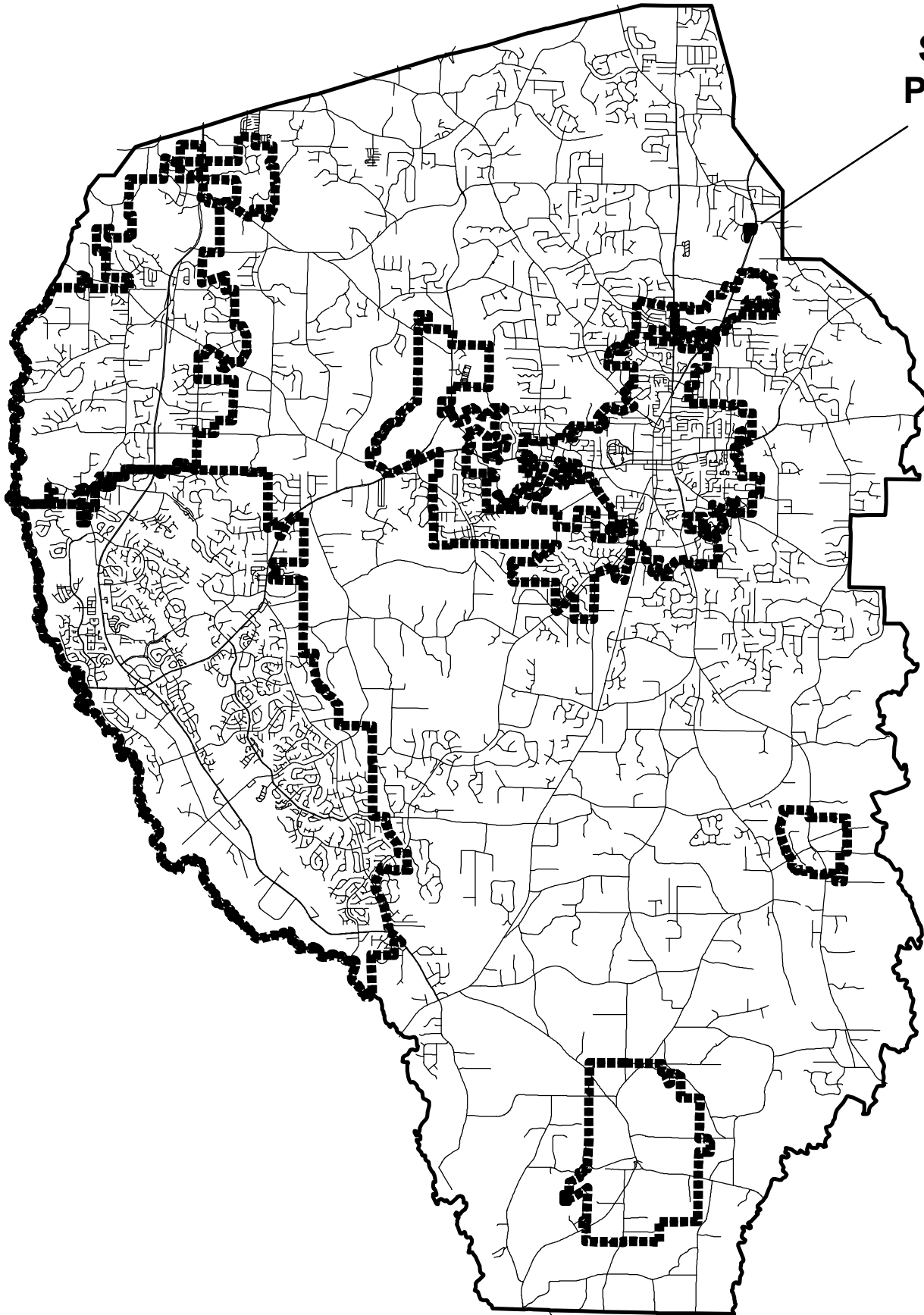
Carnes Drive

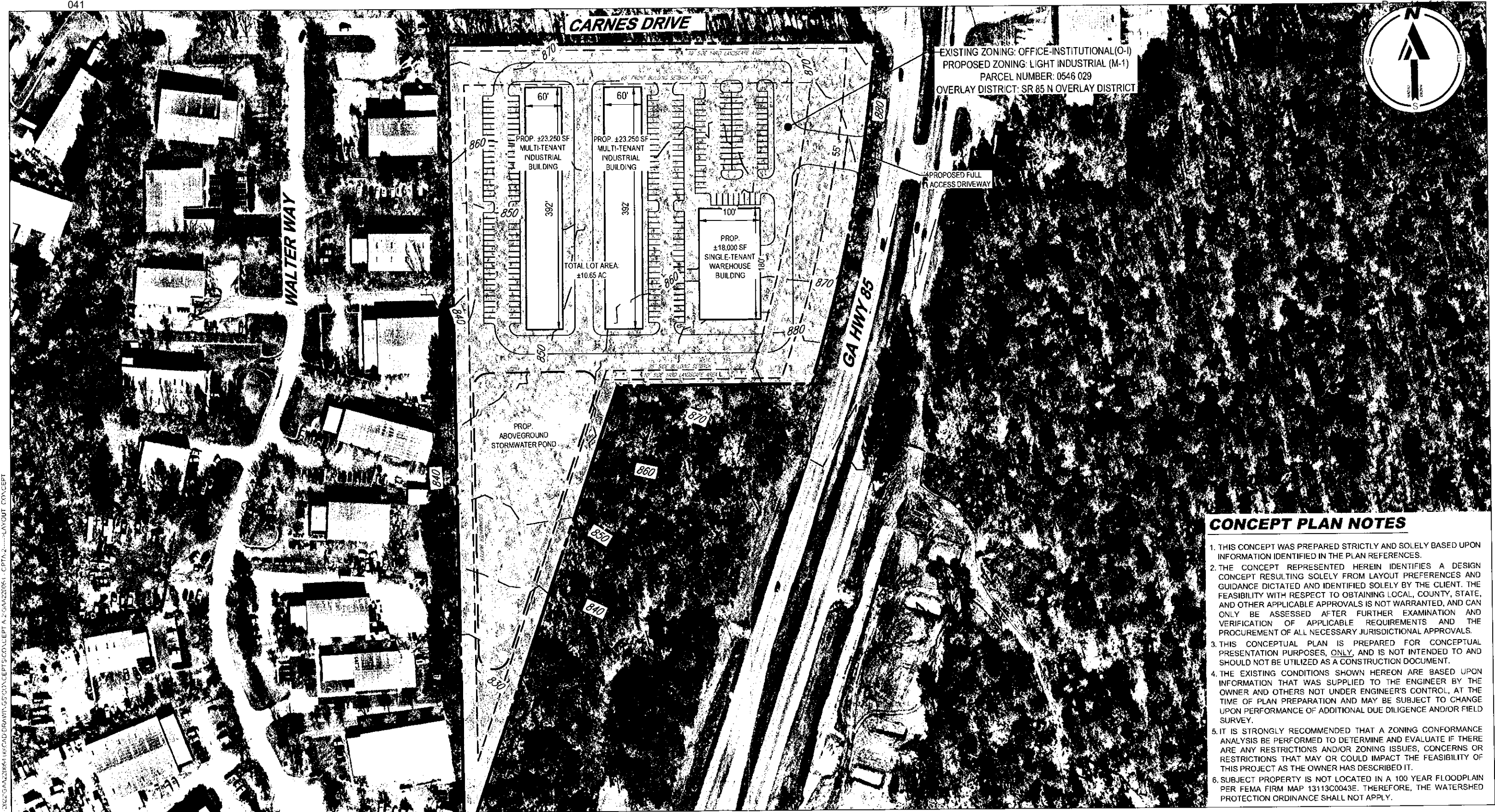
SUBJECT
PROPERTY

SR 85 N

628

**SUBJECT
PROPERTY**



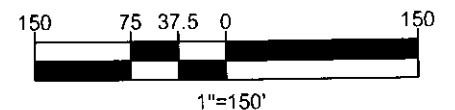
**BOHLER //**

211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

CARNES DRIVE REZONING PLAN 'A-2'

130 CARNES DR, FAYETTEVILLE, GA 30214

04/28/2022 | DW | GAA220054 | Rev. A-2



**APPLICATION TO AMEND
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: Ann Kimbell (aka Ana Kimble)

MAILING ADDRESS: 723 Goza Road, Fayetteville, GA 30215

PHONE: (770) 461-6451 **E-MAIL:** N/A

AGENT FOR OWNERS: DEW CAPITAL INVESTMENTS, LLC/130 Carnes Drive, LLC ATTN: David Weinstein

MAILING ADDRESS: 3211 Windsor Lake Drive NE, Brookhaven, GA 30319

PHONE: (404) 218-1677 **E-MAIL:** dweinstein@dweinsteinpc.com

PROPERTY LOCATION: LAND LOT 216 LAND DISTRICT 5 PARCEL 0546 029
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 10.651 per survey dated 4/14/22

EXISTING ZONING DISTRICT: O1 **PROPOSED ZONING DISTRICT:** M1

ZONING OF SURROUNDING PROPERTIES: MI AND CH

PRESENT USE OF SUBJECT PROPERTY: VACANT LAND

PROPOSED USE OF SUBJECT PROPERTY: MULTI TENANT LIGHT INDUSTRIAL

LAND USE PLAN DESIGNATION: _____

NAME AND TYPE OF ACCESS ROAD: N HIGHWAY 85

LOCATION OF NEAREST WATER LINE: _____

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1319-22

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: April 29, 2022

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: April 29, 2022

DATE OF PLANNING COMMISSION HEARING: June 2, 2022

DATE OF COUNTY COMMISSIONERS HEARING: June 23, 2022

Received from David Weinstein a check in the amount of \$ 350.00 for application filing fee, and \$ 40.00 for deposit on frame for public hearing sign(s).

Date Paid: April 29, 2022 Receipt Number: 014653

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Ann Kimbell (AKA Ann Kimble)

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0546029

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 216 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of 10.651 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

DEW Capital Investments LLC / 150 Cams Drive LLC

(I) (We) hereby delegate authority to Attn: David Weinstein to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Ann Kimbell

Signature of Property Owner 1

723 Hoza Rd. Fayetteville, Ga

Address

30215

Signature of Notary Public

4-14-22

Date



Signature of Property Owner 2

Address

Signature of Notary Public

Date

Signature of Property Owner 3

Address

Signature of Notary Public

Date

[Signature]

Signature of Authorized Agent

3211 Windsor Lake Dr NE
Brookhaven GA 30319

Address

Signature of Notary Public

4-14-22

Date



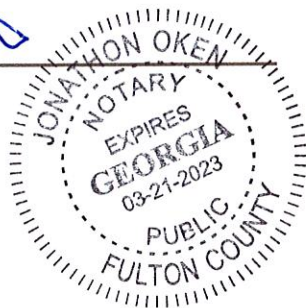
NAME: ATTN: DAVID WEINSTEIN PETITION NUMBER: _____ADDRESS: 10.651 ACRES LOCATED AT CARNES DRIVE AND N HWY 85**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

DAVID WEINSTEIN affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) 01 Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ 370 to cover all expenses of public hearing. He/She petitions the above named to change its classification to M1.

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or☒ Legal description for subject property is as follows: SEE ATTACHED EXHIBITPUBLIC HEARING to be held by the Planning Commission of Fayette County on the 2ND day of JUNE, 20 22 at 7:00 P.M.PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 23RD day of JUNE, 20 22 at 7:00 P.M.SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF April, 20 22

NOTARY PUBLIC



APPLICANT'S SIGNATURE

DISCLOSURE STATEMENT**Please check one:****Campaign contributions** - ☒ **No** ☐ **Yes (see attached disclosure report)**

TITLE 36. LOCAL GOVERNMENT
 PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS
 CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

O.C.G.A. § 36-67A-3 (2011)

§ 36-67A-3. Disclosure of campaign contributions

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

HISTORY: Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36.

CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR REZONING REQUEST

(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)

- ☒ 1. Application form and all required attachments completed, signed, and notarized, as applicable.
- ☒ 2. Copy of latest recorded deed, including legal description of the boundaries of the subject property to be rezoned.
- ☒ 3. Boundary Survey (1 copy if separate from Conceptual Plan), drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by a land surveyor. The Boundary Survey and Concept Plan may be combined.
- ☒ 4. Conceptual Plan (20 copies if larger than 11" x 17"). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey, however it is required to be drawn to scale, and include all applicable items below:
 - ☐ a. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
 - ☐ b. Approximate location and size of proposed structures, use areas and improvements (parking spaces, and aisles, drives, etc.) on the subject property for non-residential rezoning requests, including labeling the proposed use of each proposed structure/use area.
 - ☐ c. General layout of a proposed subdivision (residential or non-residential) including the delineation of streets and lots. The items of b. above are not required in this instance but may be included if known.
 - ☐ d. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such.
 - ☐ e. Minimum zoning setbacks and buffers, as applicable.
 - ☐ f. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating type and width of existing and proposed easements and centerline of streets including width of right-of-way.
 - ☐ g. Location and dimensions of exits/entrances to the subject property.
 - ☐ h. Approximate location and elevation of the 100-year flood plain and Watershed Protection Ordinance requirements, as applicable.
 - ☐ i. Approximate location of proposed on-site stormwater facilities, including detention or retention facilities.
- ☒ 5. A letter of intent for a non-residential rezoning request, including the proposed use(s).

Doc ID: 008017450002 Type: GLR
 Filed: 11/10/2003 at 11:10:20 AM
 Fee Amt: \$12.00 Page 1 of 2
 Transfer Tax: \$0.00
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 BK **2384** PG **419-420**

John Kimbell
 After recording, return to:
 723 Goza Road
 Fayetteville, Georgia 30215

STATE OF GEORGIA

COUNTY OF FAYETTE

EXECUTOR'S DEED

THIS INDENTURE is made as of 10 day of NOVEMBER, 2003, between JOHN KIMBELL as Executor of the Last Will and Testament of CHARLOTTE CLARA CARNES MCCLURE (hereinafter referred to as the "Deceased"), late of FAYETTE County, Georgia (hereinafter referred to as "Grantor") and ANN KIMBELL (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR (acting under and by virtue of the power and authority contained in the Last Will and Testament of the Deceased, it having been duly probated and recorded in the Court of Probate of Fayette County, Georgia), for and in consideration of love and affection and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that tract or parcel of land lying and being in Land Lots 216, 217 and 232 of the 5th District of Fayette County, Georgia (hereinafter referred to as the "Land"), as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

Preparer has not performed a title examination or confirmed the legal description, and as such, makes no representation with regard to the same.

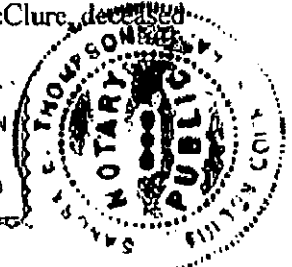
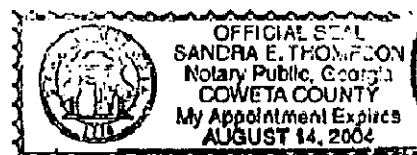
EXECUTED under seal as of the date above.

signed, sealed and delivered in
 the presence of:

[Signature] (SEAL)
 Unofficial Witness

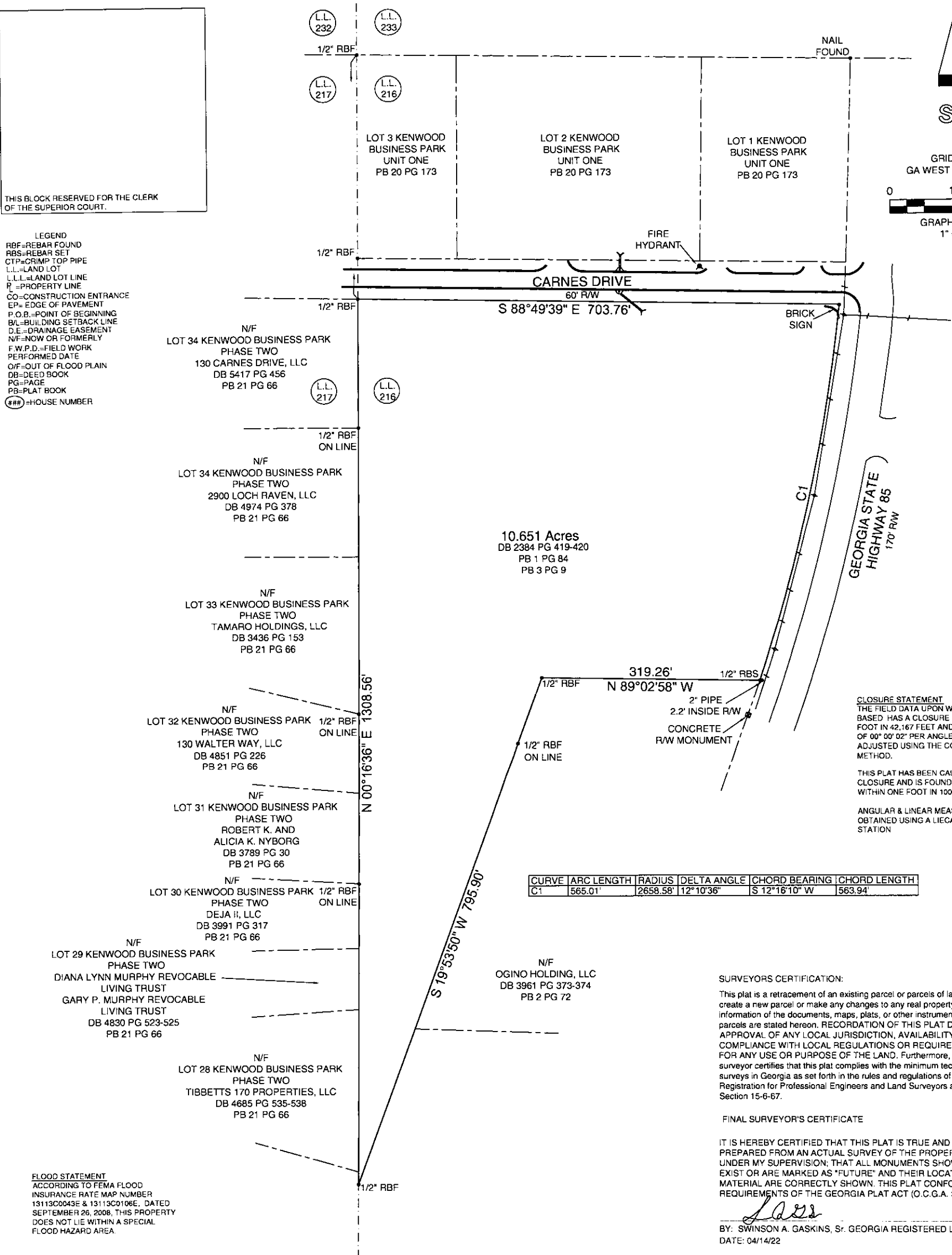
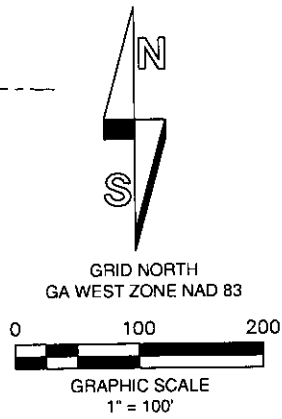
[Signature]
 Notary Public

GRANTOR: *[Signature]*
 John Kimbell, Executor
 Under the Last Will and Testament of
 Charlotte Clara Carnes McClure, deceased



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	565.01'	2658.58'	12°10'36"	S 12°16'10" W	563.94'

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620
DATE: 04/14/22

Job No. 22-024

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 04/14/22

F.W.P.D.: 04/13/22

Revisions Date

Prepared For:

DEW CAPITAL INVESTMENTS, LLC
AND ITS SUCCESSORS AND ASSIGNS

Property Location

Land Lot 216 Of The 5th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
981 CAMPGROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com

BOARD OF COUNTY COMMISSIONERS

Consent #5

Lee Hearn, Chairman
 Edward Gibbons, Vice Chairman
 Eric K. Maxwell
 Charles W. Oddo
 Charles D. Rousseau

FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
 Dennis A. Davenport, County Attorney
 Tameca P. Smith, County Clerk
 Marlena Edwards, Chief Deputy County Clerk



140 Stonewall Avenue West
 Public Meeting Room
 Fayetteville, GA 30214

Retreat MINUTES

May 13, 2022
 8:00 a.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

Call to Order

Chairman Lee Hearn called the May 13, 2022 Retreat to order at 8:07 a.m. A quorum of the Board was present. Vice Chairman Gibbons was absent.

Acceptance of Agenda

Commissioner Charles Oddo moved to accept the agenda as presented. Commissioner Eric Maxwell seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

Financial Overview/Forecast: Chief Financial Officer Sheryl Weinmann presented the financial overview and forecast. Ms. Weinmann stated that she would walk the Board through the current year's budget and provide the end of year budget projections. She stated that the General Fund as of June 31, 2021, ended with the Stabilization Fund with \$15,213,869, which was 25% of the budget. She continued that the emergency funds remained unused at \$2M. There was \$9,362,597 assigned for the 5-year Capital Improvement Program (CIP), \$1,201,552 was restricted for Local Maintenance & Improvement Grant (LMIG), \$1,609,672 was designated as non-spendable for the stormwater loan, and \$7,400,351 was unassigned. She added that the plan was to pay back the stormwater loan, which would increase the unassigned fund to about \$9M. She noted that they would like to use those funds to go towards the Defined Benefit Plan.

Mr. Rapson stated that last year, as the Board may recall, the Defined Benefit Plan (DB Plan) fund was short, part of which was due to a change in longevity tables along with market impacts. He continued that in the past, the County would contribute \$500K via normal contributions, which was typically included in the budget. The plan was to increase that \$500K contribution over the next 3-years to catch up. However, the markets still have not fully improved, so the intent would be to take the \$1.6M loan repayment funds and to ask the Board to approve, as part of the budget, a \$1.5M one-time contribution to the DB Plan, which would then true that fund up and place the County at a very comfortable level of funding.

General Fund- Revenues: Ms. Weinmann stated in moving on to discussions regarding Fiscal Year 2022 General Fund-Revenues that properties taxes came in slightly over budget and even more so in the LOST/TAVT/Auto fund, which was 1.7M to the good. In reviewing the Intergovernmental Fund, that number was lower because the Local Maintenance & Improvement Grant (LMIG) 2020 & 2021 had to be budgeted, causing some of those funds to be carried over and they do not show in the actuals but are in the Fund Balance. She stated that fines and forfeitures were down and would most likely continue to go down because of the decrease in court fines and fees. Ms. Weinman noted that the \$2.6M shown in the Intergovernmental Fund actuals were the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds that the County received last year, as well as the first part

of American Rescue Plan Act (ARPA) funds. She added that the second part of the ARPA funds have been applied for and should be awarded by June 30.

Chairman Hearn stated that overall, the County was \$1.2M "to the good" or in the positive for the budget.

Ms. Weinmann stated correct, that was the revenue projection through March of 2022.

General Fund- Expenditures: She continued that in reviewing the General Fund – Expenditures, staff anticipated, several of the functions would be over budgeted, based on increased County employees received beginning January 1, 2022. However, due to vacancies in various departments and offices, the numbers are coming in close to what was originally budgeted. She stated that the FY22 estimation for the Net Operation budget was \$3.6M to the good. Ms. Weinmann stated that in reviewing the Transfers In, Transfers Out and Transfers Out – Capital Projects, they were \$808K in the negative.

Mr. Rapson explained to the Board that this was what hit the Fund Balance. He continued that the forecast provided in October 2021, which included the 19% Public Safety increase, and the 10% increase for the remaining County employees, staff estimated that there might be roughly a \$3M shortage. However, it is only about \$1M shortage and included the one-time capital contribution. Mr. Rapson stated that this means the County was better off than originally anticipated, probably because there was still a huge problem with vacancy and several positions were un-filled. He added that even with the employee increases, it was still difficult to market and recruit viable candidates.

Ms. Weinmann stated that the Fund Balance last year ended at about \$37M. However, with the \$808K hit, the projection for Fund Balance was \$36.2 for this year.

Ms. Weinmann stated that in reviewing revenue sources for FY2021, the Real Property of the Digest was \$6.6M with a forecast of \$7.88M based on anticipated increase of about 18%.

Mr. Rapson added that the 18% increase was about 16% reassessment and 2.62% growth, which was a direct reflection of the current real estate market. Because of this 18% increase in the Digest, the proposal was to maintain the current mileage rate, which would extrapolate to about a 15% property tax increase. He stated that this proposal would be presented to the Board on May 26, 2022, as a part of the budget presentation.

Ms. Weinmann reiterated that the \$7.88M consisted of the 2.62% growth and 15.38% of reassessment. In using these figures to show the tax increase, it would equal about a 14.5% tax increase. She stated that on a tax bill for a property worth \$250K that was increased to \$300K, it would equate to an additional \$155 on the tax bill, as it relates to the county and would not include tax via Fayette County the Board of Education.

Ms. Weinmann stated that moving on to the review of Motor Vehicle/True-Up/TAVT revenue back in 2013, the State would true up this fund to the \$1.999M. However, in 2020, they decided to only provide a percentage. Since then, this fund had grown significantly with a current budget of \$6M. She stated that this fund was expected to increase by about \$800K-\$900K by the end of the year.

Ms. Weinmann stated that LOST Revenues was about \$15M, which included the actual collected through March 2022 and then what was budgeted for the remainder of the year. She stated that this was a projection of about \$800K-\$900K over budget.

She stated that in reviewing SPLOST revenues through March of 2022, they have collected \$24.7M and of that, \$11.3M was distributed to Fayette County. She stated that when this SPLOST began in 2017, the anticipated revenue for this year was \$11M, which had already been exceeded.

911 Operations Fund: Ms. Weinmann stated that 911 Fund Balance was \$7,589,647 as of June 30, 2021. She stated that the Capital Projects Fund was \$1,271,00. The Stabilization Fund was \$998,092, and the Fund Purpose was \$5,328,555. She stated

that projections for FY2022 would be a positive impact of \$843K.

Fire Services Fund: Ms. Weinmann stated that as of June 30, 2021, the Fire Services Fund was \$8,461,136. They had a small Capital Projects Fund balance of \$236,473, the Stabilization Fund was \$2,978,558 and the Fund Purpose was \$5,246,106. She stated that the projection for the Fire Services fund for FY2022 was a positive impact of \$1.8M. Ms. Weinmann stated that initial forecasted anticipated this fund to be over budgeted, however due to position vacancies in expenditures, they came in closer to the projected budget. She noted that the \$675K noted as an intergovernmental revenue were from the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds.

Commissioner Oddo asked how we accounted for vacancies as it related to the budget.

Mr. Rapson stated that each vacant position was 100% budgeted with the assumption that these positions would require medical insurance. This was done in anticipation that the County would eventually be 100% staffed and budget accordingly.

Ms. Weinmann stated that the positive impact of \$1.8M to the Fire Fund Balance was projected to increase the FY2022 Fire Services Fund Balance to \$10M.

Emergency Medical Services Fund: Ms. Weinmann stated that as of June 30, 2021, the Emergency Medical Services Fund was \$3,407,850, leaving approximately \$2,149,433 in the restricted fund balance.

Mr. Rapson stated that this slide [page 20 of the 2023 BOC Retreat Presentation] was important because looking at this fund the Fund Balance was extremely healthy as a direct result of Board action. He continued that when CARES funds were received, \$1.1M was pushed into this fund because it was the weakest fund as it related to balancing true revenue vs. true expenditures, which stemmed from the millage rate for EMS being set too low at .456. He stated to put that into perspective, if the County initiated a 10% increase for the EMS millage rate, taking it from .456 to .5, that would yield \$31K. Mr. Rapson stated that to get the millage rate where it needed to be, the County would have to initiate a 200% change to get it in the \$200K range from revenue to expenditures. He explained that if the County proposed to do this it would be an increase to the EMS millage rate. He noted that he felt that the budget would be balanced next year considering that if there was a property tax increase, the Board may want to consider increasing the EMS millage rate as well. He continued that if the EMS millage rate were increased, everyone in the County would be affected except residents of the City of Peachtree City because they performed their own EMS. To provide perspective, he stated that if the Board decided to balance an increase between the Fire and EMS millage rates, there was a factor of 7, for every \$1 gained from the EMS Fund, the Fire Fund would lose \$7. If the comparison were between the General Fund and EMS Fund, the factor was 14. For every \$1 gained from the EMS Fund the General Fund would lose \$14. He stated that he wanted the Board to be aware of this because as the Board reviewed the budget, if they decided they wanted to do a partial rollback to mitigate some of that for the General Fund this may be a good time to do something with EMS Fund also. He concluded that he felt that at some point something would need to be done with the EMS millage rate because it was too low.

Ms. Weinmann added that if the Board decided to increase the millage rate by the 9.3%, that would be an additional \$5 to resident's tax bill.

Chairman Hearn stated that supply chain issues have contributed significantly to the increase in supply costs.

Mr. Rapson concurred and stated that that it was evident in the budget projections for medical supplies.

Commissioner Rousseau ask how much of the cost increase was caused by supply chain issues, verses price gauging.

Mr. Rapson stated that it was probably a little bit of both.

Ms. Weinmann continued that in looking at the EMS Fund for this fiscal year, the charges for services fund had increased slightly and was about \$140K. She stated that the Public Safety expense portion did include some full-time vacancies as well as medical supplies which had come in over budget. She concluded that the impact to the Fund Balance for EMS was \$315K.

Water System Overview: Ms. Weinmann stated that the revenues were slightly under budget. In looking at the operating expenses for Enterprise funds, which included the Water Systems financial statement were laid out slightly different. With that in mind, she stated that they were anticipating a change in net position of approximately \$96K.

Solid Waste Overview: Ms. Weinmann stated that the revenues for Solid Waste were anticipated to come in under budget. She added the costs to run the transfer station were much higher than what was generated via revenues, as a result, there would be a loss of almost \$175K. She noted that if it were not for the General Fund's \$172K allocation, this Fund would have been even more under budget and currently have a fund balance of \$105K.

Mr. Rapson stated that post-closure expenses for the transfer station was \$182K with it bringing in \$75K in revenue. He continued that staff had numerous discussions with Waste Management, as well as conversations with an additional sanitation services vendor and the resounding consensus was that there had been a fundamental shift occurring in the industry and they no longer want to engage in the Transfer Station business. As a result, the current contract had been extended six months with the hope it would be extended a year, during which staff could develop an internal operation that the County could control. He stated that that even if this were put in place, the County would never be in a position of self-supporting. He stated that we have just enough money left in this fund to carry thru next year.

Chairman Hearn asked what the County's part was of the "tipping fee" from the Transfer Station.

Mr. Rapson stated that the County received \$1.00 per ton.

Discussion continued.

Mr. Rapson stated that the situation at the transfer station as anticipated would require Board involvement and the decision on how to proceed would be needed in the foreseeable future.

Commissioner Oddo asked what would happen if the decision was made to close the transfer station.

Mr. Rapson stated that there would probably be an influx of resident complaints and frustration regarding the need for accessibility to dump trash.

Mr. Hoffman added that there were a lot of residents that used the transfer station for both yard waste but also for the free grinding that the County provided. He added that even if the County decided to close the transfer station, post-closure cost would not go away and the County would still be responsible for monitoring the land field forever.

Discussion continued.

Mr. Rapson concluded that there were some revenue-generating options that the County put into place, but those revenues still would offset the cost of the expenses the Transfer Station incurred.

County Jail Surcharge Fund History: Ms. Weinmann stated that the County Jail Surcharge Fund was another account that was not holding its weight as it related to revenue streaming. She stated that this fund dealt with the various fines, fees, and surcharges via the court systems throughout the County. She stated that \$112K was transferred to this fund for FY 2022 with an anticipated additional \$30K transfer needed by the end of the year. These funds were used for inmate meals in the jail.

Victim's Assistance Fund: Ms. Weinman stated that the Victim Assistance Fund was also a problem this year. She stated that the fund balance had been declining since 2019 and taking hits over the years but especially during the COVID pandemic. She stated that there would be a transfer of around \$1,600 at the end of the year, leaving this account with a \$0 fund balance which would require a significant transfer of about \$18K for next year.

Workers Compensation: Ms. Weinmann stated that the workers' compensation fund revenues were comprised of fund received

from the various departments that were the high defenders. This year that amount was \$380K, however there were also a high amount of claims this year, rendering the ending net-position of this account to less than \$300. As a result, staff was recommending a transfer of \$110K.

Employee Insurance Dental/Vision: Ms. Weinmann stated that revenue for this account was from either the County or county employee. Cost of claims have come in very close to the revenues. Staff was recommending a transfer of \$20K to this account to maintain a positive fund balance.

Employee Insurance Major Medical: Ms. Weinman stated that the \$9.4M of revenue was comprised of funds from both employee and the County via premiums. Staff anticipated receiving an additional \$891K for stoploss from Cigna in July. She stated that staff was estimating total revenue to be around \$10.3M. Total expenses for this fund were 9.8M. As a result, the staff anticipated a positive change to the account net-position of \$474K. She stated that the ending net-position was \$1.3M of which \$576K was for stabilization. Mr. Rapson noted that this year, there would be no changes be the premium cost for County employees.

Tax Digest: Ms. Weinmann stated that the 2022 digest was expected to be \$8.38B for the upcoming budget year. This was considering the 15.38% reassessment and 2.62% growth. Real property increase was expected at 18%, personal property increase was 5%, and auto would decrease 25%, which had been consistent over the last few years.

Population/Staffing: Ms. Weinman stated that Fayette County population versus staffing had remained consistent over the past several years.

Millage Rate Statistics: Ms. Weinman stated that the FY22 Millage Rate was 4.034 for M & O, 0.210 for 911, 0.456 for EMS, and 3.07 for Fire. She stated that there was a discussion on increasing the Emergency Management Services (EMS) rate and maintaining the 4.034 for the M&O General Fund portion.

Mr. Rapson added that at the May 26th Budget Hearing the budget would show the millage rate would be set at the 4.034 for the General Fund, which would equate to a net 14% increase overall for all the tax categories. This was directly related to the 18% growth in the digest. He stated that the budget would also highlight options regarding what to do with the 0.456 EMS rate.

Ms. Weinmann highlighted that of 19 local counties, Fayette County ranked #17 with the 3rd lowest millage rate.

Ms. Weinmann stated that in breaking down the various parts of a citizen's tax bill in unincorporated Fayette County, the BOE received 72.4%, the County received 14.3%, and Fire, EMS, and 911 collectively received 13.3%. She added that if the millage rate had stayed the same as it was in 2014, the county would have received an additional \$51.6M in revenues.

Capital Improvement Projects (CIP)/SPLOST

Ms. Weinmann stated that forty-three Capital Improvement Projects (CIP) had been completed through the various departments totaling \$5.6M. Water System projects completed during FY22, totaling almost 2.1M.

Ms. Weinmann stated that there were 5 projects classified as SPLOST in-service, which meant that they were open for traffic or use but still had some punch list items to finish before full completion. These projects totaled \$1,141,262. And SPLOST projects completed since the last reporting at 2021 BOC Retreat totaled \$58,096.

Break (8:34am – 8:40am)

SPLOST Overview

Public Works Director Phill Mallon stated that at last year's County Retreat he received clear direction from the Board to increase public involvement and engagement with citizens as it related to county projects. He stated that he felt his office had succeeded in doing so over the last year. He also acknowledged that another focus over the last year was project prioritization and efficiently using county resources. Mr. Mallon stated that over the last few years, there had been the development of a project delivery

team. These individual's work was dedicated to project delivery and the team was comprised of employees from several different departments. Mr. Mallon stated that the 2004 SPLOST was still active and provided a brief overview. He stated that from a transportation standpoint, it had as much, if not more available funds than the more recent 2017 SPLOST. The 2004 SPLOST was driven by an older 2003 SPLOST project menu/report. He noted that any projected list on the report was eligible for funding, however if not listed, then that project would not be eligible. Mr. Mallon stated that the 2003 SPLOST project menu/report outlined 66 projects, 10 of which were highlighted as top priorities by the Board during that time. Of the 66 projects, 32 had been completed, 10 were in progress, seven were studied with no further action being decided, and 17 received no action. He continued that of the 17, "none actioned" projects, 15 were no county properties. Mr. Mallon stated that there was about \$30M left in the fund. In addition to these projects, each jurisdiction outlined their own list of projects. Fayette County had 20 projects, which if included in the previous list, brought the total up to 86 projects. Of the additional projects, 17 had been completed, two were studied with no further action being decided, and one received no action. Mr. Mallon stated that in 2018 he advised that the 2004 SPLOST had about \$30M left and asked how they would like to allocate those funds. He stated that the Board provided a list of projects. About \$16M was set aside for the Corinth Road extension project, with the remaining balance going towards the Board approved list that included 13 projects.

Mr. Mallon provided a brief overview and status update of the following projects: Coastline Road Bridge Replacement was funding for local right-of-way match on the Georgia Department of Transportation local bridge replacement Program (LOCBR), Sandy Creek; Sam Drive and Eastin Road; Antioch at Goza Road; Peachtree Parkway at Crosstown Drive; Veterans Parkway Intersection with SR 92 & West bridge Road; Veterans Parkway (WFB Phase 1); Veterans Parkway Intersection with Eastin Road; Kenwood Road, East Fayetteville Bypass; SR 85 Medians Phase 1 & 2; SR 85 Widening; SR 92 South of McBride; Goza Road Realignment at Bernhard Road.

Commissioner Rousseau encouraged staff to review the option of using 2004 SPLOST funds, if eligible, towards enhanced safety measures or road improvements on SR 279 near County Lake Subdivision and surrounding communities.

Mr. Mallon stated that he would review the SPLOST project menu/report and, if listed, the use of these funds would be an option. However, if not, that could be a project that the Board could consider for the 2023 SPLOST. He stated that in 2017 SPLOST a corridor study was conducted on SR 279. The intent of the study was to identify the needs for SR 279 and to initiate the 279 realignments. He stated that the County was successful in support of the realignment project and would receive federal aid which was a 7-year project. Mr. Mallon stated that he suggested the Board allocate additional funds to SR 279 to conduct an official Georgia Department of Transportation (GDOT) concept report in 2023, which could address traffic and transportation needs on SR 279.

Mr. Rapson stated that the 2023 SPLOST was the most appropriate place to allocate funds for this type of project, especially knowing that SR 279 was a State Route. The county was limited in how much we can do but having these studies and analysis completed, put the County in a better position in discussions with GDOT when the opportunity presented itself.

Chairman Hearn stated that this was why he continued to encourage "shovel ready" projects. He added that when the County was well prepared, and funding was made available, we could quickly take advantage of it. Chairman Hearn also added that McDonough Road was another project he would like to see added back on the priority list as well.

Mr. Rapson stated that when a SPLOST project was proposed, typically a list of projects within the county was provided. If approved, those are the only projects that can be completed using those SPLOST funds. He added that it would be easier to shift fund allocations if the parameters of the SPLOST projects were more generic or loosened. The 2004 SPLOST had loosened project parameters, which allowed the County to shift funds, however the 2017 SPLOST was set up as special restrict revenue, which limited how that money could be used. SPLOST dollars are very restrictive. He stated that if the Board did not like this format staff was using to comprise the SPLOST list, he asked them to provide feedback and input on what format they would like to use. Mr. Rapson also stated that the project delivery team was also the team that gathered the biweekly "Hot Project" outline for the Board. He stated that if there were other updates any of them would like to receive updates for, please let him know.

Commissioner Rousseau stated that he would like to receive periodic updates regarding the Health Center and Recreation

Center. Commissioner Rousseau asked about project R-6 regarding Kenwood Road that Mr. Mallon mentioned in his overview and if that would be road improvements on Kenwood Road and Highway 279.

Mr. Mallon stated that the R-6 project was focused just along Kenwood Road from the Kenwood Elementary School into some of the surrounding neighborhoods. Mr. Mallon stated that staff had received feedback from the public asking to include Highway 279 and Kenwood Park into this project. Mr. Mallon stated that type of request was not currently in the funding for this project.

Vice Chairman Gibbons arrived at the Board Retreat.

2017 Transportation SPLOST Update: Mr. Mallon stated that the 2017 SPLOST included eighteen projects or categories. He stated that some of the categories were vague and allowed the Board to add in projects if funding was available. Mr. Mallon advised that 32 projects were authorized by the 2017 SPLOST, 17 were complete, two were underway by other agencies via federal or state aid, eight were underway in-house by Public Works, and five had no active task orders. Mr. Mallon outlined several of these projects discussing that they included work on infrastructure and improvements, possible federal aid corridor improvements, intersection improvements, pedestrian, bicycle and multi-use paths, and detailed planning studies.

City of Fayetteville High Priority Trail Study: Downtown & Economic Director, Brian Wismer with the City of Fayetteville, stated that the city was undergoing a high priority trail study. He stated that they had received a grant from the Atlanta Regional Commission (ARC) to study potential trail paths to better connect the City of Fayetteville. The connectivity would include new and existing parks, various school systems, as well as the nature center. Mr. Wismer stated this was a citywide effort to create new amenities and improve quality of life. Mr. Wismer stated that the City was still very early into the study but highlighted the fact that this trail system had the opportunity to connect both city and county neighborhoods. Mr. Wismer provided a conceptual design of the trail and noted that it would be a concrete trail about 12 feet wide and would be primarily promoting walking and biking. There had been discussion of golf carts would be permitted on the trail, however, that had not been decided. Mr. Wismer stated that this was being presented to the Board because a lot of the area of the trail would be on County property and the City wanted to garner Board feedback before the project progressed. He stated that eventually the City of Fayetteville would seek easements for construction and the project was being added to the City of Fayetteville 2023 SPLOST project list.

Mr. Rapson asked as clarification what the city was seeking from the County. He asked if they were seeking permanent easement where they would maintain the path.

Mr. Wismer stated that was correct.

Commissioner Oddo comments were inaudible.

Chairman Hearn asked how long the path would be and asked for an estimated cost for the path.

Mr. Wismer stated that it was approximately two miles long. He stated that once completed the study would provide cost analysis.

Commissioner Maxwell stated that he had received several calls regarding this project when it was initiated and noted that he had followed the progression of the project. He stated that for the most part, he approved of the project. Commissioner Maxwell stated that there were some aspects of the project he did not agree with, like the fact that the trail would go around the landfill. He concluded that there would always be some complaints regarding any project. He also suggested that the city conduct some public relations as the project moved forward.

Mr. Rapson concurred that the Board was ok that the City of Fayetteville to proceed with the study.

2017 Stormwater SPLOST Budget Overview: Environmental Management Director Bryan Keller presented the stormwater (SPLOST) budget overview. Mr. Keller stated that the approved budget for Category I: flooding and safety projects was \$6,451,657; the approved budget for Category II: Stormwater Infrastructure Tier 1 for projects needing immediate attention was \$3,705,373 and Category II Tier II was projects that needed replacement soon, was \$10,440,149. The approved budget for

Category III: Stormwater Infrastructure Preservation was \$1,651,211.

There are three main Stormwater SPLOST categories:

Category I included the replacement or rehabilitation of stormwater drainage systems where failure or improper operation may result in loss of property or probable loss of human life. These included dams classified by the Georgia Safe Dams program that are located within Fayette County right-of-way. There were 18 total projects in this category. Sixteen of these have been completed with the remaining two in the design phase.

Category II, Tier I systems included the deformation or damage of the system that may affect the drainage capacity or overall function of the structure that needed immediate attention. There were 14 total projects in this category five have been completed. Two of these projects are in the design phase and seven have been budgeted for but pending design. Mr. Keller explained that project review and analysis was critical. At times project prioritization had to change and the need to escalate the repair/replacement of a Tier II project over a Tier I project had occurred. Mr. Keller acknowledged that there would be projects that would carry over into the 2023 SPLOST.

Commissioner Rousseau expressed his frustration regarding having projects that would have to carry over into the 2023 SPLOST. He stated that this would be a concern to some citizens. Knowing that not only were there projects that needed to be completed from the 2017 SPLOST, along with the County proposing a 2023 SPLOST, may prove challenging for some to understand.

Mr. Rapson stated that the list of carry over projects would be minimal in comparison to the list of new projects proposed for the 2023 SPLOST. He stated that there would be an educational effort initiated to explain this to the public.

Commissioner Oddo stated that the County was in a much better position than they had been years prior and could show citizens the work that had been done via the numerous projects that had been completed.

Vice Chairman Gibbons stated that explaining to citizens that the work had to be done either way and outlining that it could either be done via revenue from high property taxes or through a cost-deferring SPLOST might be beneficial.

Category II, Tier II systems included the deformation or damage of the system that may affect the drainage capacity or overall function of the structure that needed replacement soon. There were 51 total projects in this category two had been completed. Six of these projects were in right-of-way acquisition, 13 projects were in the design phase, and 30 of these projects were budgeted pending design.

Category III systems included the deformation or damage of the system that may affect the drainage capacity or overall function of the structure. There were 153 total projects in this category 33 of which had been completed. Sixteen were in the design phase and 104 budgeted pending design.

Mr. Keller stated that an additional Category IV included functional improvements to stormwater drainage systems, such as paving inverts and replacing headwalls, catch basin lids, and drainage pipes that are currently inaccessible. Category IV may also include professional services, easement acquisition, and utility relocation/coordination tasks. There were two invert paving projects that had been complete and one stormwater system replacement project in final design. Mr. Keller encouraged everyone to visit the 2017 SPLOST website to review the status updates on these projects.

Break (9:49-10:09)

2023 SPLOST Proposed Projects

Mr. Keller stated that Fayette County Department heads worked together to comprise a list of projects within the county for the 2023 SPLOST. Mr. Rapson reviewed the list before submittal to the Board for final review and approval.

Mr. Rapson reiterated that this was not the final list and only a starting point for the Board to review. He stated that in looking at the 2023 proposed distribution figures, the original request submitted by staff totaled more than \$94 million. He was able to narrow down the request which was the list being presented to the Board. He stated that from there the Board would provide input and feedback, the feedback garnered through our public education efforts would be considered, then a comprised list would be presented for the voters.

Commissioner Maxwell stated that he wanted it to be clear that the proposed list being presented to the Board was only a draft and that the Board had not seen the list before today.

Mr. Rapson stated that was correct, this was only staff's recommendation to the Board for the proposed 2023 SPLOST. Mr. Rapson stated that the total allocation over a six-year period would be \$210,000,000. The distribution, if this SPLOST was approved, would be based on population which had been agreed upon with all the jurisdictions. The distribution amount for Fayette County was \$94.7M, Peachtree City was \$67.3 M, City of Fayetteville was \$33.4M, Town of Tyrone was \$13.5M, and Brooks was \$1M. He stated that every city was taking a different approach on how they would comprise their SPLOST list. Mr. Rapson provided an overview of the 2023 SPLOST County proposed projects which included projects in five distinct categories. These categories included: Justice Center Renovations, Public Safety, Parks, Recreation and Human Services, Stormwater Improvements, and Transportation Improvements. Mr. Rapson stated the Stormwater and Transportation improvements categories make up roughly 50% of the total allocation, with primary focus on the transportation projects. He stated that the remaining balance of \$47M would be broken down into thirds between the three remaining categories.

Vice Chairman Gibbon asked if the Health Department Building was being funded via Capital Improvement Project funds or via through General Fund dollars.

Mr. Rapson stated that current there was about \$10M set aside for the Health Department building. Current estimates are coming in at \$18M for the construction of the Health Department. That shortfall was not included in the proposal for the SPLOST. The Health Department building would be funded through General Fund tax dollars once final bids were received and via grant funds that may be available for health agencies. He stated that this was also a topic that garnered Board's input on how to proceed.

Vice Chairman Gibbons stated that he thought the Tactical Driving Course and the Firefighter Training Facility had already been funded through American Rescue Plan Act (ARPA) funds,

Mr. Rapson stated that was correct. Both those projects had been funded in the General Fund and with ARPA dollars and the remaining balance would be included in the 2023 SPLOST.

Chairman Hearn asked if the SPLOST would be added to the November 2022 election.

Mr. Rapson stated they SPLOST would be included in the March 2023 election.

Justice Center Renovation- David Yaeger with Mallett Consulting stated that his office functioned as the project management on the original Justice Center project. He stated that a Justice Center Taskforce was assigned to evaluate the Justice Center Complex and assess the current facilities, review current deficiencies, develop projection of future growth, develop a buildout concept for the vacant 3rd floor, and create a repurposing plan of vacated spaces. Since 1997 the need for space had become evident as the County population grew, the court system caseload would also increase. There was a need for additional courtrooms, auxiliary office, mediation suites, and meeting rooms for the various courts. Progress to date included roundtable discussion with relative courts and offices on needs. Departmental interviews were conducted in person to review the existing spaces and to discuss the "scope determination" questionnaire responses. The Project Manger developed a conceptual floor plan. Mr. Mallett stated that the vacant third floor had 47,000 sq. ft. of available space. Mr. Mallett stated that access to the flood was constructed as part of the original build with an elevator, elevator lobby, and stairwell already in place. He stated that the 3rd floor was planned to eventually accommodate courtrooms. The back of the building was designed with a knockout panel in anticipation of future design with the ability to use exterior construction elevator. This would be the primary construction elevator during the buildout. There would also be renovation and construction to other floors of the building as construction progressed

and different courts moved. Mr. Mallett briefly outlined the concept floor plan and provided the Board with an overview of where each court would be stationed within the Justice Center. The 3rd Floor would host Superior Courts, the District Attorney's Office and the Public Defender's Office; the 2nd Floor would host State Court, the Solicitor General, Juvenile Court, and Grand Jury, and the 1st Floor would host Magistrate Court, Probate Court, the Clerk of Court and Court Services. Mr. Mallett stated that next on the Taskforce agenda was to finalize the conceptual floor plans, gather and analysis of support data for future growth, and perform a site/parking evaluation. All of this would be provided to the Board for review as a needs assessment. He continued that then the concept phase would be presented to the Board for approval. Next would be the design phase which would include selection of Architect of Record, preparation of construction plans and specifications, and construction bid documents. Finally, would be the Construction Phase which would consist of selection of General Contractor, construction, inspections, and testing. He concluded that he hoped to remain the project manager throughout the entire project.

Transportation Improvements: Mr. Mallon stated that about \$750K a year was allocated toward roadway resurfacing/maintenance. \$150K was allocated to bridge work/repair, \$50K for right-of-way improvements which included repair to county roadway shoulders and drainage, by eliminating encroaching vegetation. These all were part of the infrastructure preservation and improvements.

Mr. Rapson added that this was as loose or vague as they could get. The allocation of \$4.5M would be for road maintenance and no specific roads would be identified.

Commissioner Oddo ask if a 2017 SPLOST comparison map could be created.

Mr. Keller stated that an online interactive map was being created.

Mr. Mallon stated the second category was corridor improvements which was an opportunity for the County to seek federal aid. He stated that \$2.5M was allocated to this category to implement some of the recommendations that came out of the corridor studies. The third category was for intersection improvements. The fourth category included pedestrian, bicycle, and multi-use path projects, and \$1M was allocated to the fifth category for planning studies/concepts reporting.

Commissioner Oddo expressed his desire to consider a corridor study that would help with traffic on the south end of the county near Atlanta Motor Speedway coming out of Henry County.

Mr. Mallon stated that project was not addressed in this, other than as a possible plan study.

Mr. Rapson stated that there were funds available for a planning study.

Public Safety: Sheriff Babb stated that more officer's loss their lives in the line of duty in their patrol vehicle than any other way, more than gun fire. With that in mind, the Tactical Driving Course was critical. It would provide additional driver training to deputies within the County to reduce the number of vehicular incidents/accidents and limit one of the highest risk / liability areas. Sheriff Babb noted that every other aspect of law enforcement had continual training except for vehicle operations. He stated that the Tactical Driving Course would place Fayette County as a top tier agency and a great recruiting tool.

Mr. Rapson stated that the Tactical Driving Course would be a multi-million dollar invest for the County Public Safety. Mr. Rapson added that there were two additional projects within the Sheriff's Office which were the configuration of the watch center and the jail camera system upgrade. These projects would total \$1.3M

Commissioner Maxwell asked if he anticipated other agencies asking to use the Tactical Driving Course, see its value.

Sheriff Babb stated that the big picture goal would be to become a regional facility. His initial focus would be to train deputies within the County then expand to other agencies.

Lunch (11:55am – 12:55pm)

The meeting recessed for lunch at approximately
The meeting resumed from lunch at approximately 12:49 p.m.

Public Safety – Sheriff & Fire Projects: Environmental Management Director Bryan Keller continued with presentations. He stated that the Fire and EMS proposed 2023 SPLOST project was the enhancement of the training facility, which would be located on the other side of the Sheriff's tactical facility. Formerly, the Links Golf Course. There are in-house construction plans in progress. The project also includes replacement of the Quint Apparatus. These trucks are the heaviest and most complete units in the fire fleet. The current trucks are at the end of their useful life span, 15 years. In addition, the project would replace the heavy rescue units, "jaws-of-life". Fire and EMS would like to replace the self-containment breathing apparatus. Scheduled replacement of this equipment is 2026. Finally, the replacement of the three ambulances which have reached the end of useful service.

The Watch Office upgrades are estimated to be \$325,815 and would include upgrades to the entire camera monitoring system. This would include Buildings A & B, which house the Support Services Division, Criminal Investigations and Field Operations, the Jail facility and the Justice Center. These are spread across three separate buildings located on roughly the same plot.

The County's 911 Center and Emergency Operations Center (EOC) proposal was to take the Water Treatment Plant and reconfigure it to be a backup 911 Center in case of an emergency evacuation, such as, natural, man-made or technological. The backup center will include consoles equipped to replicate all major functions available in the 911 Center and would be available to EOC should weather or a major incident damage the current location.

Parks, Recreation and Human Services:

Recreational Multiuse Facility: This proposed project was for the request of \$14 million to build a new multi-use facility. It would include two (2) small classrooms, one (1) kitchen, three (3) restrooms, two (2) storage areas and seven (7) areas for current staff. The current building would be demolished. The lower level would include multiuse areas and courts, community rooms, classrooms of various sizes, restrooms and lockers, storage areas and offices space for staff. The upper level would include the walking path and exercise area.

Recreation Director Anita Godbee stated that the Recreation Commission visited several facilities in the surrounding area. A contract was awarded for the architectural and engineering services to Lose Design. A kickoff meeting was held and the discussions with staff and the consultant was communication protocols, project scope, goals, programming timelines, budget and existing known conditions. She stated that it was important that the facility be multi-generational. The goal was that the facility would be busy all day. Other details such as the ventilation, noise impediments and roofing will be included. She stated that the Recreation Commission and staff toured facilities in DeKalb County, Atlanta and Clayton County to obtain ideas of different facility features and designs. The consultants were given the "must haves" and "nice to haves" and are creating a concept phase, preliminary plan and cost estimates. There will be public input meetings to share this information and gain feedback.

Commissioner Rousseau stated that this was a unique opportunity to invest in human capital in the county. Ms. Godbee thanked the Board for the support.

Senior Services Renovation & Transportation Vehicles:

Fayette Senior Services: Director Dan Gibbs spoke regarding three Senior Services Enhancement proposed projects. He stated that the first was to rejuvenate the van fleet. He stated that the vans are used for about 300,000 miles. Mr. Gibbs stated that he was not able to raise enough funds to bring the van fleet current. The second project was the expansion of the café. He stated that a minor renovation was completed, and it was done through fund raising. He stated that he would like to enclose the patio to expand the use of the patio for outside dining and use it as a multi-use activity room. The last project was an expansion of the Meals-on-Wheels program. The program serves 170 meals per day. Volunteers deliver these meals in their own vehicles, providing two meals per day. The proposed project would be to add a walk-in-refrigerator and freezer and enclose the walkway where meals are stored. Mr. Gibbs stated that this would also provide a backup when the café freezer was out of order.

In response to Chairman Hearn, Mr. Gibbs stated that there were 13 vans in operation to-date. He stated that one had 290,000

miles. He stated that the vans range between \$40,000 and \$50,000, depending on whether it was a wheelchair accessible van. He stated that the vans were equipped with satellite tracking, radios and cameras. He stated that he would be in need of at least twelve vans to be in rotation.

Mr. Rapson stated that this would be a project that was implemented over six years.

Starr's Mill Educational Facility: Mr. Keller stated that there was an opportunity to have an educational facility at the Starr's Mill location. He stated that it would entail having displays to show the water system processes and archeological artifacts from Horton Creek. He stated that the pump house would be renovated to a restroom and a septic system installed. The project did not include a trail.

Mr. Rapson stated that a trail could still be an option. He stated that this would address one of the concerns of a restroom at this passive park. He stated there were still discussions about a trail leading from Starr's Mill and going into the neighborhoods, but the County had not pursued that option.

Mr. Keller reminded the Board that when the bridge was built down Highway 85, we would lose access to Highway 85 leading to the other side.

Animal Shelter Master Plan: Mr. Keller stated that as of May 23, the Animal Shelter's Request for Proposal (RFP) will be "on the streets". He stated that the plan would include a walking trail to walk the animals and a livestock building.

Mr. Rapson stated that we have the money for the building, however this project would be to add a walking trail and a building to house livestock.

Stormwater Improvement Projects

Mr. Keller stated that the plan was to approach the 2023 SPLOST the same as the one in 2017. He stated that a lot of detail for the projects are added. There are cost estimates that include the right of way acquisition, environmental, utility relocation and construction. There were two (2) Category I projects, ten (10) Category II Tier I projects, forty-two (42) Category II Tier II projects and 115 Category II Tier III projects.

2023 SPLOST Timeline: Mr. Keller stated that there was a new website under construction for the projects. He stated that the website would have an interactive feature. Staff held a meeting with the cities on their projects and they were all in the preliminary phases. A QR code is provided as well for access to the website.

Mr. Keller stated that only a county can call for a SPLOST. He stated that there was a strict timeline for what needed to be completed and when. He stated that the County would have to call for the Special Election. He explained the timeline. He stated that he would like the Board's feedback on the information. He stated that the plan was to put the information on the website by June 1. He stated that the push for education will take place in December, after the General Election.

Future Consideration and Direction: County Administrator Steve Rapson lead the discussion and presentations.

Proposed Fee Revisions: Mr. Rapson stated that as part of the budget cycle, staff evaluated fees to determine if the fees needed to be revised or updated. He stated that Fire & EMS wanted to change the plan review fee from \$0.10 to \$0.15. The impact would be an additional \$5,000. Certification of Fire Safety Compliance fee from \$50 to \$100; about \$7,500 impact. And the Fire Alarm Plans for Commercial Systems only from \$0 to \$100. The fee increases are based on fee comparisons for Clayton, Coweta, Henry and Gwinnett counties. These fee increases would be included in the budget.

He stated that there was a cap on the amount that can be charged to a patient for ambulance transport per mile. He stated that the fee structure was low, and staff was requesting a 100% increase. Fire Chief Jeff Hill made a correction. He stated that it was not a 100% increase, but 150% of Medicare allowance for transport. These fee increases were compared to Peachtree City and Henry and Coweta counties. This would be about a \$237,000 impact. The fees have not been updated for over a decade.

Mr. Rapson stated that most of the Parks & Recreation fees would be implemented in the new multiuse building. The Board would not see the impact in the 2023 budget. He stated that most of the fee structure was a 70/30 split with the instructors. The County keeps 30% of the fee.

Ms. Godbee stated that for some of the rentals, they were in line with what was being charged for the picnic facilities. Mr. Rapson stated that if all rates were added together, it would total \$121,000. Staff and operations would be close to \$400,000. Ms. Godbee stated that the fees were compared to Peachtree City and Clayton and Henry counties. Mr. Rapson stated that any fee structure would be evaluated as the multiuse facility became operational.

Commissioner Rousseau asked how much was being paid to Peachtree City for use of their facility. Mr. Rapson responded that the County paid Peachtree City \$150,000. Commissioner Rousseau asked if that was in addition to fees. Mr. Rapson stated yes. Fayette County citizens pay whatever Peachtree City citizens pay for programs. He stated that the County paid the Town of Tyrone, \$18,000 for access to the soccer fields and other amenities.

Ms. Godbee stated that there will be a payment center for patrons to obtain a daily, weekly or monthly pass. Chairman Hearn asked if it would be payment by cash, card or check. Ms. Godbee stated yes. Chairman Hearn stated that he was concerned about cash payments and the safety and security. Ms. Godbee stated that there was a new registration system for online payments.

Commissioner Rousseau stated that the morning hour would be geared to seniors while kids were in school. He stated that he would like to look at extension of the building and having additional space long term.

Mr. Rapson stated that the County placed on the water bills, the sewer collection for the cities in 2014. It went from \$1.00 to \$1.62. The current rate of \$1.62 and the direct and indirect cost was about \$2.02. The proposed \$1.82 to the cities to collect their bills was a 10% discounted rate and would yield approximately \$33,000 to be incorporated into the Water System's budget beginning July 1. The Intergovernmental Agreements would be updated.

Mr. Rapson made presentation regarding the meter connection proposed fee increase. He stated that the fees have not been updated for thirty years.

Ms. Tigert stated that the fees were compared to Clayton, Coweta, Forsyth and Henry counties. She stated that the County was not recouping all the cost. She stated that the rate may change when the AMI was installed.

Mr. Rapson stated that the tap and accessibility fees are based on the size of the meter. He stated that there was a significant jump in fee and that the majority were non-residential, commercial fees. The miscellaneous fees were for reconnects, return items, tampering or late fees of customers.

Commissioner Rousseau left the Board Retreat at approximately 1:45 p.m.

The last proposed fee increase for the Water System was the irrigation meter rates. Ms. Tigert stated that this fee was required by the Metropolitan North Georgia Water Planning District (Metro Water District). She stated that it was required in 2017 to increase the irrigation rates. It was part of the conservation model. Based on the County's rate structure the recommendation from the Metro Water District was to double the rates. This would only affect homeowners who have irrigation meters. Ms. Tigert explained how the irrigation meters work for residents.

Chairman Hearn stated that it was important to reiterate that this was at the recommendation of the Metro Water District. Ms. Tigert stated that it would affect 690 accounts currently.

Water System Interconnectivity Update: Ms. Tigert stated that there were five initiatives starting with the compliance with the

Interconnection, Redundancy and Reliability Act, a safe yield analysis to determine adequacy of water supply during drought conditions, determining long-term demand, designing a pressure model and determining a rate structure for the wholesale rate. She stated that safe yield analysis was conducted by taking stream flow and precipitation, the output and evaporation and required releases and based it on the drought records from 2008, 2009, 2012 and 2013. Ms. Tigert stated that there was change from the previous conditions for each of the reservoirs. The projects were based on estimated population (177,849), residential demand (12.08 MGD (million gallons per day)), non-residential demand (4.03 MGD) and economic development buffer (0.54 MGD), out to the year 2070 for a future demand of 16.65 MGD. She stated that Fayette County has sufficient water supply in severe drought conditions to share/sell. She stated that staff was still working on the Hydraulic Model. She explained the calculated wholesale rate components. The new wholesale rate (kgal) was \$2.67. This revenue stream will be allocated for Capital Improvements to the Water System and help mitigate future rate increases. It started with the interconnectivity with Coweta County.

Commissioner Hearn asked how Fayette County's wholesale rates compared to the City of Atlanta, Spalding County and Clayton County.

Ms. Tigert stated that Fayette County was a lot less than the City of Atlanta. She stated that she would investigate what was Spalding County's rate. The wholesale rate increase would be the equivalent of a 20% residential tax rate increase.

Commissioner Hearn stated that he would like to know.

Mr. Rapson stated that the point of this increase was to keep rates down. He stated that the County was in the process of notifying the City of Fayetteville that the rate will be increasing.

Ms. Tigert stated that the Water System was in the process of developing a 10-year Water System Master Plan and to evaluate the retail rate based on the wholesale rate and master plan.

Parliamentary Procedures Overview

County Attorney Dennis Davenport briefed the Board on an overview of the parliamentary procedure. He stated that if the Board did something a certain way and the rules say to do it a different way, that was fine if that was what the Board agreed to do. He stated that if the Board asked him, "what the rules say was the procedure" he would chime in. He stated that there were a few things he was having some issues with.

He asked the Board to keep the motion simple and gave examples. It was important that the people listening understand the motion. He stated that the other thing was combining multiple things in one motion. He stated that it makes things complicated. He asked the Board to rethink doing multiple things in one motion. He stated that the Board agreed to make a motion to start discussion. He stated that when discussions start before making a motion, the discussion was not a focus discussion. He stated that a second must occur before a discussion starts. Make the motion, then make the second. He encouraged the Board to look at the incidental motions provided.

Mr. Davenport stated that if a Board member was absent for a meeting, that Board member can still vote for the minutes of that meeting. He addressed abstaining. The Board agreed that abstaining required a reason for abstaining. He reminded the Board that it was important to record the vote of the Board by speaking clearly and/or by show of hand. He explained the importance of showing who voted and how they voted. He informed the Board that a chart was included in the presentation to show what action was needed for each motion.

A copy of the action chart will be placed on the dais for reference.

Mr. Davenport stated that "call the question" was a motion and the next thing that should happen was that there was a vote to call the question. If the vote was unanimously or a majority, then the only thing that happened was the "call the question". If there was a motion on the floor, then the next vote was on the motion made.

Commissioner Maxwell stated that he enjoyed working with Mr. Davenport over the past years. He stated that he enjoyed doing

things the way the Board was doing things. He stated that he did not like getting into saying someone cannot call the question. He stated that the current Board got along. He stated that he did not want to have to address the Chairman each time he wanted to say something. He stated that he did not want to have another meeting where the County Manager was not present.

Chairman Hearn stated that he appreciated that the Board looked out for each other. He stated that he did not want anyone on the Board to look bad and he wanted to be sure to do the right thing. He stated that each member was their own individual that worked well together. He stated that he enjoyed working with the group and looking out for one another.

Signature Capital Project Overview

Mr. Rapson stated the Tactical Driving Course would have a viewing tower, cones, straightaway and stop signs to make it have the same characteristics of the roadways. He stated that Commissioner Rousseau spoke of some recreational area. He showed the area on the map.

Mr. Keller stated that the lake in the northern area had been drained.

Mr. Rapson stated that the driver and shooting simulators would be added. He stated that the \$2.5 million had to do with the track, safety barriers, security fencing, gas trucks, storage and other costs.

Fire/EMS Training Facility

Mr. Rapson stated that this would be a shared straightaway with the Sheriff's office. He stated that the training building was a five-story structure with a two-story search area. He walked the Board through the features of the training building. Mr. Rapson stated that the road realignment would be done in-house.

Health Department Building Update

County Nurse Manager Beverly Ming was present.

Mr. Rapson stated that right now the project was at \$18 million and that there was a \$1.8 million in contingency. He stated that if the contingency was not needed then it would be about \$16 to \$17 million.

Vice Chairman Gibbons stated that as a member of the Health Board, the methodology of the project manager for his project was to make supply purchases as they became available. As the large materials were available to purchase, they would purchase it. He stated that this was so that when it was time to build, the contractor would have the materials to build. He stated that it was the most cost-effective way to handle the project.

Mr. Rapson stated that the building will house, the Health Department, Environmental Health, the WIC (Women, Infants and Children) office, and McIntosh Trail (addictive diseases, mental health, developmental disabilities and specialty). There will be employee parking similar to the Justice Center. He stated that most recent cost was \$415 per square foot. He stated that there was a big shortfall for the health building still left to figure out.

Animal Control Building Update

Mr. Rapson stated that the County and Peachtree City completed the sale of the current shelter location and purchased the Peachtree City Water and Sewer Authority (WASA) property in late 2021. The new site plans and revised site plans were sent to Peachtree City for review. He stated that we shifted the building and that slowed down the project. He stated that we were scheduled to let the project on May 23.

Elections Renovation (Fire Station #4) Update

Mr. Rapson gave an overview of the project. He stated that one half of the building was Elections, and the other half was the Public Defender. He stated that the Elections side will be painted with the awning. He stated that the revision to the floor plan was done with Elections. He stated that the project cost was \$961,200. It included major plumbing and electrical. The demolition will be completed in-house with Building & Grounds. The estimated completion of the project is November 2022.

911 Radio System Update

Mr. Rapson stated that a nest of endangered birds, called Osprey, have located on top of the cell tower at Mud Bridge. He stated that Osprey typically stop nesting around September or October. He stated that it delayed the tower equipment install. He showed the difference in the current portable talk-out inside the building and what it would look like after the towers at the nine sites were operational.

Truck Route Policy Overview

Mr. Keller stated that the reason for the discussion was citizen's complaints, truck traffic was increasing, established design criteria for roads and funding opportunities. The Transportation Committee made recommendations to the Board. The Board's directive at the January 13, 2022 meeting was to discuss options for a truck route. There were three regulatory strategies to be used: 1) Encourage use of truck routes – no prohibitions, 2) Prohibit truck use on select roads (exceptions provided for material pick-ups, deliveries, vehicle repair, etc.), or 3) Designate truck routes and prohibit trucks on all other roads (same exception as #2). He referenced a map that showed the existing no-truck routes, the proposed no-truck routes and state routes. He stated that the recommendation from staff was to select road for no-truck routes and have the Board let staff know if no-truck route was favorable.

Mr. Keller explained what trucks were considered on the no-truck routes. That was any truck with three axles or more. The existing restrictions were Buckeye Road, Jenkins Road, Brogdon Road, Gingercake Road and Newton Road. The proposed restrictions were Ebenezer Church, Redwine Road, Hampton Road (west), Lowery Road W. McIntosh Road and Hwy 85C. Staff recommended that Buckeye Road and Brogdon Road, be removed from the restricted road list and Redwine Road and Hwy 85C not impose a restricted road. He explained that Buckeye Road be removed from the list because there was no incentive for trucks to use this road and discouraging all cut-through traffic was inconsistent with how other public roads were handled in the County.

Mr. Rapson asked Chairman Hearn how he would like to handle these recommendations. He stated that he needed a vote of the Board of how to proceed based on the interest of the Board.

Chairman Hearn stated that he asked the Transportation Committee how many trucks per day were on Goza and Hampton Roads compared to a year ago. He stated that he was told the truck traffic was doubled. He stated that this was his district. He stated that he had not received complaints on Lowery Road or West Hampton except from people who were attending the Transportation Committee. He stated that he traveled West McIntosh often. He stated that Spalding County had a truck restriction, and he was not sure if anything needed to be done on West McIntosh. He stated that he agreed with staff that a no truck restrictions were not needed on that road. He stated that he believed Hwy 85C should remain a truck route.

Chairman Hearn moved to take no further action regarding the No thru truck ordinance. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Rousseau was not present.

ADJOURNMENT:

Chairman Hearn moved to adjourn the May 13, 2022 Board of Commissioners retreat. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was not present.

Marlena M. Edwards, Chief Deputy County Clerk

Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 23rd day of June 2022. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles W. Oddo
Charles D. Rousseau

Consent #6

**FAYETTE COUNTY, GEORGIA**

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

MINUTES

June 9, 2022

5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

Call to Order

Chairman Lee Hearn called the June 9, 2022 Board of Commissioners meeting to order at 5:03 p.m. A quorum of the Board was present. Vice Chairman Edward Gibbons was absent.

Invocation and Pledge of Allegiance by Commissioner Charles Oddo

Commissioner Charles Oddo offered the Invocation and led the Board and audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved to accept the agenda with the exception of item #1. Commissioner Charles Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

PROCLAMATION/RECOGNITION:**1. Recognition of the 2021-2022 Fayette County State Court Interns.**

This item was removed from the agenda.

PUBLIC HEARING:**2. First of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2023 which begins on July 1, 2022 and ends June 30, 2023.**

Fayette County Chief Financial Officer Sheryl Weinmann stated that this presentation would be much smaller than the initial Budget overview. She stated that the General Fund Balance financial projection for fiscal year (FY) 2022 remained the same, except for the figures for the stabilization fund, which changed slightly based on the following revisions that were being recommended to the Board. She stated that the Budget Summary remained the same with a positive impact to the General Fund of \$974K. Ms. Weinmann outlined the proposed budget revisions.

Budget Revision #1: Budget Revision #1 impacted the Commissioners budget. She stated that the County received notification that Atlanta Regional Commission (ARC) fee would increase by \$12,069. This would require the budget to be increased to \$146,821 with a negative impact to the budget of \$12,069.

Budget Revision #2: Budget Revision #2 affected the Probate Court budget. Probate Court received late notice that there would be a \$3,600 increase for the case management software. This would require the budget to be increased to \$7,200 and an increase to the expense budget, causing a negative impact to Fund Balance by \$3,600.

Budget Revision #3: Budget Revision #3 impacted a grant award and would impact Superior Court's Drug Abuse and Treatment Court budget. In this case, the court received more money than was budgeted. They were awarded \$341,570, which was an additional \$4,524 in revenues. There were no changes to the expenditures. This was a positive impact to fund balance in the amount of \$4,524.

Budget Revision #4: Budget Revision #4 was caused by a grant award and impacted State Court – Accountability Court – DUI Court budget. The grant award was lower than the application and what was budgeted. The request was for \$236,933 for revenue, and they received \$77,972. This would require a decrease in revenue by \$158,961. The expenditures decreased also leaving a positive impact to the Fund balance of \$17,799.

Budget Revision #5: Budget Revision #5 was also triggered by a grant award and impacted State Court- Accountability Court – Veterans' Treatment Court. The grant award was lower than the application and what was budgeted. The request was for \$43,557 and they received \$17,368. The expenditures decreased also from \$48,784 to \$20,043. As a result, there would be a positive impact to the fund balance of \$2,882.

Ms. Weinmann stated that these recommended changes are reflected in the FY2023 proposed Budget Summary, and would affect the General Fund, Accountability State Court Fund, and the Drug Abuse and Treatment Fund. She noted that the only change that was shown on the General Fund- Fund Balance trends chart, was a slight change to the Stabilization Fund which was now \$16,493,516. She reviewed a few of the FY2023 Budget highlights, stating that the Budget was balanced with a positive impact to the General Fund of \$959,060. The Rolling 5-Year Capital Improvement Program (CIP) was fully funded with \$8M. The County continued to provide outstanding service to the citizens. The Budget continued to be balanced by current year revenues with current year expenses. County employees' benefits were maintained, and county-wide departmental cooperation continued to yield positive results. Ms. Weinmann stated that there was no proposed millage rate increases for the General Fund; however, not rolling back would require advertising as a property tax increase. This leaves the millage rate at 4.034 and was considered a 14.5% increase verses the rollback. She stated that there was a proposed millage rate increase from 0.456 to 0.50 for EMS. This would be advertised as a 9.65% increase. She stated that the final adoption of the FY2023 Budget was on June 23, 2022.

Commissioner Rousseau asked if there was any feedback provided from the grant facilitating agencies, as to why an award amount was increased or decreased.

Ms. Weinmann stated that she was not aware of any direct feedback but stated that this was typical. Some of the grant awards were based on expenses and/or participation. The application may have requested a certain amount but upon review, the award amount would only be for what the court qualified for.

Commissioner Eric Maxwell expressed his appreciation for the budget preparation. He stated that he would not be present at the June 23, 2022 Board Meeting, which would be the budget adoption meeting. He wanted to acknowledge that if present, outside of any major revision, he would vote in favor of the budget. Commissioner Maxwell stated that he was aware that a lot of hard work went into preparing this budget and the team had made it extremely easy this year, which he appreciated.

Chairman Hearn expressed his appreciation to everyone who assisted in preparing the budget and acknowledged that it was a team effort.

No vote was taken.

No one spoke in favor or opposition.

PUBLIC COMMENT: None.

CONSENT AGENDA:

Commissioner Oddo moved to accept the Consent Agenda with the exception of item #5. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

3. **Approval of the Georgia Department of Transportation (GDOT) Title VI Non-Discrimination Agreement and Assurances (40 CFR Part 21.7).**
4. **Approval of proposed Environmental Health fee increases effective July 1, 2022.**
5. **Approval of the revision of the motion for Item #19; "Consideration of staff's recommendation to enhance recruitment and retention by increasing Constitutional & Elected Officers by 10.45%; with an effective start date of January 1, 2022" of the December 9, 2021 minutes.**

Commissioner Oddo moved to approve the revision of the motion for Item #19; "Consideration of staff's recommendation to enhance recruitment and retention by increasing Constitutional & Elected Officers by 10.45%; with an effective start date of January 1, 2022" of the December 9, 2021 minutes. Commissioner Maxwell seconded. The motion passed 3-1, with Commissioner Rousseau voting in opposition. Vice Chairman Gibbons was absent.

6. **Approval of the May 26, 2022 Special Called Budget Meeting Minutes.**
7. **Approval of the May 26, 2022 Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

8. **Consideration of staff's recommendation to award FY 2023 Property & Casualty Insurance coverage in the amount of \$732,228.00 to the proposed combination of AmGuard Insurance Co., Wright Specialty Insurance, Global Aerospace, Corvus Insurance, and The Hartford.**

Ms. Weinmann stated that this request was to award FY 2023 Property & Casualty Insurance coverage in the amount of \$732,228. She stated that the proposed combination of AmGuard Insurance Co., Wright Specialty Insurance, Global Aerospace, Corvus Insurance, and The Hartford. Ms. Weinmann stated that each year the county looked for the best insurance carriers based on coverage and price to provide property and casualty policies. Because of the nature of the industry, the most effective way to procure insurance was to authorize a Broker of Record to solicit on behalf of the county. Apex Insurance Services, the Broker of Record for Fayette County, surveyed the current market by reaching out to twelve insurance carriers for consideration of coverage. Majority of the recommended carriers have remained the same except for Corvus Insurance who provided the County a better price for cyber insurance. There was an overall increase of about 15.7%.

Commissioner Oddo moved to approve to award FY 2023 Property & Casualty Insurance coverage in the amount of \$732,228.00 to the proposed combination of AmGuard Insurance Co., Wright Specialty Insurance, Global Aerospace, Corvus Insurance, and The Hartford. Commission Maxwell seconded the motion passed 4-0. Vice Chairman Gibbons was absent.

9. **Consideration of the Public Facilities Authority Selection Committee's recommendation to reappoint Alice Reeves to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023.**

Ms. Weinmann stated that the Public Facilities Authority was a volunteer body, comprised of three (3) individuals who are appointed to one-year terms by the Fayette County Board of Commissioners. Some of the duties include, but are not limited to, the acquisition, construction, equipping, maintaining, and operating of building and facilities, including facilities constituting a storm-water management system, and to sell or lease any or all such properties. The Public Facilities Authority met infrequently, on an as-needed basis, approximately once a year. She noted that all three applicants previously sat on the Board and wanted to continue to serve.

Commissioner Oddo moved to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Alice Reeves to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023. Commissioner Maxwell seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

10. Consideration of the Public Facilities Authority Selection Committee's recommendation to reappoint Edward Outlaw to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023.

Commissioner Rousseau moved to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Edward Outlaw to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023. Commissioner Oddo seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

11. Consideration of the Public Facilities Authority Selection Committee's recommendation to reappoint Thomas Gray to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023.

Commissioner Oddo moved to approve the Public Facilities Authority Selection Committee's recommendation to reappoint Thomas Gray to the Public Facilities Authority for a term beginning July 24, 2022 and expiring July 23, 2023. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

12. Consideration of a recommendation from the Selection Committee, comprised of Chairman Lee Hearn and Vice Chairman Edward Gibbons, to appoint Joy Peterson to the Fayette County Department of Family and Children Services Board for a term beginning July 1, 2022 and expiring June 30, 2027.

Chairman Hearn stated that he and Vice Chairman Gibbons conducted interviews for this position and unanimously voted for Mrs. Peterson, who had incredible experience and the desire to serve on this committee.

Chairman Hearn moved to approve the Selection Committee, comprised of Chairman Lee Hearn and Vice Chairman Edward Gibbons, to appoint Joy Peterson to the Fayette County Department of Family and Children Services Board for a term beginning July 1, 2022 and expiring June 30, 2027. Commissioner Oddo seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

13. Consideration of a recommendation from the Selection Committee, comprised of Commissioners Edward Gibbons and Eric Maxwell to nominate Brenda Marie Parker, Roger Cochran and Michael Hofrichter to the Fayette County Hospital Authority for consideration of appointment to serve a term beginning June 1, 2022 and expires May 31, 2026.

Commissioner Maxwell stated that this process was different than the previous appointments because this motion would recommend three individuals to the Fayette County Hospital Authority for consideration and the Fayette County Hospital Authority would then make the selection for the position. He stated that all three of the candidate resumes were outstanding. Commissioner Maxwell disclosed that he and Mr. Hofrichter had been business partners for several years and that he was well qualified for the position, as was the other applicants.

Commissioner Maxwell moved to approve to nominate Brenda Marie Parker, Roger Cochran and Michael Hofrichter to the Fayette County Hospital Authority for consideration of appointment to serve a term beginning June 1, 2022 and expires May 31, 2026. Commissioner Oddo seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

ADMINISTRATOR'S REPORTS:

A. Contract #1825 -B: Annual Contract for Waterline Extension Task Order 13: Longview Road Loop – Revised

Mr. Rapson reminded the Board that Monday, June 20, 2022 was the Juneteenth Holiday and Administrative Offices would be closed.

Mcintosh Trail Service Board

Mr. Rapson advised the Board that they need a representative on the McIntosh Trail Community Service Board.

County Attorney Dennis Davenport stated that the McIntosh Trail Community Service Board position was previously filled by Sheriff Babb, who recently resigned. Mr. Davenport stated that State law identified several officials that could serve as a replacement. He outlined that a Commissioner, the County Manager, any mayor or elected official of a city within the County, the Police Chief or Fire Chief within the County, he noted the common theme being an elected or appointed official within the County could serve as a replacement for this Board.

Chairman Hearn agreed with Commissioner Rousseau. He suggested soliciting amongst the outlined group of people for interest. He asked County Clerk Mrs. Tameca Smith to reach out to the outlined group for any interest in serving. Chairman Hearn stated it could be brought back at the next meeting.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were five items for Executive Session. Two items involving real estate acquisition, two items involving threatened litigation, and the review of the May 26, 2022 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Maxwell

Commissioner Maxwell acknowledged a promotional pen he received from the Fayette County Animal Shelter and stated that he remembered the hours of long meetings that the Board had about the Animal Shelter and various concerns. He noted that the subject had since gone silent, which was an indication that things were going well. He expressed his appreciation for the hard work of Animal Control Director Jerry Collins and staff.

Commissioner Maxwell also expressed his appreciation for a recent Water System pamphlet he received in the mail with his water bill. He stated that the information it provided was very informative and detailed and he was extremely impressed with it.

Commissioner Rousseau

Commissioner Rousseau stated that he wanted to publicly thank Sheriff Babb for his service on the McIntosh Trail Community Service Board.

Chairman Hearn

Chairman Hearn stated that he recently attended the Atlanta Regional Committee (ARC) meeting on behalf of the County. While there he received a packet, which he made copies of and provided to his fellow commissioners, that outlined how the County benefited from the ARC. He acknowledged the increase in dues but noted that in comparison to what the county received from ARC, it was money well spent. He also advised that they approved the Transportation Improvement Program (TIP) amendment #5, which was an \$152M increase in spending for transportation projects around the region. He also stated that the Board should

be keeping an eye on the Infrastructure Investment Jobs Bill which was worth \$1.2T and would be a great opportunity for potential aid for the county. He encouraged having "shovel ready" projects that would put Fayette County in front of the line when funding opportunities are opened.

EXECUTIVE SESSION:

Two items involving real estate acquisition, two items involving threatened litigation, and the review of the May 26, 2022 Executive Session Minutes. Commissioner Oddo moved to go into Executive Session. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

The Board recessed into Executive Session at 5:33 p.m. and returned to Official Session at 5:59 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Rousseau seconded. The motion passed 5-0. Vice Chairman Gibbons was absent.

Approve of the May 26, 2022 Executive Session Minutes: Commission Oddo moved to approve the May 26, 2022 Executive Session Minutes. Commissioner Rousseau seconded the motion. The motion passed 4-0. Vice Chairman Gibbons was absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the June 9, 2022 Board of Commissioners Meeting. Commissioner Rousseau seconded. The motion passed 4-0. Vice Chairman Gibbons was absent.

Marlena Edwards, Chief Deputy County Clerk

Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 23rd day of June 2022. Referenced attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to enter into a Memorandum of Understanding with Trilith Studios to accept a donation for \$1.25 million, for locating and constructing a Fayette County Water System Storage Tank at Trilith Studios.

Background/History/Details:

Arcadis performed a storage gap evaluation of the Fayette County Water System (FCWS) water distribution system comparing FCWS existing finished water storage volume to the minimum required industry standards of equalization, fire protection, and emergency volumes. The evaluation identified that the FCWS total storage currently exhibits a 0.8 million gallon (MG) surplus system wide, but is projected to be at a 3.3 MG deficit by 2040 due to increasing water demand. In addition Piedmont Fayette Hospital experiences periodic pressure loss, especially on the 5th floor. There is a need to establish more consistent pressure at this critical facility. Based on the recent Storage Gap Analysis, Arcadis recommended a tank at Trilith, with a volume less than 1 MG, would support long-term needs without creating excess storage and potential water quality challenges, in the near-term.

Recently, Trilith Studios, a film and residential community that is exponentially growing, has expressed a desire to FCWS to have a water tower on their property to establish an iconic feel to the historic water towers as other movie studio lots in America.

What action are you seeking from the Board of Commissioners?

Approval to enter into a Memorandum of Understanding with Trilith Studios to accept a donation for \$1.25 million, for locating and constructing a Fayette County Water System Storage Tank at Trilith Studios.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:

COUNTY OF FAYETTE

STATE OF GEORGIA

MEMORANDUM OF UNDERSTANDING BETWEEN [TRILITH]
AND FAYETTE COUNTY, GEORGIA, FOR THE
CONVEYANCE OF A WATER TOWER

THIS MEMORANDUM OF UNDERSTANDING ("MOU") entered this ____ day of _____, 2022, by and between Trilith Development, LLC a Georgia limited liability company (hereinafter referred to as "Trilith"), and Fayette County, Georgia, a political subdivision of the State of Georgia acting by and through its Board of Commissioners (hereinafter referred to as the "County") for the purpose of providing the parameters within which Trilith will contribute to the construction of a water tower (hereinafter the "Water Tower") on those certain premises as identified herein.

W I T N E S S E T H:

WHEREAS, Trilith desires to provide the funding necessary for the completion of the Water Tower at the Property; and

WHEREAS, part of the consideration for the conveyance of the funding for the Water Tower and the Property is for Trilith to be authorized to exert certain artistic control over the message affixed to the exterior of the Water Tower; and

WHEREAS, the County has determined that it is within the best interests of the County to construct the Water Tower on the Property to support the required infrastructure for the conveyance of potable water to the immediate geographic area; and

WHEREAS, Trilith and the County agree that the Water Tower will be beneficial to both Trilith and the County, in part, as aforementioned.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the aforementioned premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Trilith and the County, Trilith and the County hereby agree as follows:

1.

The County

The County will cause the Water Tower to be constructed generally in the location depicted in Exhibit "A," with said Exhibit "A" being incorporated herein by this reference (the "Property"). The Water Tower, when completed, shall be between 140 feet and 165 feet in height. The capacity of the Water Tower shall be between 250,000 gallons and 500,000 gallons. The Water Tower shall be a fully functional water tower and will complement the infrastructure of the Fayette County Water System. All pumps necessary for the Water Tower to be fully functional shall be provided by the County. The County shall also cause the Pump House

Building that houses the pumps supporting the Water Tower (hereinafter, the "Pump House"), to be constructed within the Property.

2.

Trilith

The parties will work together expeditiously and in good faith to determine the exact acreage size, location and dimensions of land necessary to construct, use and maintain the Water Tower on the Property (the "Water Tower Property") and Trilith will cause a metes and bounds legal description to be produced depicting such Water Tower Property. Trilith shall also cause an additional metes and bounds description to be produced connecting the Water Tower Property to the most reasonable public right-of-way, or private right-of-way over which the County has the right of ingress and egress (the "Access Easement"). The Access Easement shall be a permanent easement in favor of the County. Upon the County's completion of the Water Tower, Trilith shall cause security fencing to be installed at the Water Tower Property in such a manner as to enclose the Water Tower Power with the fencing to be just inside the property lines of the Property. The security fencing shall be ____ () feet in height.

3.

The Parties

Trilith and the County believe that the cost of the Water Tower and its full complement of accessory structures (hereinafter, the "Project"), shall cost no more than \$2,500,000.00. Trilith agrees to pay one-half of the cost of the Project up to a cap of \$1,250,000.00. Trilith and the County agree that all activity occurring within the Property shall be the responsibility of the County. The County will also ensure that its Access Easement is adequately maintained to remain fit for its intended purpose. Although the Water Tower and the Pump House are within the confines of the Property, the County agrees that Trilith may enter the Water Tower Property for the purpose of affixing a design(s) of its choice on both the Water Tower and the Pump House. However, Trilith agrees that sufficient space shall be available on the exterior of the Water Tower to allow the County to affix its logo should the County so desire.

4.

Notices pursuant to this MOU shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (a) County: County Administrator
Fayette County
140 West Stonewall Avenue
Fayetteville, Georgia 30214
- (b) Trilith: TRILITH DEVELOPMENT, LLC
210 TRILITH PARKWAY
SUITE 110
FAYETTEVILLE, GA 30214

Notice shall be deemed given as of the date of the deposit of such written notice in the course of transmission in the United States Postal Service.

5.

- (a) Integration. This MOU sets forth and establishes the entire understanding between the County and Trilith relating to the Water Tower. Any prior discussions or representations by or between the parties are merged into this MOU. Any amendments shall be in writing, agreed to by both parties, and made a part of this MOU.
- (b) All disputes arising from this MOU shall be resolved between the parties. Otherwise any dispute will be resolved in a court of competent jurisdiction in Fayette County, Georgia, or the Northern District of Georgia, as the case may be.
- (c) The terms of this MOU shall be governed by the laws of the State of Georgia with venue being in Fayette County, Georgia.
- (d) Binding Effect. This MOU shall be binding on the County and Trilith as well as their heirs, assigns, executors, personal representatives and successors in interest.
- (e) Effective Date: This MOU shall become effective upon its joint execution by the parties.
- (f) Severability. If any provision, or any portion thereof, contained in this MOU is held unlawful, invalid or unenforceable, the remainder of this MOU, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect. The parties agree to immediately renegotiate any part or provision in this MOU rendered or declared invalid.

IN WITNESS WHEREOF, the parties have caused their hands and seals to be affixed hereon as of the date first above written.

FAYETTE COUNTY, GEORGIA

(SEAL)

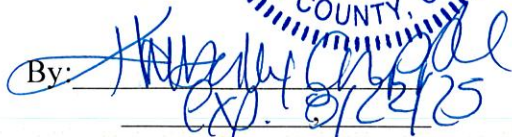
By: _____
LEE HEARN, Chairman

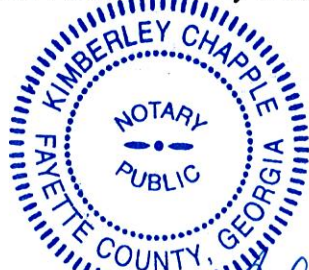
ATTEST:

By: _____
Tameca P. Smith, County Clerk


(SEAL)

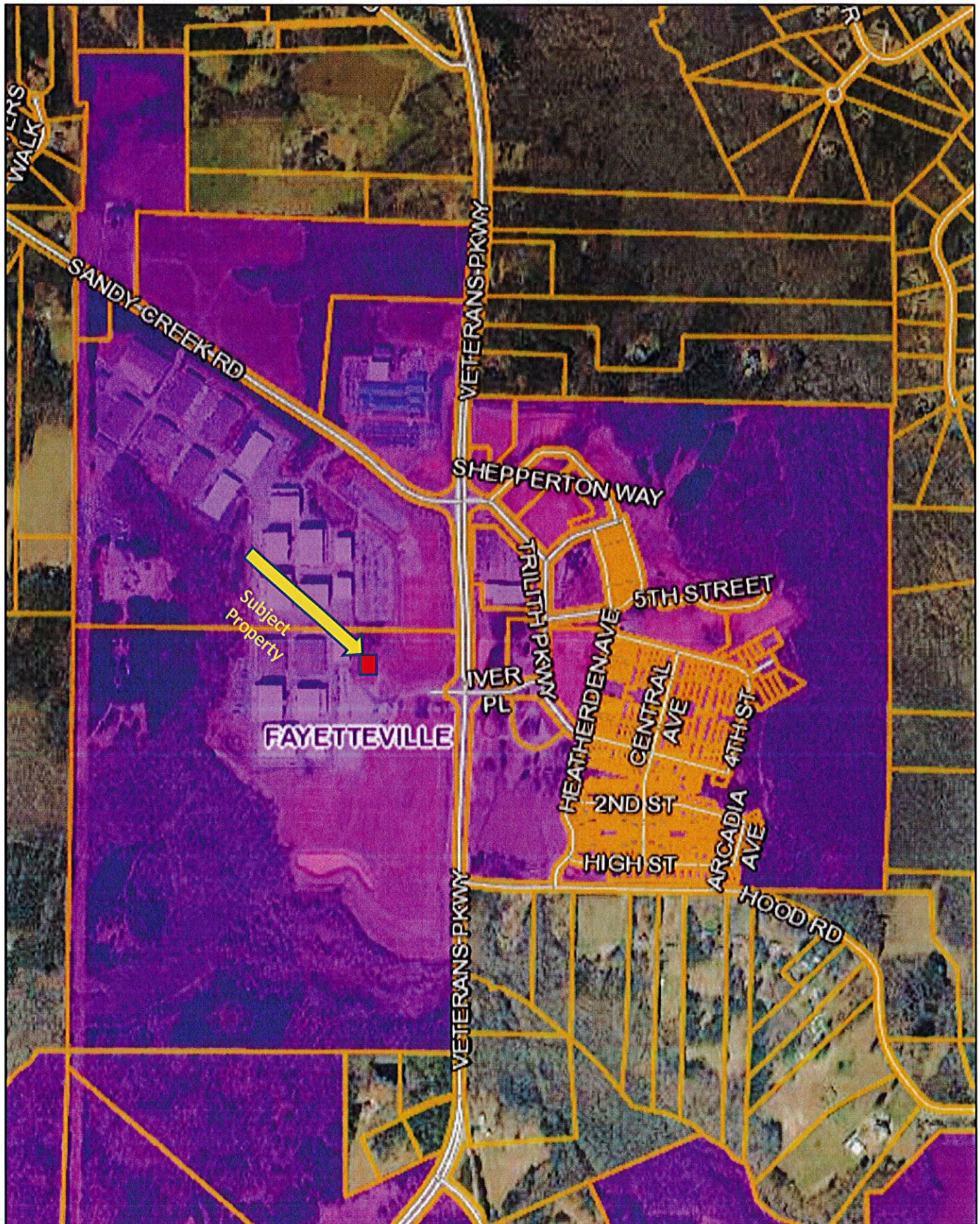
ATTEST:

By: 
exp. 8/24/25



TRILITH

By:  _____



Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to approve Arcadis, Contract #1867-P, Task Order #22-14, to provide engineering and design services during all design phases of an elevated water distribution storage tank on the Trilith Studios property, with a not-to-exceed amount of \$221,509.

Background/History/Details:

Arcadis performed a storage gap evaluation of the Fayette County Water System (FCWS) water distribution system comparing FCWS existing finished water storage volume to the minimum required industry standards of equalization, fire protection, and emergency volumes. The evaluation identified that the FCWS total storage currently exhibits a 0.8 million gallon (MG) surplus system wide, but is projected to be at a 3.3 MG deficit by 2040 due to increasing water demand.

In addition, Piedmont Fayette Hospital experiences periodic pressure loss, especially on the 5th floor. There is a need to establish more consistent pressure at this critical facility. Recently, Trilith Studios, a film and residential community that is exponentially growing, has expressed a desire to FCWS to have a water tower on their property to establish an iconic feel to the historic water towers as other movie studio lots in America.

Based on the recent Storage Gap Analysis, Arcadis recommended a tank at Trilith, with a volume less than 1 MG, would support long-term needs without creating excess storage and potential water quality challenges, in the near-term.

What action are you seeking from the Board of Commissioners?

Approval of Arcadis, Contract #1867-P, Task Order #22-14, to provide engineering and design services during all design phases of an elevated water distribution storage tank on the Trilith Studios property, with a not-to-exceed amount of \$221,509.

If this item requires funding, please describe:

Funding of \$400,000 is available in the FCWS FY23 CIP fund 507-542540-23WSH, contingent on the Board of Commissioners approval.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Natasha Duggan *ND*

Date: June 23, 2022

Subject: **Contract 1867-P: Water System Engineer of Record**
Task Order 22-14: Engineering & Design Services for Elevated Storage Tank

Arcadis U. S., Inc. currently serves as the Water System Engineer of Record. Arcadis performed a storage gap evaluation for the Fayette County Water System (FCWS) distribution system comparing existing finished water storage volume to the minimum required industry standards of equalization, fire protection, and emergency volumes. The evaluation identified that the Water System's total storage currently exhibits a 0.8 million gallon (MG) surplus systemwide but is projected to be at a 3.3 MG deficit by 2040 due to increasing water demand. In addition to the increasing water demand, Piedmont Fayette Hospital experiences periodic pressure loss and the pressure loss needs to be addressed.

Based on the storage gap analysis, Arcadis recommends a tank at Trilith Studios, a film and residential community, that is exponentially growing. The tank volume recommended would be less than 1 MG and would support long-term needs without creating excess storage and potential water quality challenges in the near-term. Most importantly, connecting the tank to the FCWS distribution system will establish consistent pressure to the hospital.

Task Order 14 (Attachment 1) will authorize Arcadis to provide engineering and design services for the elevated water distribution storage tank and associated infrastructure on the Trilith Studios property. A contractor evaluation for previous work is attached (Attachment 2).

Specifics of the proposed contract task order are as follows:

Contract Name	#1867-P: Water System Engineer of Record		
Task Order	#22-14: Engineering & Design Services for Elevated Storage Tank		
Contractor	Arcadis U. S., Inc.		
Not to Exceed Amount	\$221,509		
Budget:			
Fund	507	Water System CIP	
Org Code	507		
Object	542540		
Project	23WSH	Trilith Storage Tank & Pump	
Requested FY23	\$400,000	Contingent upon BOC approval	



Ms. Vanessa Tigert, P.G.
Director
Fayette County Water System
245 McDonough Road
Fayetteville, Georgia 30214



Arcadis U.S., Inc.
2839 Paces Ferry Road
Suite 900
Atlanta
Georgia 30339
Phone: 770 431 8666
Fax: 770 435 2666
www.arcadis.com

Date: June 9, 2022

Ref: Contract 1867-P Water System Engineer of Record

Subject: Task Order TO 22- 14 – FCWS CIP 507-23WSH

Trilith Studios Elevated Storage Tank

Dear Ms. Tigert,

Arcadis U.S., Inc. (Arcadis) is pleased to submit this Task Order (TO) proposal to Fayette County Water System (FCWS) under Contract 1867-P Water System Engineer of Record to provide professional engineering services for the elevated water storage tank and associated infrastructure to be constructed at Trilith Studios.

Introduction and Project Goals

This proposal is in response to initial evaluations performed by Arcadis and discussions with FCWS and Trilith Studios to construct an elevated water distribution storage tank on the Trilith Studios property. The tank will be connected to the FCWS water distribution system, utilized as a pumped storage tank implemented at a lower hydraulic grade line (HGL) than exists in the system, and meet the aesthetic needs of Trilith Studios.

The TO includes engineering services during all design phases of the project including project management, engineering evaluations, preliminary and detailed design. The project bidding and engineering services during construction are not included in the scope for this work authorization.

Project Background and Understanding

The Trilith Studios located at 461 Sandy Creek Rd, Fayetteville, GA 30214 is a movie studio compound with a surrounding "live, work, play" community in Fayette County. The studio and community are exponentially growing with more feature films filmed at the studio and the surrounding community continues to grow. The studio desires a water tower on their property to establish an iconic feel to the historic water towers on other studio lots across the United States. Historically, Piedmont Fayette Hospital experiences periodic pressure loss, especially on the 5th floor. There is a need to establish more consistent pressure at this critical facility.

Arcadis performed a desktop system-wide storage gap analysis of the FCWS water distribution system. The evaluation compared FCWS existing finished water storage volume to the recommended minimum required storage volume, based on industry standard needs for equalization volume, fire protection volume and emergency volume. The evaluation concluded that FCWS total storage volume closely aligns with the recommended minimum volume based on current system water demand. The evaluation identified that the FCWS total storage currently exhibits a 0.8 million gallon (MG) surplus systemwide but is projected to be at a 3.3 MG deficit by 2040 due to increasing water demand. Arcadis recommended a tank at Trilith with a volume less than 1 MG to support long-term needs without creating excess storage, and potential water quality challenges, in the near-term.

Trilith Studios has expressed an interest to share the cost of construction as well as donate land for staging this tank. Discussions included constructing a witch's hat style multiple legged water tower. Based on conversations with manufacturers this style typically stores between 0.25 MG to 0.5 MG. The tank will meet both parties' needs, most importantly connecting the tank to the FCWS distribution system to establish consistent pressure to the hospital and to meet future water demands, improve fire suppression capacity in the area, while also providing an iconic water tower for the studio.

Project Team

The key members of our project team are listed below.. Arcadis may utilize subcontractors to address specific scope elements as needed. Arcadis shall submit subcontractors to FCWS for approval prior to initiating any activities.

1. Brian Ruggs, PE – Project Manager
2. Jim Cooper, PE, CWO – QA/QC, Technical Advisor
3. Travis Thomas, PE – Process Mechanical Engineer
4. Carlos Gallo, PE – Senior Structural Engineer
5. Tom Powell, PE – Senior Electrical and Instrumentation & Controls Engineer
6. Taylor Tittle, PE – Staff Civil Engineer
7. Michael Diaz, PE, MS – Account Lead

Scope of Work

Arcadis will deliver this Task Order through the completion of the tasks described in the sections below.

Task 1: Project Management Services

Project Management will involve coordinating and oversight of the execution of the proposed tasks, tracking task budgets and schedules, as well as reviewing and ensuring the quality of the deliverables.

The following deliverables and services will be provided:

1. Project Scope and Budget Setup
2. Internal Kick-off Meeting
3. Client Kick-off Meeting – Participate in a kickoff meeting with FCWS to discuss the following:
 - a. Define lines of communication and project governance protocols
 - b. Discuss goals and objectives of the project
 - c. Discuss probable functional requirements and design criteria
 - d. Review available information from FCWS for developing the surrounding pressure network
 - e. Discuss additional information needs
 - f. Review the scope and schedule for the entire project
4. Arcadis will hold bi-weekly progress meetings. An Agenda will be provided for each meeting one (1) business day prior to the meeting. Arcadis will provide minutes within seven (7) calendar days of the meeting.
5. Stakeholder Review Meetings – Host submittal review meetings after each design phase (Preliminary, 30%, 60%, 90%) including both FCWS and Trilith Studios.
6. Monthly Invoicing

7. Project Closeout

Task 2: Data Collection and Preliminary Design

The objectives of this task will be to confirm site feasibility of soil conditions, provide a formal recommendation for the tank and pumps size, capacity, elevation (height), and to determine optimal operational controls for adequate water turnover within the elevated tank. The proposed Preliminary Design work has been broken down into the following tasks:

Subtask 2.1 – Subsurface Utility Locates (SUE) Services

Task 2.1 consists of locating the water main in the right of way that will be the main connection point for the elevated storage tank. It is assumed only one SUE Quality Level A locate is required. Level A includes uncovering the pipe with test holes and determining the precise horizontal and vertical location, diameter, and material of the pipeline. The SUE information will allow the design team to better understand the depth and locations of each pipeline, providing a more exact location of each tie in location in the design.

Subtask 2.2 – Topographic Survey

The topographic survey for the Trilith Studios developed by Rochester Engineering and provided by Trilith will be used in the elevated storage tank design. Task 2.2 includes evaluating the completeness of the existing project area topographical survey. An allowance will be included in the project for any additional survey scope.

Subtask 2.3 – Data Collection & Analysis

This task will focus on collecting and reviewing the necessary data to perform the work. Where specific information is not readily available or documented, we will collect this information through interviews and discussions with the project team.

Task 2.3.1 – Data Collection and Review

The following data will be requested and/or collected and used for the tank and pumping station design:

- Field data collection
 - Arcadis will install up to 5 temporary hydrant pressure recorders (HPRs) to understand and document the system pressure variation and HGL in the immediate area of the proposed elevated tank. The HPRs will be installed for approximately 2 weeks and programed to measure pressure every minute. We request the support of one FCWS operator or field staff to operate the hydrant for HPR install and removal.
- Existing FCWS distribution model
 - The FCWS distribution model will be used (within it's capabilities) to support evaluating the tank's surrounding distribution network and tie-in location.
- Future Water Demand
 - Identify specific areas where the previously forecasted water demand is expected to occur within the system service area, with specific focus on the areas that will primarily be served from the proposed tank.

- Latest Insurance Services Office (ISO) report, including field fire flow testing reports performed by the ISO which identify the needed fire flow for critical facilities.
- Any other pressure requirements, fire protection capacity requirements, or large demand requirements in the immediate area of the proposed tank.
- Established Level of Service Goals
 - Provide FCWS's water system performance goals, if available. These typically will consist of target hourly maximum and minimum pressures, available fire flow rates, maximum water main velocities, and maximum head loss or head loss gradient.
- Field and Contour data
 - Any recent hydrant flow test or static pressure tests in the vicinity of the proposed tank
 - Contour elevation data in GIS

Existing base mapping with details of the precise location of existing water mains surrounding and within Trilith Studios, and any civil topographic CAD files available not included in the existing Trilith Studios survey.

This information will be discussed at the project kick-off meeting, at which time additional information and explanation can be provided as requested.

Task 2.3.2 – Hydraulic Evaluation

The hydraulic evaluation will determine the appropriate tank volume, tank physical dimensions (width and height), tank overflow elevation, pumping station design (quantity of pumps, capacity of each). It is anticipated that a minimum of two pumps will be included – one acting as a jockey pump to turn over the tank on a daily basis and one acting as a fire pump to activate when low system pressure is experienced.

If not already included in the existing FCWS distribution model, a hydraulic model of the surrounding Trilith Studios and pressure zone that the tank will serve, will be developed to determine the recommended height of the tank, size the tank booster pump station, and operational control rules to achieve adequate tank turnover. The model will be calibrated using available SCADA information and hydrant flow test data provided by the FCWS. An extended period simulation will be used to evaluate available fire flow within the existing distribution network to be served by the tank.

Subtask 2.4 – Geotechnical Investigation (Geotechnical Exploration Report)

Geotechnical borings and exploration reporting is included in this scope. This work is to evaluate the in-situ soils and identify allowable bearing pressures for Arcadis structural engineers to design the foundation of the proposed elevated tank. Geotechnical services will be performed by Oasis or MC2.

Subtask 2.5 – Basis of Design & Siting Review Memorandum (BDM)

Results of the hydraulic evaluation shall be incorporated into a Basis of Design Memorandum (BDM). In addition to these results, the BDM will define design decisions such as tank and pumping station aesthetics, logo, water tower appurtenances, electrical needs, site drainage and tank overflow discharge, results of the geotechnical investigation, SCADA and control needs, and other pertinent items for design. A Federal Aviation Administration (FAA) obstruction evaluation will be performed to confirm no issues with the recommended tank location and elevation. It is assumed that this tank will not be considered an obstruction, and any additional FAA obstruction analysis and/or obstruction variance requests are excluded from this current scope of services.

A draft of BDM will be provided to the project stakeholders for review and commenting.

Once stakeholders have reviewed the BDM and provided comments, Arcadis shall schedule a BDM review meeting to discuss the comments and incorporate these items into the final BDM.

Deliverables for Task 2:

1. **BDM** - summarizing the Task 2 analysis and results and tank and pump station design criteria.

Task 3: 30% Design of Trilith Elevated Tank and Pumping Station

Task 3 includes providing detailed design at 30% completion. Task 3 will include the following items:

1. Develop the following preliminary drawings:
 - a) General, Civil / Site plans showing existing conditions incorporating the existing survey and SUE Level A information collected during Task 2.
 - b) Preliminary plan and section views of the elevated tank and pumping station.
 - c) Preliminary alignment and tie-in locations of the tank supply piping.
 - d) Preliminary Process and Instrumentation Diagrams (P&ID's).
2. Prepare Table of Contents (TOC) for Preliminary Technical Specifications anticipated for the project.
3. Develop Preliminary Opinion of Probable Construction Cost for the project based on the 30% design at a Class 3 level of accuracy of the Association for the Advancement of Cost Engineering (AACE) classification system.
4. Perform an internal technical review of the 30% design documents.
5. Submit 30% design submittal to FCWS.
6. Conduct 30% Design Overview Workshop with FCWS to review the 30% design.

Deliverables for Task 3:

1. 30% Preliminary Drawings in PDF format.
2. Technical Specifications TOC.
3. 30% OPCC.

Task 4: 60% Design of Trilith Elevated Tank and Pumping Station

Task 4 includes providing detailed design at 60% completion. Task 4 will include the following items:

1. Develop the following 60% drawings:
 - a) General, Civil / Site plans showing access, property boundaries and proposed site grading.
 - b) Erosion and Sediment control plans
 - c) Detailed plan and section views of the tank, pumping station and altitude valve vault.
 - d) Plan and profile of the tank supply piping, showing approximate tie-in locations, conflict crossings, and thrust restraints.
 - e) Detailed Process and Instrumentation Diagrams (P&ID's).
 - f) Electrical plans.
2. Draft Preliminary Technical Specifications.
3. Develop Preliminary Opinion of Probable Construction Cost for the project based on the 60% design at a Class 2 level of accuracy of the AACE classification system.

4. Perform an internal technical review of the 60% design documents.
5. Submit 60% design submittal to FCWS.
6. Conduct 60% Design Overview Workshop with FCWS to review the 60% design.

Deliverables for Task 3:

1. 60% Preliminary Drawings in PDF format.
2. 60% Technical Specifications.
3. MOPO during construction plan.
4. 60% OPCC.

Task 5: 90% Design of Trilith Elevated Tank and Pumping Station

Task 5 includes providing detailed design at 90% completion. Task 5 will include the following items:

1. Develop the 90% design drawings.
2. Technical Specifications.
3. Develop Preliminary Opinion of Probable Construction Cost for the project based on the 90% design at a Class 1 level of accuracy of AACE classification system.
4. Perform an internal technical review of the 90% design documents.
5. Submit 90% design submittal to FCWS.
6. Conduct 90% Design Overview Workshop with FCWS to review the 90% design.

Deliverables for Task 3:

1. 90% Preliminary Drawings in PDF format.
2. 90% Technical Specifications.
3. 90% OPCC.

Task 6: Final Design of Trilith Elevated Tank and Pumping Station

The Final Design phase will consist of finalizing design documents, internal review for all the drawings and specifications, and incorporating the review comments to have a signed and sealed bid-ready contract documents. Task 6 includes the following items:

1. Finalize drawings and perform final internal review of drawings and specifications.
2. Prepare the signed and sealed documents for bidding after incorporating final internal review and FCWS comments.
3. Submit 100% Final Design submittal consisting of Bid-ready contract documents to FCWS.

Deliverables for Task 6:

1. Final Design Drawings.
2. Final Design Specifications.
3. Opinion of Probable Construction Cost.
4. Final Bid Form.

Task 7: Permitting

Arcadis will prepare and submit all permits for the construction of the project to the regulatory agencies. The following list of permits will be submitted if required:

1. City of Fayetteville Building and Land Disturbance permits.

Schedule

Arcadis is ready to immediately begin this TO upon written notice to proceed (NTP) from FCWS. The total TO duration is estimated at 5 months from NTP. A detailed schedule will be provided once NTP is provided.

Budget

Compensation for the work in this Task Order will be based upon a time and materials basis using the hourly rates defined in the table presented within the Contract 1867-P Water System Engineer of Record. This TO will have a not-to-exceed project budget of \$221,509.00 including expenses. Arcadis personnel will track and communicate with FCWS any changes in scope, schedule, or budget if needed as a part of the project's monthly status report. Refer to EXHIBIT A for Engineering Fee breakdown.

Assumptions

1. It is assumed that this tank will not be considered an obstruction, and any additional FAA obstruction analysis and/or obstruction variance requests are excluded from this current scope of services.
2. Any and all permitting and application costs will be paid directly by FCWS to the appropriate agency and are excluded from the costs presented in this TO.

If you have any questions about this Task Order, please do not hesitate to contact me at 912-665-3875, Travis.Thomas@arcadis.com. Thank you for this opportunity and we look forward to working with you and the FCWS team on this project.

Sincerely,

Travis Thomas, PE
Process Mechanical Lead
Arcadis U.S., Inc.

CC. Brian Ruggs, PE – Project Manager, Michael Diaz, PE, MS – Account Lead

EXHIBIT A

Arcadis Fee Table			
Title	Hourly Rate	Hours Required	Total Cost
Principal Engineer / SME	\$210.00	121	\$ 25,410.00
Senior Project Manager	\$195.00		\$ -
Project Manager	\$170.00		\$ -
Managing Engineer	\$200.00		\$ -
Senior Engineer	\$185.00	172	\$ 31,820.00
Project Engineer	\$138.00	355	\$ 48,921.00
Staff Engineer	\$108.00	687	\$ 74,196.00
Senior Architect	\$175.00		\$ -
Architect	\$101.00		\$ -
Designer	\$115.00		\$ -
CADD Technician	\$98.00	300	\$ 29,400.00
Project Assistant	\$82.00	16	\$ 1,312.00
Registered Land Surveyor	\$85.00		\$ -
Survey Crew (2- person)	\$158.00		\$ -
Survey Technician	\$80.00		\$ -
Senior GIS Specialist	\$125.00		\$ -
GIS Specialist	\$103.00		\$ -
Resident Project Representative	\$92.00		\$ -
Sub-Total			\$ 211,059.00
Other Direct Costs	--	--	\$ 500.00
Geotechnical Services (Oasis)	--	--	\$ 9,950.00
Total		1,651	\$ 221,509.00

STORAGE GAP ANALYSIS

Objectives of the Storage Gap Analysis

- Compare FCWS existing water storage volume to the recommended minimum required storage volume, based on typical needs for equalization volume, fire flow volume, and emergency volume.
- Consider water storage needs under existing system (2022) and future demand projections for the system (2040).
- Use this storage gap analysis as a planning reference for near-term water storage being considered, such as the Trilith location.

STORAGE GAP ANALYSIS

Existing and Future Water Demands

	Existing System Demands (2022)	Demand Projections (2040)
Average Day Demand (MGD)	9.5	16.4
Maximum Day Demand (MGD)	15.2	26.3

Notes on Demands:

- Existing average day demand calculated from most recent year of **FCWS Water Plants Production Totals (2021)** and verified it was not an outlier year compared to average of previous five years (2017-2021).
- Existing maximum day demand applies peaking factor of 1.6 from MNGWPD report for Fayette County. (Draft **MNGWPD 2022 Update**)
- 2040 average day demand from MNGWPD report, "Total Projected Demand from Facilities (AAD-MGD)".
- 2040 maximum day demand from MNGWPD report, using peaking factor of 1.6 for Fayette County.
- MNGWPD future demand projections include demands from Fayetteville.

STORAGE GAP ANALYSIS

Storage Volume Definitions and Approach

- **Equalization Volume** (sometimes termed operational storage) = Water that is needed to provide supply during peak hourly demand times that occur as a result of the variation in water usage during a 24-hour time period. Typical guideline for Equalization Volume is 20% of maximum day demands.
- **Fire Volume** = Water that is needed to mitigate fires throughout the system. The fire flow rate and fire duration must be considered in the calculation of this component. ISO guidelines state that the maximum fire flow rate a community water system is expected to provide is 3,500 gpm for three hours.
- **Emergency Volume** = Water that is used to satisfy system demand during an event that disrupts supply. Such events might include temporary source contamination, equipment failure, power supply interruption, and pipeline breaks.
- **Total Minimum Required Volume** = The sum of volume needed for equalization, fire, and emergency. A conservative approach includes equalization, fire, and emergency volumes simultaneously.
- **Existing Total Storage Volume** = Existing water storage volume in the distribution system. Does not include clearwell storage at the WTPs.

STORAGE GAP ANALYSIS

Storage Gap Analysis

20% of MDD ISO 3500gpm*3hrs 4 hrs at MDD

Existing System Demands								
Pressure Zone	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Equalization Volume (MG)	Fire Volume (MG)	Emergency Volume (MG)	Total Minimum Required Volume (MG)	Existing Total Storage Volume (MG)	Storage Deficit or Surplus (MG)
FCWS System-Wide	9.5	15.2	3.0	0.6	2.5	6.2	7.0	0.8

20% of MDD ISO 3500gpm*3hrs 4 hrs at MDD

2040 Demand Projections								
Pressure Zone	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Equalization Volume (MG)	Fire Volume (MG)	Emergency Volume (MG)	Total Minimum Required Volume (MG)	Existing Total Storage Volume (MG)	Storage Deficit or Surplus (MG)
FCWS System-Wide	16.4	26.3	5.3	0.6	4.4	10.3	7.0	-3.3

STORAGE GAP ANALYSIS

Storage Gap Analysis Conclusions

- FCWS currently has a 0.8 MG storage surplus, when comparing existing total storage volume to total minimum required volume under existing water demands. Total minimum required volume is based on typical assumptions for equalization volume, fire flow volume, and emergency volume.
- By 2040, there is projected to be a 3.3 MG storage deficit, so additional water storage is needed in the long-term.
- New water storage should balance the long-term needs without creating excess storage in the near-term. Excess water storage can create water quality issues (related to water age, disinfection residual, disinfection by-product formation). A tank less than 1 MG volume is recommended in the near-term, considering the current storage surplus for FCWS.

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Arcadis, Inc.	Contract Number: 1867-P
Mailing Address: 2839 Paces Ferry Road, Suite 900	Contract Description or Title: Water System Engineer of Record
City, St, Zip Code: Atlanta, GA 30339	Contract Term (Dates) From: 2/10/2021-Present
Phone Number: 404-550-3452	Task Order Number: n/a
Cell Number: N/A	Other Reference: for Renewal 1
E-Mail Address: Michael.diaz@arcadis.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule	X				
2. Condition of delivered products	X				
3. Quality of work	X				
4. Adherence to specifications or scope of work	X				
5. Timely, appropriate, & satisfactory problem or complaint resolution	X				
6. Timeliness and accuracy of invoicing	X				
7. Working relationship / interfacing with county staff and citizens	X				
8. Service Call (On-Call) response time	X				
9. Adherence to contract budget and schedule	X				
10. Other (specify):					
11. Overall evaluation of contractor performance	X				

EVALUATED BY

Signature: <i>Vanessa Tigert</i>	Date of Evaluation: <i>4-4-2022</i>
Print Name: <i>Vanessa Tigert</i>	Department/Division: <i>Water System</i>
Title: <i>Director</i>	Telephone No: <i>770 320 6014</i>

[illegible]

Purchasing Department Comments (e.g. did the vendor honor all offers; submit insurance, bonds & other documents in a timely manner; and provide additional information as requested?):

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to approve Contract #1825-B, Task Order #16, for Annual Contract for Waterline Extensions for fiscal year 2022, to allow Shockley Plumbing, Water System's on-call contractor, to finish the Veteran's Parkway water main extension by performing horizontal directional drilling, with a not-to-exceed amount of \$359,044.

Background/History/Details:

Veteran's Parkway water main loop completion of approximately 3,285 linear feet (LF) of 16 in. diameter ductile iron pipe from Georgia Military College to the south side of Hwy 54 will provide critical redundancy for water service for Piedmont Fayette Hospital. In addition, it will provide better water access for the proposed data center. Shockley Plumbing was awarded the Veteran's Parkway Water Main extension by the Board of Commissioners on February 11, 2021.

The original design of the most direct, easiest path to bore under SR 54, included a proposed easement due to lack of ROW at the northeast intersection corner of Veterans Parkway and Hwy 54. Efforts to obtain this easement proved to be unfruitful and the installation of the 16" DIP water main stopped short of SR 54. The bore was redesigned and re-permitted with Georgia Department of Transportation (GDOT) to stay on the right of way at a much greater length ~320 LF vs. 140 LF. Additionally, there are many utilities in this area including the GDOT traffic signal at this intersection.

Purchasing requested bids for this additional boring work and received no qualifying submittals. Shockley Plumbing researched horizontal directional drilling contractors and received a quote to use this technology to have an accurate bore to complete this connection. The not-to-exceed amount includes contingency for boring through 70 linear feet of rock if encountered.

What action are you seeking from the Board of Commissioners?

Approval of Contract #1825-B, Task Order #16, for Annual Contract for Waterline Extensions for fiscal year 2022, to allow Shockley Plumbing, Water System's on-call contractor, to finish the Veteran's Parkway water main extension by performing horizontal directional drilling, with a not-to-exceed amount of \$359,044.

If this item requires funding, please describe:

Funding is available in 32140220 - 541210 - R-5H - \$230,620 and 507 - 117607 - 8WTEX - \$273,327.02.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess

From: Natasha M. Duggan

Date: June 23, 2022

**Subject: Contract 1825-B: Annual Contract for Waterline Extension
Task Order 16: Veterans Parkway Loop**

The Water System must respond to needs for emergency or other non-routine repairs, extensions, or similar work on the water distribution system. On October 8, 2020, the Board of Commissioners awarded Contract 1825-B to Shockley Plumbing Co., Inc. which allows task orders to be issued to establish a not-to-exceed or fixed price for each project. The contract was renewed for Fiscal Year 2022.

Task Order 16 requests approval to provide a loop to finish the Veterans Parkway water main extension from Georgia Military College to the southside of Highway 54 to provide critical redundancy for water service for Piedmont Fayette Hospital.

The original design of the most direct path to bore under Highway 54 included a proposed easement due to lack of right of way at the northeast intersection corner of Veterans Parkway and Highway 54. Efforts to obtain this easement were unsuccessful. The Purchasing Department issued Invitation to Bid 1993-B for this work and received no qualifying bids.

The bore has been redesigned and re-permitted with GDOT to stay on the right of way at a much greater length, 320 linear feet (LF) vs 140 LF. Shockley Plumbing will use horizontal directional drilling to complete the connection. The quote provided for this work is \$359,044 which includes a contingency of \$52,500 for boring through 70 LF of rock, if encountered (Attachment 1).

A contractor evaluation for previous task orders is attached (Attachment 2).

Specifics of the proposed task order are as follows:

Contract Name	#1825-B: Annual Contract for Waterline Extension
Contractor	Shockley Plumbing Co., Inc.
Type of Contract	Annual, indeterminate quantity, fixed unit price contract
Task Order 16	Veterans Parkway Loop
Not to Exceed Amount	\$359,044.00

Budget:

Fund	507	321	Total	
	Water CIP	2004 SPLOST		
Org Code	507	32140220		
Object	117607	541210		
Project	8WTEX	R-5H		
NTE Amount	\$128,424.00	\$230,620	\$359,044.00	
Available	\$272,327.02	\$230,620	\$502,947.02	As of 6/10/2022

Shockley Plumbing, Inc

Estimate

To: John Caldwell
From: Robert Shockley

20 inch DR18 FPVC C-900 Casing Pipe with 16 inch DR 18
FPVC C-900 Carrier Pipe (328 feet X \$795) \$260,760

Mobilization \$5,800

Subtotal \$266,560

Total (\$266,560 X 1.15) \$306,544

Rock Clause: Additional \$750/foot for Every Foot of Rock
Encountered

\$52,500 Rock Encountered

Thank you,

Total \$359,044.00

RW Shockley

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Shockley Plumbing, Inc.	Contract Number: 1825-B
Mailing Address: 1749 Habersham Church Road	Contract Description or Title: Annual Contract for Waterline Extensions
City, St, Zip Code: Perkins, GA 30442	Contract Term (Dates) From: October 2020-Present
Phone Number: N/A	Task Order Number: 1-14
Cell Number: 770-550-5085	Other Reference: for award of Task Order 16
E-Mail Address: robertshockley@att.net	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products			X		
3. Quality of work			X		
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing				X	
7. Working relationship / interfacing with county staff and citizens			X		
8. Service Call (On-Call) response time			X		
9. Adherence to contract budget and schedule			X		
10. Other (specify):					
11. Overall evaluation of contractor performance			X		

EVALUATED BY

Signature: James Munster	Date of Evaluation: 09/24/2020
Print Name: James Munster	Department/Division: Water System
Title: Distribution Manager	Telephone No: 770-320-6082

[illegible][illegible]

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to award Contract #2089-A, Change Order #1 Utility Locating to Badger Daylighting, Inc. to provide large project utility locating of Water System infrastructure for a not-to-exceed amount of \$195,000.

Background/History/Details:

The Water System is responsible for providing all utility line locating. Staff performs all "production locates" within 48 hours as required by state law. The Water System contracts out large-project locating since remarking of utility lines is required over an extended period of time and resources are not available to perform this work in house.

AT&T, through their subcontractor, Ansco and Associates, plans to install more than 1 million feet of fiber optic cable in the Water System's service area during FY2023.

Badger Daylighting Inc. was one of two respondents and the low bidder for the Utility Locating bid. Badger will provide the necessary labor, equipment, tools and supplies to perform underground locating and marking of Water System infrastructure to comply with O.C.G.A 25-9, the Georgia Utility Protection Act and PSC Subject 515-9-4.

What action are you seeking from the Board of Commissioners?

Approval to award Contract #2089-A, Change Order #1 Utility Locating to Badger Daylighting, Inc. to provide large project utility locating of Water System infrastructure for a not-to-exceed amount of \$195,000.

If this item requires funding, please describe:

Funding is required, pending approval of the Water System FY2023 Budget, in the not to exceed amount of \$195,000.00.
Available funding at 50544020 521316

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**


Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval


Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: June 23, 2022

**Subject: Contract 2089-A: Utility Locates
 Change Order 1: Large Project Locates for FY23**

In April 2022 Contract #2089-A was awarded to Badger Daylighting Corp. for large project utility locates.

Due to budget constraints, the Water System recommended award of only the available amount of \$60,000. With AT&T planning to install over 1 million linear feet of fiber optic cable in the Water System's service area, they are requesting that the contract be increased by \$195,000. This was the amount quoted for large project utility locates in Badger's original quote (Attachment 1). Badger Daylighting Corp. has agreed to honor their quote price.

A Contractor Performance Evaluation is attached (Attachment 2).

Specifics of the proposed contract change order are as follows:

Contract Name	#2089-A: Utility Locates
Change Order	#1 Large Project Locates for FY23
Contractor	Badger Daylighting Corp.
Type of Contract	Service
Original Not to Exceed Amount	\$ 60,000.00
This Change Order	<u>195,000.00</u>
Revised Not to Exceed Amount	\$255,000.00
Budget:	
Org Code	50544020 Water Distribution
Object	521316 Technical Services
Requested FY23 Budget	\$200,000.00

RFQ# 2089-A: Utility Locates
Tally Sheet
Due: 3pm, Tuesday, April 12, 2022

Attachment 1

Type of Ticket	Estimated Tickets	Badger Daylighting Corp		USIC	
		Price per Ticked Located	Extended Price	Price per Ticked Located	Extended Price
Normal GA811 Locate Tickets	10,000	\$ 55.00	\$ 550,000.00	\$ 20.00	\$ 200,000.00
Type of Ticket	Estimated Linear Feet (LF)	Badger Daylighting Corp		USIC	
		Price per LF Located	Extended Price	Price per LF Located	Extended Price
Large Project Locates	650,000	\$ 0.30	\$ 195,000.00	\$ 0.40	\$ 260,000.00
Total Price			\$ 745,000.00		\$ 460,000.00

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Badger Daylighting Corp.	Contract Number: 2089-A
Mailing Address: 4910 N. 900 E.	Contract Description or Title: Utility Locates
City, St, Zip Code: Brownsburg, IN 46112	Contract Term (Dates) From: 5/6/2022 - Present
Phone Number: 317-914-3869	Task Order Number: n/a
Cell Number: N/A	Other Reference: for award of Change Order 1
E-Mail Address: rfps@badgerinc.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule					
2. Condition of delivered products					
3. Quality of work					
4. Adherence to specifications or scope of work					
5. Timely, appropriate, & satisfactory problem or complaint resolution					
6. Timeliness and accuracy of invoicing					
7. Working relationship / interfacing with county staff and citizens					
8. Service Call (On-Call) response time					
9. Adherence to contract budget and schedule					
10. Other (specify):					
11. Overall evaluation of contractor performance					

EVALUATED BY

Signature:	Date of Evaluation:
Print Name:	Department/Division:
Title:	Telephone No:

[illegible][illegible]

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to award Bid #2077-B, to the responsive low bidders, Brenntag Mid-South, Inc., Chemtrade Chemicals US LLC and Southern States Chemical for water treatment chemicals, with a not-to-exceed amount of \$462,666.90.

Background/History/Details:

#2077-B: Water System Treatment Chemicals

Brenntag - Chlorine (Liquid) \$97,920.00
 Brenntag Sodium Silica Fluoride \$58,494.90
 Chemtrade Chemicals US LLC Alum - Liquid \$264,960.00
 Brenntag Copper Sulfate \$2,655.00
 Brenntag Sodium Hypochlorite \$525.00
 Southern States Chemical \$38,112.00

What action are you seeking from the Board of Commissioners?

Approval to award Bid #2077-B, to the responsive low bidders, Brenntag Mid-South, Inc., Chemtrade Chemicals US LLC and Southern States Chemical for water treatment chemicals, with a not-to-exceed amount of \$462,666.90.

If this item requires funding, please describe:

Funding is included - pending Board of Commissioners approval- in the FY2023 budget for \$463,845 in 50543031 531182, \$326,311 in 50543041 531182, and \$2,655 in 50541017 531182

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Natasha M. Duggan *ND*

Date: June 23, 2022

Subject: Contract #2077-B: Water Treatment Chemicals

The Purchasing Department issued Invitation to Bid #2077-B to secure suppliers to provide chemicals for the water treatment plants and Reservoir Management (Res. Mngt.). Notice of the opportunity was emailed to 57 companies. Another 239 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code 88538 (Chlorine, Liquid), 88540 (Chlorinating and Oxidizing Agents), 88560 (Ferrous Sulfate and Ferrous Chloride), 88566 (Fluoride and Other Drinking Water Additives), 88578 (H Control Chemicals), 88589 (Stabilizers), and 88594 (Water Treatment Chemicals not otherwise classified). The offer was also advertised through Georgia Local Government Access Marketplace, Channel 23, the Fayette County News and the Fayette County website.

Eight (8) companies submitted bids for seven (7) chemicals (Attachment 1).

The Water System recommends awarding to the lowest bidding companies for liquid chlorine, sodium silica fluoride, liquid alum, copper sulfate, sodium hypochlorite and 78% sulfuric acid. The liquid fluoride, an alternate to sodium silica fluoride, is not recommended for award at this time. Sodium silica fluoride is available to purchase, and we have the feed equipment installed to use it. If sodium silica fluoride becomes difficult to obtain, the Water System may request approval to purchase liquid fluoride in the future. Contractor Performance Evaluations are attached for Brenntag Mid-South, Inc., Chemtrade Chemicals US LLC, and Southern States Chemical (Attachment 2). The total award by vendor is shown on Attachment 3.

Specifics of the proposed contract are as follows:

Contract Name	#2077-B: Water Treatment Chemicals			
Contractor	Multiple (See attached award list Attachment 3)			
Type of Contract	Indefinite Delivery/Indefinite Quantity			
Not to Exceed Amount	\$462,666.90			
Budget:				
	Crosstown	S. Fayette	Res. Mngt.	Total
Org Code	50543031	50543041	50541017	
Object	531182	531182	531182	
Contract Amount	\$274,969.95	\$185,041.95	\$2,655.00	\$462,666.90
Requested FY23 Budget	\$463,845.00	\$326,311.00	\$2,655.00	\$792,811.00

ITB #2077-B: Water Treatment Chemicals
Tally Sheet

Chemical	Unit Size	Estimated Annual Quantity	C & S Chemicals		Affinity Chemical LLC		Brenntag Southeast, Inc.		Chemrite		Chemtrade		G20 Technologies LLC		Southern States Chemical		Univar	
			Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
Chlorine (liquid)	2,000 lb. cylinder	56 cylinders	No bid		No bid		\$ 1,597.00	\$89,432.00*	No bid		No bid		No bid			\$ -	No bid	
Sodium Silica Fluoride AWWA #B702 – 18 shall be Prayon Material *no exceptions to material or bag size*	50 lb. bag, powder	730 bags	No bid		No bid		\$ 80.13	\$ 58,494.90	\$ 106.99	\$ 78,102.70	No bid		No bid			\$ -	85.105/bag or 1.7021/ lb.	\$ 62,126.65
Hydrofluosilicic Acid AWWA #B703-19	per liquid pound	176,400 lbs.	No bid		No bid		\$ 0.27	\$ 47,733.84	No bid		No bid		No bid			\$ -	\$ 0.49	\$ 86,436.00
Liquid Alum. AWWA #B403-16	dry ton	640 dry tons	\$ 545.00	\$ 348,800.00	\$ 439.00	\$ 280,960.00	No bid		No bid		\$ 414.00	\$ 264,960.00	\$ 537.50	\$ 344,000.00		\$ -	No bid	
Copper Sulfate AWWA #B602 - 17	50 lb. bag	20 bags	No bid		No bid		\$ 132.75	\$ 2,655.00	\$ 232.50	\$ 4,650.00	No bid		No bid			\$ -	\$ 199.91	\$ 3,998.10
Sodium Hypochlorite AWWA #B300-18	15 gal. drum	10 drums	No bid		No bid		\$ 52.50	\$ 525.00	No bid		No bid		No bid			\$ -	\$67.32/drum or 4.4877/gal	\$ 673.20
78% Sulfuric Acid NSF	Ton (2,200 gallons per delivery)	96 tons	No bid				No bid		No bid		No bid		No bid		\$ 397.00	\$ 38,112.00		\$ -

*Total does not include Fuel Surcharge

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

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VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Brenntag Mid-South, Inc.	Contract Number: 1937-B Water Treatment Chemicals
Mailing Address: 3200 Moon Station Road	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Kennesaw, GA 30144	Contract Term (Dates) From: 7/6/2021-present
Phone Number: 770-429-1405	Task Order Number: N/A
Cell Number:	Other Reference: for award of Contract 2077-B
E-Mail Address: DJAKULSKI@BRENNTAG.COM	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time					X
9. Adherence to contract budget and schedule		X			
10. Other (specify):					X
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/8/22
Print Name: Lacy Gray	Department/Division: Water System
Title: Plant Manager	Telephone No: 770-320-6081

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

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VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Chemtrade Chemicals US LLC	Contract Number: 1937-B
Mailing Address: 90 E. Halsey Road, Suite 200	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Parsippany, NJ 07054	Contract Term (Dates) From: 7/1/2021-Present
Phone Number: 800-441-2659	Task Order Number: n/a
Cell Number: N/A	Other Reference: for award of Contract 2077-B
E-Mail Address: bids@chemtradelogistics.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time					X
9. Adherence to contract budget and schedule		X			
10. Other (specify):					X
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/8/22
Print Name: Lacy Gray	Department/Division: Water System
Title: Plant Manager	Telephone No: 770-320-6081

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

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VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Southern States Chemical	Contract Number: 1937-B
Mailing Address: 1181 N. 35 th Street	Contract Description or Title: Water Treatment Chemicals - 78% Sulfuric Acid
City, St, Zip Code: Savannah, GA 31401	Contract Term (Dates) From: 7/1/2021-Present
Phone Number: 912-790-6352	Task Order Number: n/a
Cell Number: N/A	Other Reference: for award of Contract 2077-B 78% Sulfuric Acid
E-Mail Address: wsummers@sschemical.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


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UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time					X
9. Adherence to contract budget and schedule		X			
10. Other (specify):					X
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/8/22
Print Name: Larry Gray	Department/Division: Water System
Title: Plant Manager	Telephone No: 770-320-6081

FY23 Award Amount by Vendor

ITB #2077-B: Water Treatment Chemicals

Chemical	Vendor	Total	Amount per Dept.		
			Crosstown	S. Fayette	Res. Mngt.
Chlorine (liquid)	Brenntag	\$97,920.00*	\$ 60,937.50	\$ 36,982.50	
Sodium Silica Fluoride AWWA #B702 – 18 shall be Prayon Material *no exceptions to material or bag size*	Brenntag	\$ 58,494.90	\$ 33,253.95	\$ 25,240.95	
Hydrofluosilicic Acid AWWA #B703-19	no award				
Liquid Alum. AWWA #B403-16	Chemtrade	\$ 264,960.00	\$ 161,460.00	\$ 103,500.00	
Copper Sulfate AWWA #B602 - 17	Brenntag	\$ 2,655.00			\$ 2,655.00
Sodium Hypochlorite AWWA #B300-18	Brenntag	\$ 525.00	\$ 262.50	\$ 262.50	
78% Sulfuric Acid NSF	Southern States Chemical	\$ 38,112.00	\$ 19,056.00	\$ 19,056.00	
Total Contract Award		\$ 462,666.90	\$ 274,969.95	\$ 185,041.95	\$ 2,655.00

*Total includes Fuel Surcharge

FY23 Award List

Brenntag	\$ 159,594.90
Chemtrade	\$ 264,960.00
Southern States Chemical	\$ 38,112.00
Total Contract Award	\$ 462,666.90

Department: Road

Presenter(s): Steve Hoffman, Director

Meeting Date: Thursday, June 23, 2022

Type of Request: New Business #12

Wording for the Agenda:

Request to renew the annual bid #1821-B to Atlanta Paving and Concrete for asphalt milling services for fiscal year 2023, with a not-to-exceed amount of \$199,710.

Background/History/Details:

This contract is used to identify vendors for the procurement of various asphalt milling projects during the FY2023 paving season including:

- * Roadway Maintenance and Resurfacing
- * Library Parking Lot
- * Elections Parking Lot
- * Water Department Parking Lots at Antioch and Crosstown Facilities
- * Fire Station #5 & #10 Parking Lots
- * McCurry Park North Soccer Parking Lot

The contract has a not-to-exceed amount of \$199,710.

If approved, this contract will expire on June 30, 2023.

What action are you seeking from the Board of Commissioners?

Approval to renew the annual bid #1821-B to Atlanta Paving and Concrete for asphalt milling services for fiscal year 2023, with a not-to-exceed amount of \$199,710.

If this item requires funding, please describe:

Funds are budgeted annually in the Road Department's O&M budget in account 10040220-531171, and in various CIP or SPLOST project accounts.

Has this request been considered within the past two years? Yes

If so, when? Thursday, June 24, 2021

Is Audio-Visual Equipment Required for this Request?* No

Backup Provided with Request? Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Yes

Reviewed by Legal

Approved by Purchasing Yes

County Clerk's Approval Yes

Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Sherry White *SW*

Date: June 23, 2022

Subject: **Contract #1821-B: Asphalt Milling Services – Renewal 2**

The county contracts with Atlanta Paving & Concrete Construction, Inc. to provide milling services for various road maintenance projects. This is an annual contract coinciding with the county's fiscal year. The contract has two one year renewal options. This request is for the approval of the second renewal. The contractor has accepted the renewal, if approved.

After each milling project a clean-up crew is on-hand to broom and reopen the road for traffic. This process was previously completed in house, however starting in fiscal year 2021 the county has utilized Atlanta Paving & Concrete Construction, Inc. Clean-up Services as priced in the original contract.

The Road Department proposes to renew the contract with Atlanta Paving & Concrete Construction, Inc. for Fiscal Year 2023. A Contract Performance Evaluation for previous work is attached. (Attachment 1)

Specifics of the proposed contract are as follows:

Contract Name	#1821-B: Asphalt Milling Services
Contractor	Atlanta Paving & Concrete Construction, Inc.
Contract Type	Indefinite Quantity, Fixed Price Contract
Not-to-exceed amount	\$199,710.00

Budget:

Department	Org Code	Object	CIP	Budget
Road Dept.	10040220	521316(Technical Services)	None	\$100,000.00
Elections	37510400	541210(Other Improvement)	201AE	\$961,200.00
Library	10050600	522235(Building Maintenance)		\$37,970.00
Fire #5	37230550	541210(Other Improvement)	TBA	\$10,076.00
Fire #10	37230550	541210(Other Improvement)	TBA	\$9,106.00
McCurry Park	To Be Assigned			\$7,166.00

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

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2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Atlanta Paving & Concrete Construction	Contract Number: #1821-B
Mailing Address: 6825 Jimmy Carter Blvd.	Contract Description or Title: Annual Contract for Asphalt Milling
City, St, Zip Code: Norcross, Ga. 30071	Contract Term (Dates) From: 7/1/2021 To: current (06/30/2022)
Phone Number: 770-220-0228	Task Order Number: NA
Cell Number: 770-710-9990	Other Reference: Renewal 2
E-Mail Address: mneese@atlantapaving.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time			X		
9. Adherence to contract budget and schedule			X		
10. Other (specify):					
11. Overall evaluation of contractor performance			X		

EVALUATED BY

Signature: <i>Bradley Klinge</i>	Date of Evaluation: <i>4/11/22</i>
Print Name: <i>Bradley Klinge</i>	Department/Division: <i>Road</i>
Title: <i>Assistant Director</i>	Telephone No: <i>6039</i>

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to award Contract #2018-P, Task Order #5, to Pond and Company, in the amount of \$32,500, for completion of Architecture & Engineering services for the new Animal Shelter.

Background/History/Details:

Architecture & Engineering (A&E) services for the new Animal Shelter had been awarded to Carter Watkins Associates on February 27, 2020. The original contract was for \$70,000. Change Orders for utility, topographic and existing conditions, and additional work due to changed locations for the facility, brought the contract to \$95,170.

On May 13, 2022, Carter Watkins informed the county that they were retiring, and would no longer be working on the Animal Shelter project.

Pond and Company is the current Public Works Engineer of Record. They have offered to provide remaining A&E services for a not-to-exceed total of \$32,500.

What action are you seeking from the Board of Commissioners?

Approval to award Contract #2018-P, Task Order #5, to Pond and Company, in the amount of \$32,500, for completion of Architecture & Engineering services for the new Animal Shelter.

If this item requires funding, please describe:

Funds are available in CIP #203AR, Modern Animal Shelter.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**


Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess 

Date: June 23, 2022

Subject: Resignation of Carter Watkins Associates Architects, Inc.
Architects for the New Animal Shelter (Contract #1739-P)

Carter Watkins Associates Architects, Inc. had been awarded a contract to provide architectural and engineering services for the new animal shelter on February 27, 2020.

On May 13, 2022 Joe Watkins of that firm sent an email to the Purchasing Department that announced that they were withdrawing from the project. Mr. Watkins said that they would attend the pre-bid conference, but that would be their last involvement, even though their contract included the additional services of Contract Administration and As-Builts.

I called Mr. Watkins to discuss project completion. He confirmed his decision to withdraw, but said the firm would complete the project for an additional \$40,000.00 above the current not-to-exceed contract amount. For reference, the current not-to-exceed amount is \$95,170.00.

The current Public Works Engineer of Record, Pond and Company, said that they would take over and complete the architectural and engineering services for \$32,000.00. For this reason, Pond and Company has been recommended to complete the project.



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess 

Date: June 23, 2022

**Subject: Contract 2018-P: Public Works Engineer of Record
 Task Oder #5: Animal Shelter Architectural Services**

On February 27, 2020 the Board of Commissioners awarded Contract #1739-P to Carter Watkins Associates for Animal Shelter Architectural and Engineering Services. On May 13, 2022, they informed the county that they had retired, and the pre-bid conference for a General Contractor would be their last involvement with the project.

Pond and Company, the current Public Works Engineer of Record, has offered to complete the Architectural and Engineering function for the not-to-exceed price of \$32,500.00. Staff recommend award of Task Order #5 to Pond and Company for this purpose. They are reported to have recently completed contract administration services for an animal shelter in another county, so they have recent experience.

The task order includes bidding assistance (for the General Contractor), contract administration, review & approval of contractor submittals, and review a& approval of As-Builts.

Specifics of the proposed task order are as follows:

Contract Name	#1218-P: Public Works Engineer of Record	
Task Order	#5: Animal Shelter Architectural Services	
Contractor	Pond & Company	
Task Order NTE Amount	\$32,500.00	
Budget:		
Fund	375	CIP
Org. Code	37530910	Animal Control
Object	541320	Buildings & Structures
Project	203AR	Modern Animal Shelter
Available Balance	\$1,387,036.41	As of 6/3/2022

3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

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www.pondco.com

June 7, 2022

Ms. Courtney Hassenzahl
Assistant Director
Fayette County Environmental Management
140 Stonewall Avenue – West
Suite No. 203
Fayetteville, Georgia 30214
Phone: 770.305.5410
chassenzahl@fayettecountyga.gov

Re: *Fayette County Animal Shelter Construction Administration Proposal*
1155 HWY 74 S, Peachtree City, GA 30269
POND Contract Number 2018-P, Task Order 05
Fayette County, Georgia

Dear Ms. Hassenzahl,

Pond appreciates the opportunity to provide Bidding Assistance, Contract Administration, Submittal Review, and As-Built Document Preparation for the Animal Control Facility to be constructed at 1155 HWY 74 S, Peachtree City, GA 30269. Based on your May 31st email we understand that the County would like to let this project for bidding on the procurement registry and has asked Pond to assist with this process. After a contractor is selected, Pond will assist in Construction Contract Administration with the selected Contractor until the project is complete.

This proposal includes costs for the services described in detail below. This proposal does not include modifications to the design documents arising from field conditions, product availability, and the like. Changes to the construction documents will be the responsibility of the Designers of Record (DoR) for the Animal Control Facility.

Any new information acquired after this proposal is submitted may require a re-evaluation and revision of the scope and fee. Our detailed scope of services includes:

PROJECT APPROACH

Per the information provided for this task order, our intent is to oversee the bidding and construction of a new, approximately 6,000 sf animal control facility to serve Fayette County. The design documents issued to Pond on May 31st include document sets from the following consultants:

- Civil Solutions, Inc.
- Carter Watkins Associates Architects, Inc.
- Atlanta Management and Engineering Consultants, Inc.

This document package appears to have been signed and sealed in July 2020 and will likely require reevaluation and resubmission of the entire document package based on the latest construction codes

approved by the State. This proposal also assumes the proposed design complies with all applicable state and local agencies. Should code compliance issues arise, Pond will bring these to the attention of the County for discussion and resolution by the Contractor and/or the DoR.

This proposal includes our approach and detailed scope of services. During the construction process, the County will provide a single point of contact for all project related communications and issues. This point of contact for POND, Mitchell Davis, will be responsible for directly managing the tasks, and will maintain communications with the County as needed.

We propose the following steps to properly assist the County in the successful construction of the Animal Control Facility, which are:

Task I - Bidding Assistance

- a. Initial review of the document set may require changes to comply with the current construction codes from the [GA Dept. of Community Affairs](#). The drawings were signed and sealed in 2020, and there have been two code amendments issued since then. We can work with the DoR to revise and reissue the document set.
- b. Additionally, the COMcheck will need to be revised per the latest Energy Code amendments.
- c. Preparation of the bidding packages for issuance to the GPR site, answering RFIs, attending one (1) bid conference, coordinating/issuing bid addenda.
- d. Coordinating with the AHJ for plans review and permitting.
- e. Assisting the County in leveling of the bid packages received.

Task II - Contract Administration

- a. Attend four (4) in-person observational site visits. These are pre-construction, kick-off, midpoint, and final construction site visits. The intent of the Observations is to verify the work is in general conformity to the contract documents and generate a succinct Site Observation Report.
- b. Issue field reports to the Contractor and County for project records.
- c. Attend two (2) one-hour virtual Owner, Architect, and Contractor (OAC) calls per month.
- d. Review Contractor construction phase Request for Information (RFIs).
- e. Coordinate with DoR for any design changes required based on field conditions or product availability. DoR to issue changes to the AHJ and Contractor.
- f. Review Contractor construction phase Requests for Information (RFIs).
- g. Review Contractor Monthly Application for Payment that the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents.
- h. Substantial Completion:
 - i. Attend one (1) punchlist site visit to generate a punchlist for the Contractor as stated above.
 - ii. A punchlist site visit shall commence upon the Contractor submittal of a written, "Notice of Substantial Completion," and accompanying information as required in the specifications.
- i. Final Completion & Closeout:

3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

T: 678.336.7740 | F: 678.336.7744
www.pondco.com

- iii. Record Drawings shall consist of the Contractor control set and major building system shop drawings.
- iv. Confirm the Contractor has submitted the Closeout Documents required by specifications.

Task III - Review/approval of Contractor Submittals

- a. Review and approve Contractor-provided submittals.
- b. Confirm submittals match contractor-provided submittal log.

Task IV - Review/approval of contractor As-Builts

- a. Coordinate with DoR for updating of final document package.
- b. Coordinate with County/Contractor for issuance of the final closeout package.

CONDITIONS OF SERVICE

Our conditions of service, assumptions and understandings for this task are below.

- A. The proposed project will not require variances, waivers, or re-zoning.
- B. Coordination with Georgia Dept. of Health, Dept. of Agriculture, or any other State or county agency shall be performed by the County or DoR.
- C. It is recommended that final cost analysis not be completed until after the permit is obtained. Although every effort will be taken to minimize any potential cost-related changes in subsequent phases, Pond cannot guarantee that such changes will not result from the review and approval process with the County in the effort to obtain a land disturbance permit.
- D. Environmental documentation, such as National Environmental Policy Act (NEPA) compliance; mitigation; aquatic survey; analysis of social, economic, and environmental data; natural resources study; and cultural resources study is excluded.
- E. LEED or other sustainable design criteria review is excluded from this scope of services.
- F. Additional services not included: platting, and certifications.
- G. Services not specifically included in the proposal, or material changes requested after professional services have commenced, will be considered additional / out of scope services, and will be approved via a contract change order prior to commencement of the additional work.
- H. Additional site visits or meetings required/requested by the Contractor or County beyond those provided in this proposal will be billed per Pond's approved rate sheet on file with the County.
- I. Contractor will be responsible for keeping and issuing meeting minutes for all OAC calls.
- J. Should field conditions, document quality, or contractor capabilities require services above those explicitly stated above, Pond will bring this to the attention of the County for discussion and amendment of the approved Task Order.

FEES AND TERMS OF PAYMENT

Pond & Company proposes to complete the professional services specifically stated above for the fees listed below as a **Not to Exceed (NTE) Value** :

3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

T: 678.336.7740 | F: 678.336.7744
www.pondco.com

Task I – Bidding Assistance

Task II – Contract Administration

Task III – Review/approval of Contractor Submittals

Task III – Review/approval of contractor As-Builts

Total Fee:

\$ 32,500

We sincerely appreciate the opportunity of working with you and our continued association. Please do not hesitate to contact us with any questions or comments concerning this proposal, or if we may be of further service.

Sincerely,

Pond & Company



Mitchell B. Davis, AIA
Director of Urban Design



Stephen Bailey, PWS
Principal | Program Manager

Op. No. 2022141741

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to approve Contract #2007-A, Change Order #1 to Mallett Consulting, Inc. in the amount of \$227,300 for additional Project Management work on the Justice Center build-out, and to transfer \$212,300 from General Fund Project Contingency and \$45,000 from County Administration M&O, to fully fund the contract.

Background/History/Details:

Project management for the Justice Center build-out is comprised of three phases:

- 1) Concept and Pre-Design Phase
- 2) Design Phase
- 3) Construction Phase

Contract #2007-A, Justice Center 3rd Floor Build-out Project Management, was awarded to Mallett Consulting, Inc. in the amount of \$45,000.00 for Phase 1, which was the Concept and Pre-Design phase.

A proposed concept has been developed. Staff now recommends that Change Order #1 be approved for an additional \$227,300 to complete Phase 1, and to award Phases 2 and 3. This will bring the project management contract total to \$272,300.

What action are you seeking from the Board of Commissioners?

Approval of Contract #2007-A, Change Order #1 to Mallett Consulting, Inc. in the amount of \$227,300.00 for additional Project Management work on the Justice Center build-out, and to transfer \$212,300 from General Fund Project Contingency and \$45,000 from County Administration M&O to fully fund the contract.

If this item requires funding, please describe:

Transfers of funds requested as described above.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**


Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson, County Administrator

From: Ted L. Burgess 

Date: June 23, 2022

Subject: Contract #2007-A: Justice Center 3rd Floor Build-out Project Management
 Change Order #1: Add Design Phase & Construction Phase

On May 13, 2021 the Board of Commissioners approved Ordinance 2021-12, which created the Courthouse Task Force. The Task Force is an advisory committee tasked with making recommendations as to the plan and design of the Fayette County Justice Center's third floor expansion, current and future use, and related topics.

For project management purposes, the buildout is divided into three phases: Concept and Pre-Design Phase, Design Phase, and Construction Phase. On September 8, 2021, Contract #2007-A was issued to Mallett Consulting, Inc. to conduct the Concept and Pre-Design Phase of the project, in the amount of \$45,000.00.

Current use of the Justice Center by area is shown in Attachment 1. As the Courthouse Task Force reviewed future needs, it was determined that, in addition to the third-floor buildout, portions of the first two floors must be renovated to be suited for their intended functions (Attachments 2 – 4 show concept floor plans).

Mallett Consulting has provided a proposed scope of work to complete the Concept & Pre Design Phase, and authorize the Design Phase and Construction Phase. It is recommended that the Board of Commissioners award the proposed work to Mallett Consulting, for an additional \$227,300.00 as follows:

	Original Contract	Change Order 1	Total
Concept & Pre-Design Phase	\$45,000.00	\$9,460.00	\$54,460.00
Design Phase	-0-	108,920.00	108,920.00
Construction Phase	-0-	<u>108,920.00</u>	<u>108,920.00</u>
Contract Total	\$45,000.00	\$227,300.00	\$272,300.00

This includes the expanded work in the Concept and Pre-Design Phase, as well as authorization of the Design Phase and Construction Phase of project management.

To fund the contract and change order, it is requested that \$45,000.00 be transferred from County Administration Maintenance & Operating funds, and \$212,300.00 from General Fund Project Contingency.

Specific details of the proposed contract change order are as follows:

Contract Name	2007-A: Justice Center 3 rd Floor Build-out Project Management
Change Order	Change Order #1: Add Design Phase & Construction Phase
Contractor	Mallett Consulting, Inc.
Type of Contract	Project Management
Contract Amount:	
Initial Contract	\$45,000.00
This Change Order	<u>227,300.00</u>
Total Contract	\$272,300.00

Budget:

Fund	375	Capital Improvement Project
Org. Code	37520151	Superior Court Judges
Object	541210	Other Improvements
Project	202AA	Superior Court Office Renovation
Available Balance	\$272,300.00	After Requested Transfers

Attachment 1

Justice Center Use By Area				
	First Floor		Second Floor	
	(sf)	(%)	(sf)	(%)
Total Floor Area	51,620	100%	51,362	100%
Superior Court	414	1%	15,257	30%
State Court	0	0%	5,466	11%
Probate Court	3,669	7%	0	0%
Juvenile Court	5,818	11%	0	0%
Magistrate Court	6,122	12%	0	0%
Clerk of Courts	15,536	30%	3,588	7%
Security	4,137	8%	1,817	4%
District Attorney	0	0%	7,038	14%
Information Tech.	0	0%	99	0%
Solicitor General	0	0%	3,632	7%
Building Engineer	2,388	5%	1,528	3%
Subtotal	38,084	74%	38,425	75%
Common & Public Baths	13,536	26%	12,937	25%
Check	51,620	100%	51,362	100%

Attachment 2

Concept Floor Plans

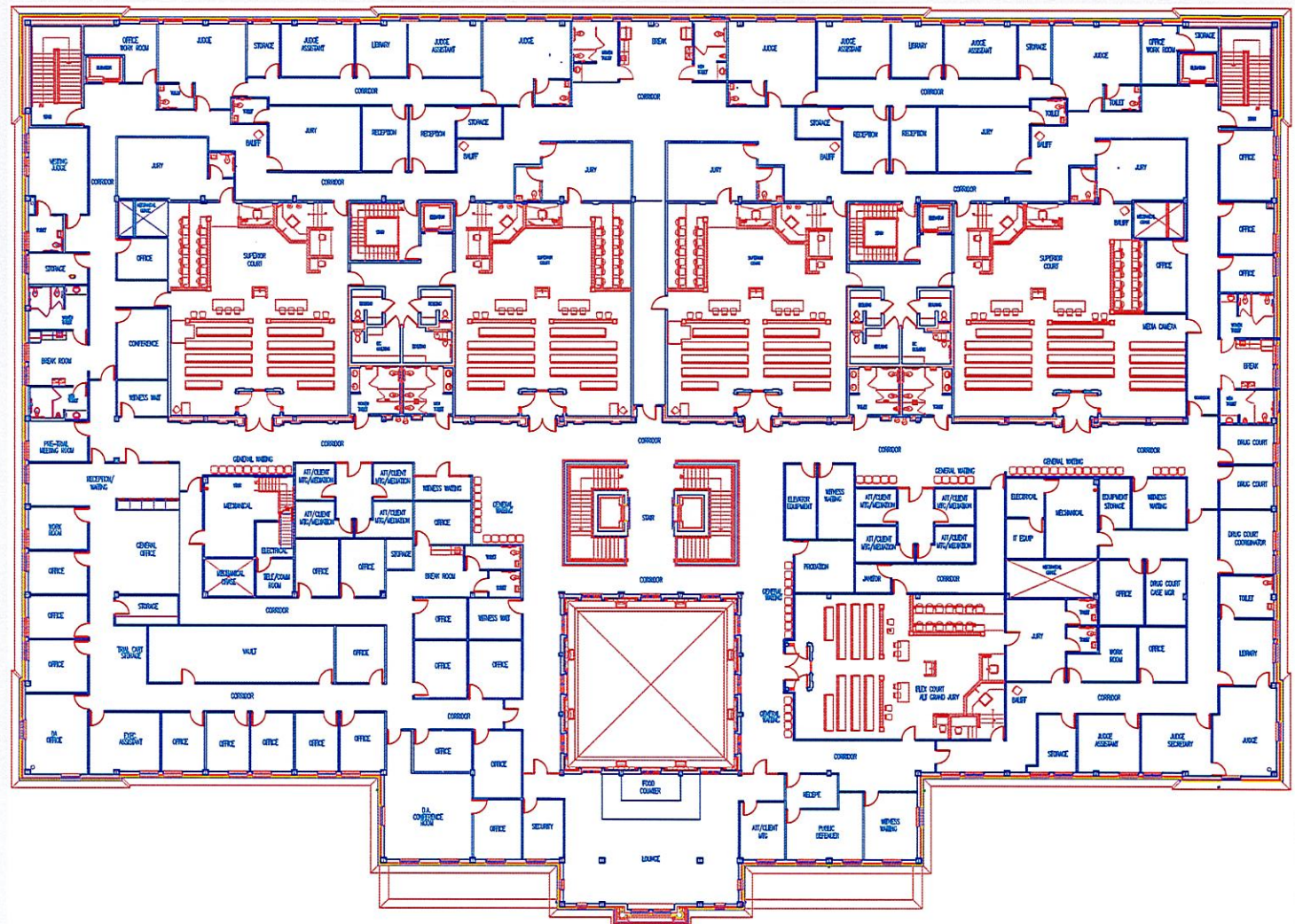
3rd Floor

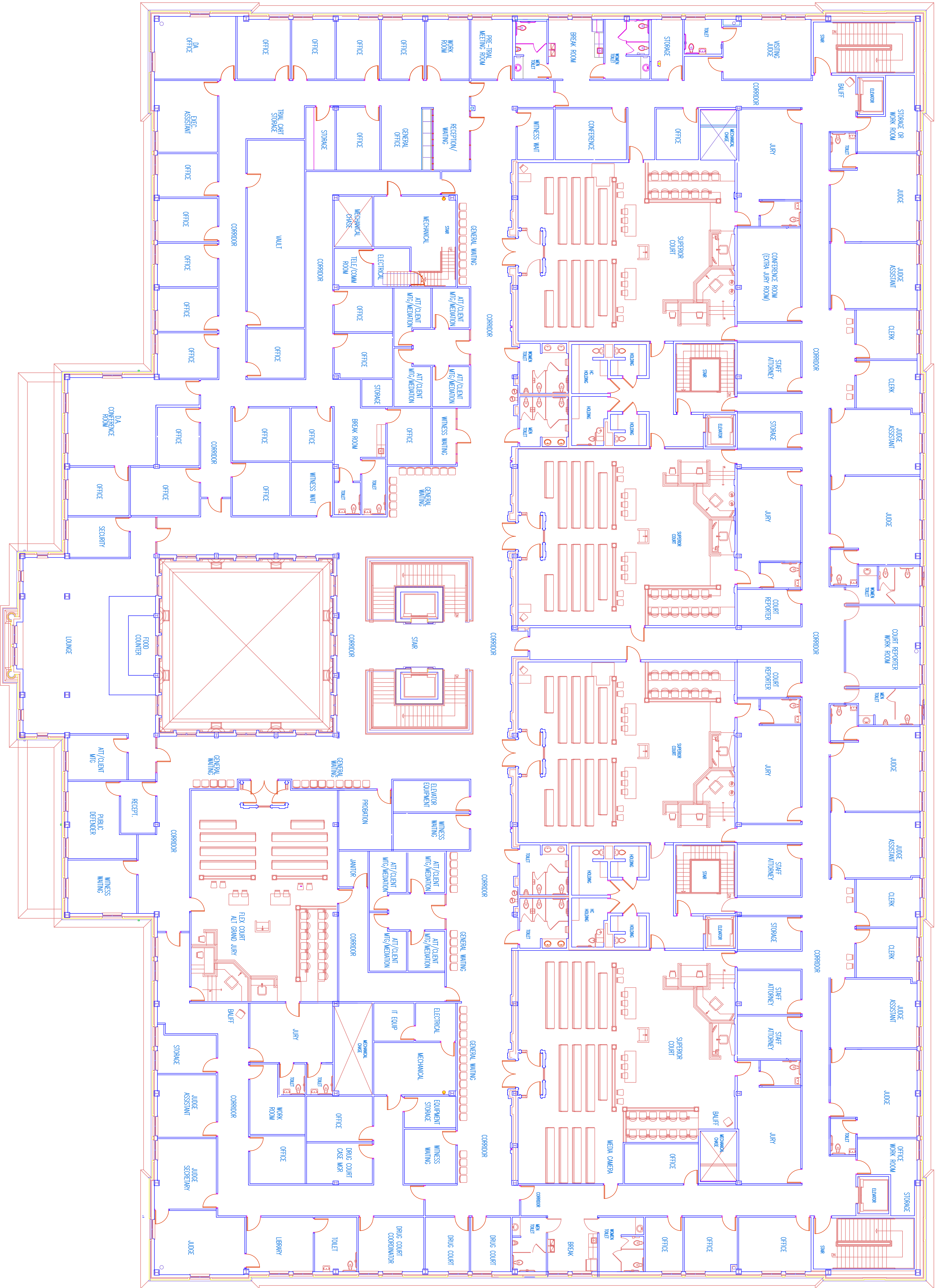
Superior Courts

- 3 Std Courtrooms
- 1 Large Courtroom
- 1 Flex Courtroom
- Judges Chambers (6)
- Mediation Suites

District Attorney

Public Defender





LEVEL 3

Attachment 3

Concept Floor Plans

2nd Floor

State Court

2 Std Courtrooms
1 Flex Courtroom
Judges Chambers (3)
Accountability Court
Probation Offices
Attorney-Client Mtg

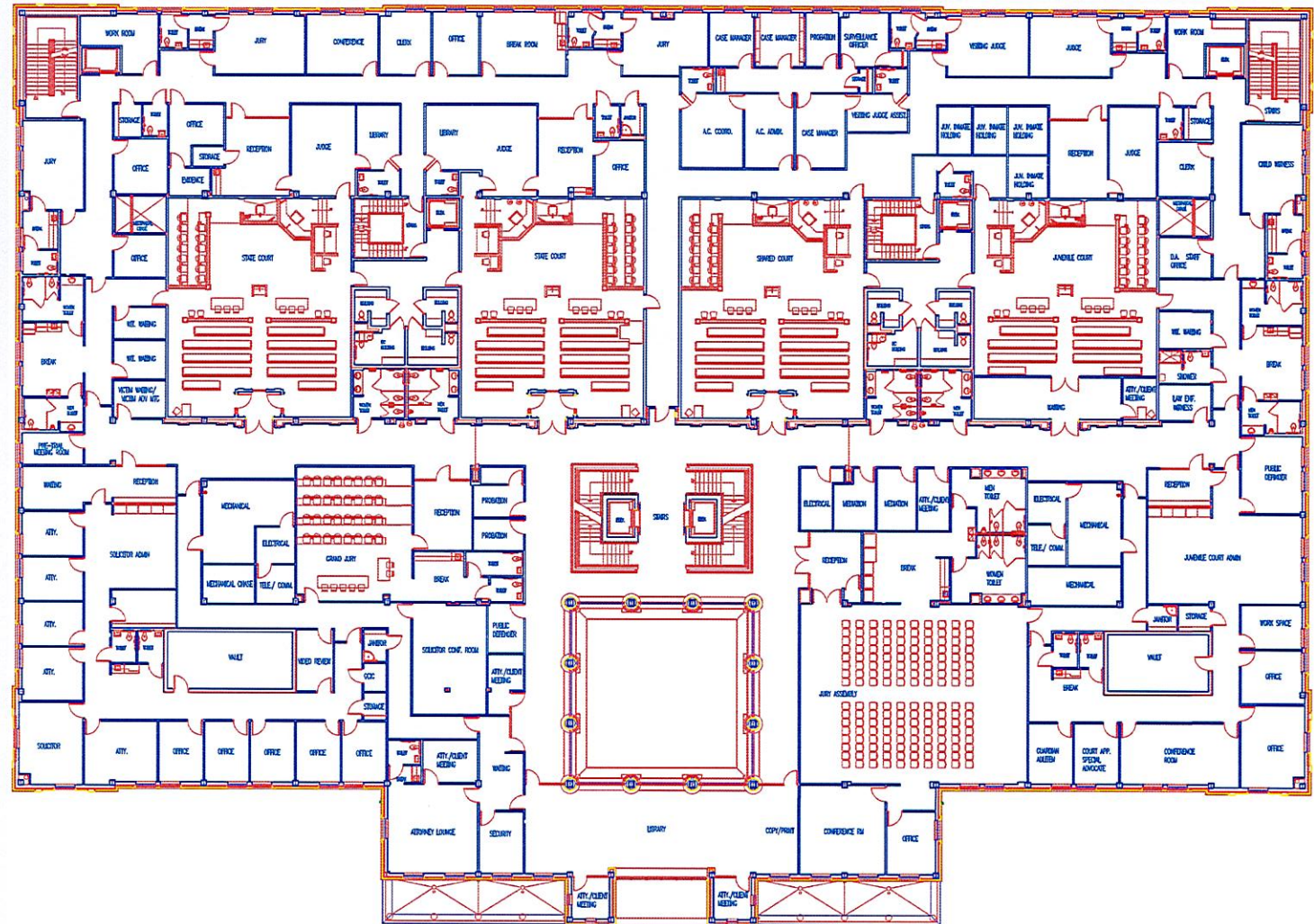
Solicitor General

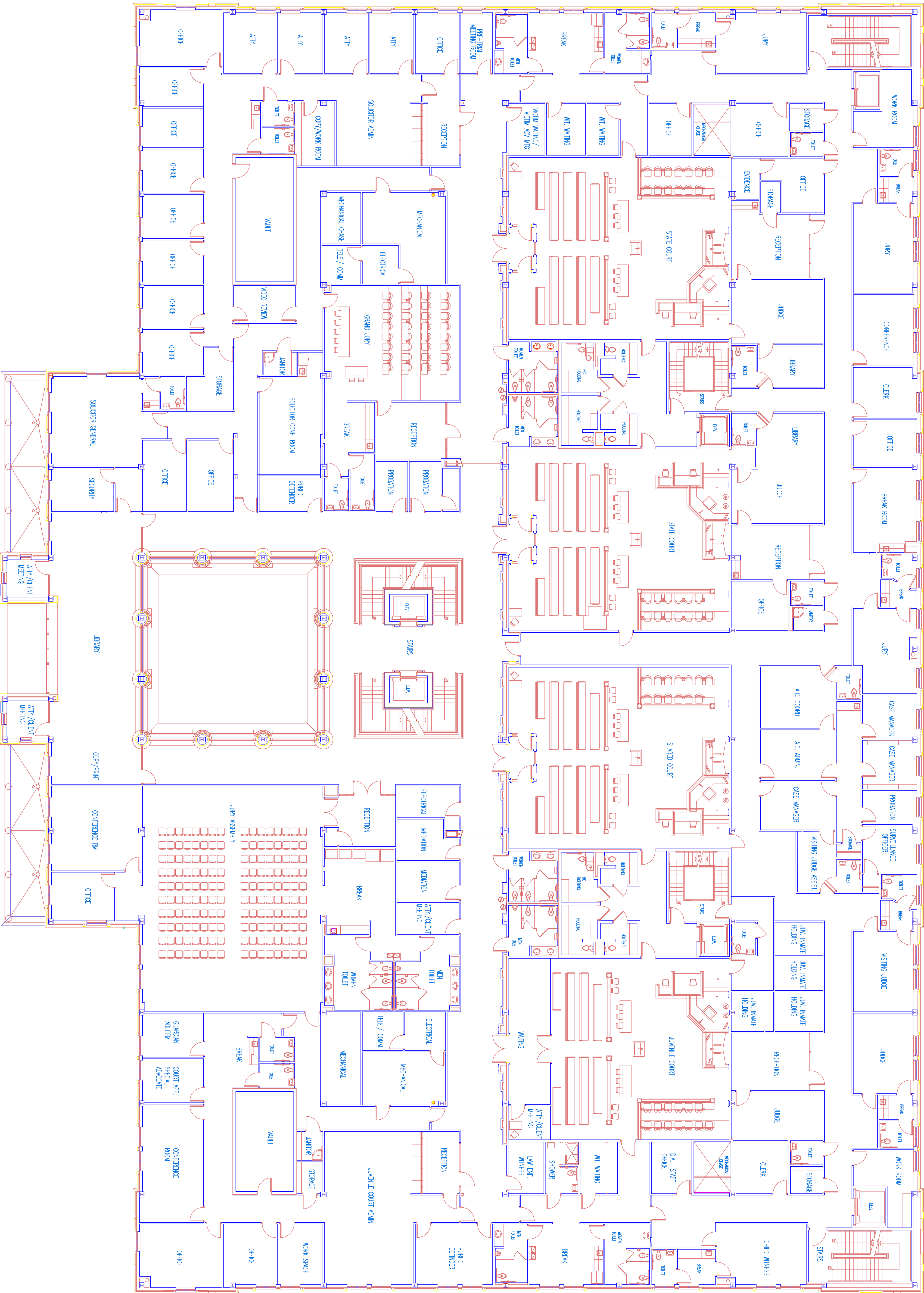
Juvenile Court

1 Courtroom (Modified)
Juvenile Holding
Judges Chambers (2)

Jury Assembly

Grand Jury





LEVEL 2

Attachment 4

Concept Floor Plans

1st Floor

Magistrate Court

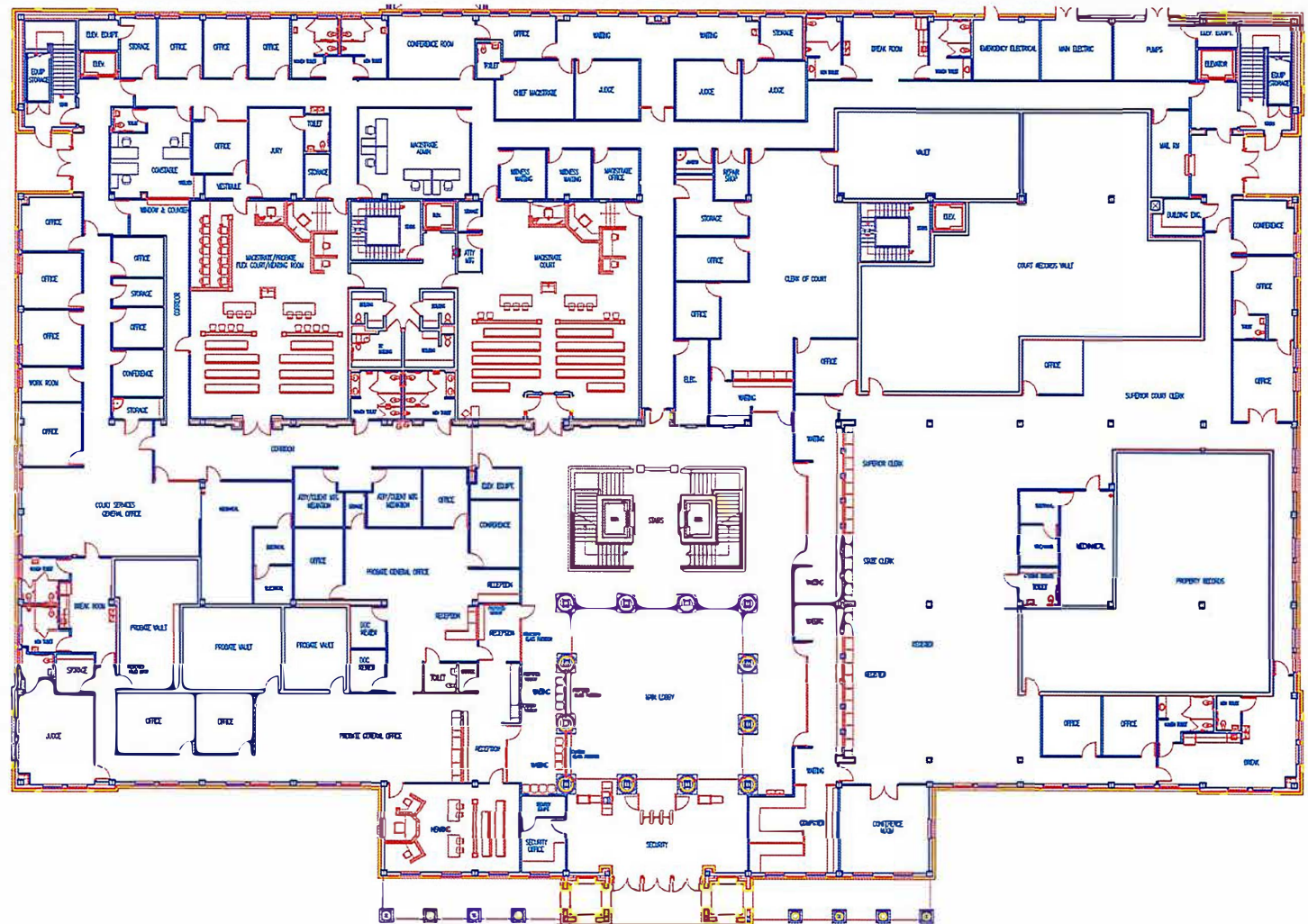
- 1 Std Courtroom
- 1 Flex Courtroom
- Judges Chambers (4)
- Mediation Suite
- Constables Office

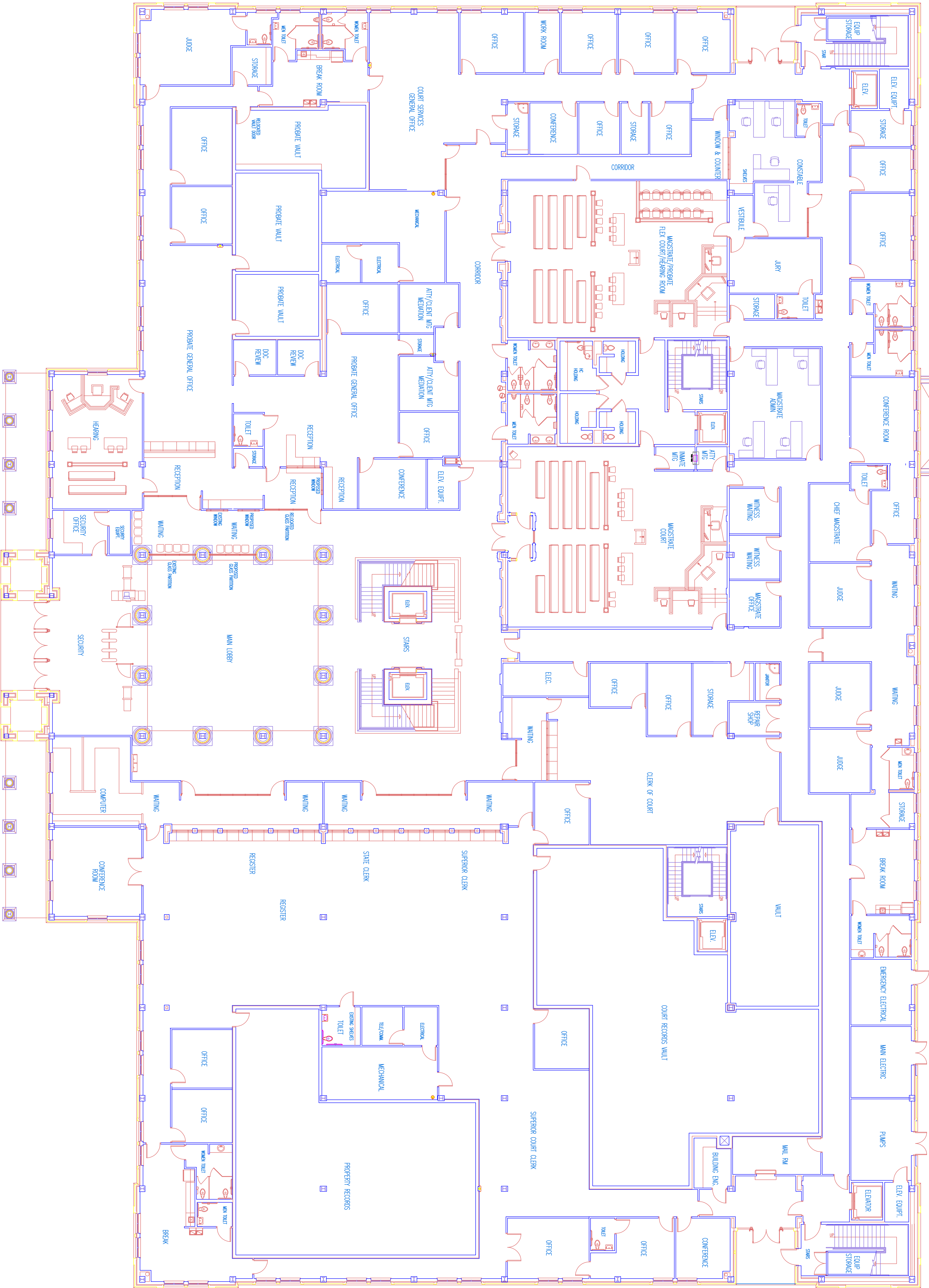
Probate Court

- Existing Hearing Room
- Use of Flex Courtroom
- Expanded Reception
- Expanded Vault Space

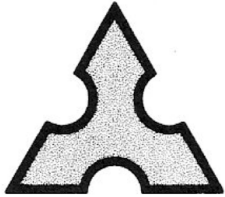
Clerk of Court

Court Services





LEVEL 1



Mallett Consulting, Inc.

ENGINEERING - SURVEYING - PROJECT MANAGEMENT

101 DEVANT STREET, SUITE 804
FAYETTEVILLE, GEORGIA 30214
770-719-3333

Mr. Steve Rapson – County Administrator
Fayette County, Georgia
140 W. Stonewall Ave
Suite 100
Fayetteville, GA 30214

May 26, 2022

Re: Fayette County Justice Center Buildout
Project Management Services
Request for Amendment to Existing Contract 2007-A

Dear Mr. Rapson:

Mallett Consulting, Inc. is very appreciative of our current role as Project Manager for the Concept Phase of the Fayette County Justice Center Buildout Project. As discussed during our recent Commission Retreat presentation, we have worked closely with all departments within the complex, evaluated current and projected future departmental needs and developed preliminary floor plans illustrating a proposed concept for the Justice Center Buildout.

During this process, we have also determined that the Buildout project will include more than just finishing of the currently vacant 3rd floor. As departments relocate to the upper floor, portions of their vacated spaces on the first and second floor will require renovation to assure efficient re-purposing of these areas for the departments which will expand or relocate into each space.

We have also participated with your office to develop an overall Project Budget for use in the upcoming SPLOST referendum. This budget estimate includes the following construction-related costs:

1. 3 rd Floor Buildout:	\$10,340,000.00
2. 1 st & 2 nd Floor Renovations;	\$ 1,725,000.00
3. Site/Parking Upgrades:	\$ 250,000.00
4. Voice & Data Cabling;	\$ 200,000.00
5. Cellular & Wifi Systems:	\$ 100,000.00
6. Security System Upgrades:	\$ 250,000.00
7. Furniture, Fixtures & Equip:	\$ 750,000.00
Total:	\$13,615,000.00

(Does not include Fees associated with Architectural Design, Inspections or Testing)

With the addition of the 1st and 2nd floor renovations, site, parking and security system evaluations, the overall scope of the Concept Phase has increased by approximately 21% relative to buildout of the 3rd floor alone. Due to this increase in project scope, we are respectfully requesting the following adjustment to our current contract for Project Management Services (Contract 2007-A, Concept Phase Only, Current Fee: \$45,000.00)

A. Concept Phase Project Management (PM) Fee *Increase* of: \$ 9,460.00

Additionally, to maintain the momentum developed during the Concept Phase and to provide continuity throughout the remainder of the Project, we are requesting an amendment to the contract to include Project Management Services for the following two phases of work:

B. *Addition* of Design Phase PM Services. PM Fee: \$108,920.00

C. *Addition* of Construction Phase PM Services. PM Fee: \$108,920.00

Sub-Total additional fees (Items A, B & C): \$227,300.00

Existing Fee: \$ 45,000.00

Total Fee: \$272,300.00

Project Management Fee structure is often determined as a % of construction cost. Due to Mallett Consulting's local presence and longstanding relationship with Fayette County, our total fee is based on 2% of the estimated construction cost.

Project Management Fee: \$13,615,000.00 x 0.02 = \$272,300.00 (All phases)

(Project Management Fees for large scale commercial projects typically can range as high as 5% - Source: Homeadvisor.com)

Fee breakdown per phase will be as follows:

- | | |
|---|----------------------|
| 1. Concept and Pre-Design Phase: | 20% of PM Fee |
| 2. Design Phase: | 40% of PM Fee |
| 3. Construction Phase: | 40% of PM Fee |

Project Management duties are expected to include the following tasks and responsibilities for each phase of the project:

Concept and Pre-Design Phase (In progress):

1. Review and coordination with original design documents.
2. Coordination/planning with County administrative staff.
3. Participation with County 3rd Floor Build-Out Committee.
4. Concept Phase Coordination with Studio8 Design - Architect of Record for original project. Fees by Studio8 Design for Concept Phase Coordination are included in our fee shown below.
5. Departmental Needs Assessment for build-out area.
6. Preparation of Concept-level block layout floor plans/options.
7. Concept-level cost estimating.
8. Review and summary of assimilation into existing building security.
9. Evaluation of site needs (parking, stormwater, security, etc.)
10. Evaluation of permitting and conformance with local ordinances.
11. Preparation of final project documents for Design RFP for use by our office or County Purchasing Department for solicitation of proposals.
12. Assistance with Requests for Information from responders to Design RFP.
13. Review of Design RFP responses and recommendation of Award To Design Consultant.

Design Phase:

14. Coordination with Design Consultant throughout Design Phase.
15. Liaison between Design Consultant and County officials/staff.
16. Review of progress plans during Design Phase.
17. Review of Design Phase construction cost estimate prepared by Design Consultant.
18. Coordination of Third Party Peer Review of final Design documents.
19. Preparation of Construction Bid Advertisement and Bid Documents.
20. Review of responses to Bid Advertisement and recommendation for Award to General Contractor.

Construction Phase:

21. Assistance with execution of construction contracts.
22. Construction Phase project coordination/oversight.
23. Participation in monthly onsite project status meetings.
24. Coordination of construction phase inspections and testing.
25. Oversight of contractor's shop drawing submittals.
26. Review and approval of contractor's monthly pay requests.
27. Monthly status reports for County elected officials and staff.
28. Liaison between General Contractor and County officials/staff.
29. Review of project close-out documents.
30. Coordination of Owner training and Certificate of Occupancy.

In closing we would like to express our appreciation for the opportunity to provide this request and to play a continued role in the build out of the Fayette County Justice Center.

Sincerely,
Mallett Consulting, Inc.

David Jaeger

David Jaeger, PE
President

DRAFT

Fayette County Justice Center Buildout Needs Assessment Report

6/1/2022

Prepared for

Fayette County Board of Commissioners



Mallett Consulting, Inc.
ENGINEERING - SURVEYING - PROJECT MANAGEMENT

Introduction

The purpose of this report is to review and evaluate the Fayette County Justice Center facility. To determine the current and projected future needs of the departments working within the building and how their expansion needs can be accommodated. To identify the needs of other parties who frequently do business within the building but do not currently have office space there. And to develop a concept plan for completion of the currently vacant and unfinished 3rd floor, as well as the renovation needs for existing 1st and 2nd floor offices that would need to be repurposed as part of a Buildout Project.

Needs were assessed through a comprehensive series of questionnaires, interviews, site visits and interactive planning exercises with each of the stakeholders using the facility.

History

The Fayette County Justice Center opened for business in 2003. The \$50M project included the Justice Center, an expansion to the adjacent Fayette County Jail and the renovation of the Fayette County Annex building to become the new home for the Fayette County Sheriff's Office.

The Fayette County Justice Center was constructed as a 3-story facility with approximately 153,000 sq.ft. of total floor space. Initially, all of the departments occupying the building were located on the 1st and 2nd floors. The 3rd floor was intentionally left unfinished and vacant with the intent of providing approximately 47,000 sq. ft. of space for future expansion of the court system without the need for constructing a new building. The vacant 3rd floor did include completion of elevator and stairwell access from the lower floors as well as provisions for a temporary external construction elevator during the anticipated future buildout scenario. This provision was intended to allow movement of construction materials and workman to and from the 3rd floor without disruption of the working floors below.

The Court System

The Justice Center is the home to the Fayette County Court System. This system contains multiple courts, support offices, complimentary departments, jury and grand jury facilities, security forces, record storage for legal, property and personal information and provides services to the public for personal business such as select licenses and permits. The occupants of the Justice Center currently include:

Superior Court	District Attorney's Office	Building Engineer
State Court	Solicitor General Office	
Magistrate Court	Constable's Office	
Juvenile Court	Clerk of Court (Legal and Real Estate)	
Probate Court	Court Services (Security - Sheriff's Office)	

Growth within the Court System

The estimated population in Fayette County in 2022 is 118,141 persons. This represents a growth of approximately 26% since the Justice Center opened in 2003. Population growth has a related impact on increased caseload for the court system, increased real estate transactions and increased need for public interaction with County agencies providing documentation of person records, licenses and certifications.

Statistical Data collected by the Clerk of Court shows the following growth for representative courts within the Justice System serving Fayette County:

Superior Court

Data Period: 2003 - 2019 *(Years 2020 and 2021 not evaluated due to COVID-19)*
 Number of Years: 17

<u>Year</u>	<u>Criminal Proceedings</u>	<u>Civil/Domestic Proceedings</u>	<u>Total Proceedings</u>
2019:	25,669	17,581	43,250
2003:	8,405	11,097	<u>19,502</u>

17 Yr Growth: 23,748 (122%)

State Court

Data Period: 2005 - 2019 *(Years 2020 and 2021 not evaluated due to COVID-19)*
 Number of Years: 15 *(Years prior to 2005 unavailable.)*

<u>Year</u>	<u>Criminal Proceedings</u>	<u>Civil Proceedings</u>	<u>Traffic Proceedings</u>	<u>Ordinance Proceedings</u>	<u>Total Proceedings</u>
2019:	47,221	22,880	13,528	1,339	84,968
2005:	7,894	12,765	10,803	1,362	<u>32,824</u>

15 Yr Growth: 52,144 (159%)

Magistrate Court

Data Period: 2012- 2018 *(Years 2020 and 2021 not evaluated due to COVID-19)*
 Number of Years: 7 *(Year 2019 data was incomplete)*
(Years prior to 2012 unavailable.)

<u>Year</u>	<u>Criminal Proceedings</u>	<u>Civil Proceedings</u>	<u>Total Proceedings</u>
2018:	5,294	23,853	29,147
2012:	4,569	17,479	<u>22,048</u>

7 Yr Growth: 7,099 (32%)

Superior Court

As defined by GeorgiaSuperiorCourts.org: *The Superior Courts of Georgia is a court of general jurisdiction handling both civil and criminal law actions. Superior Court Judges preside over cases involving misdemeanors, contract disputes, premises liability, and various other actions. In addition, the Superior Court has exclusive equity jurisdiction over all cases of divorce, title to land, and felonies involving jury trials, including death penalty cases.*

Fayette County Superior Court is a member of the Griffin Judicial Circuit, along with Superior Courts for Pike and Upson Counties. Judges within this circuit serve the superior courts within each of the three counties but have their main offices located within their 'home' county.

When the Fayette County Justice Center was completed in 2003, it served as home for two superior court judges and provided part-time chambers for two additional superior court judges from within the Griffin Judicial Circuit. These four judges shared three Superior Court courtrooms located on the 2nd Floor of the Justice Center.

Each judge requires a support staff including an administrative assistant, court reporter, transcriptionist, and court clerk. Additionally, Superior Court judges work closely with the District Attorney's Office, jury coordinators, Court Services (bailiff and security services) and with the Clerk of Court for court calendar scheduling and preservation of court case records and documents.

Since the Justice Center was opened, the Griffin Judicial Circuit has grown to now include five Superior Court judges. These five judges are currently required to share the three available Superior Court courtrooms while presiding over cases in Fayette County. By 2025, it is anticipated that the Griffin Judicial Circuit will likely add a sixth Superior Court judge. As noted above, each additional judge results not only in the need for added courtroom and chamber space but also space for their administrative and support staff, staff from other associated departments and for attorneys and public visiting the facility for their individual cases, hearings and jury obligations.

This increase in judges and caseload has caused the Fayette County Superior Court to reach the limit with regard to function and operational space within the finished portions of the Justice Center. The likelihood of a sixth Superior Court judge in the near future will further burden a Justice Center that is already struggling to provide necessary courtroom and support space with the available three courtrooms and office space to accommodate only four of the six judges.

With the understanding of these current constraints and the reasonable expectations for future growth of population and case load, it can be concluded that the growing needs of the Superior Court system cannot be met by the Fayette County Justice Center without the need for expansion. The Superior Courts would be well served by moving forward with the completion and occupation of the currently unfinished 3rd floor of the Justice Center. This would allow for a tailored design to meet the growth needs discussed above, space for future growth and space for departments critical to the operation of the Superior Courts, such as the District Attorney's Offices.

Concept Floor Plans for all proposed departmental expansions are provided later in this report.

District Attorney's Office

As defined by the Prosecuting Attorneys' Council of Georgia: *The District Attorney represents the State of Georgia in the trial and appeal of felony criminal cases in the Superior Court for the judicial circuit and delinquency cases in the juvenile courts. The District Attorney is also the legal advisor to the grand jury and performs other duties prescribed by law.*

As discussed in above, the District Attorney's Office is a critical component of the function of the Superior Court system as well as duties associated with the Juvenile Courts and Grand Jury process. As such, the proximity of the D.A. offices to the Superior Court is an essential requirement for an efficient relationship between these two offices.

Currently, the Fayette County Justice Center provides office space for the D.A. on the second floor of the facility, near the courtrooms assigned to the Superior Court. Along with the Superior Court system, the District Attorney's Office has experienced substantial growth in caseload and staffing needs since the completion of the building in 2003. With the addition of each new Superior Court judge, the District Attorney must provide a minimum of 4 new staff members (prosecutors, investigators, caseworkers and assistants).

The National Association of District Attorneys recommends staffing requirements based on annual caseload as follows:

NADA Recommendation:	150 cases/Assistant D.A. team
Current Caseload for Griffin Circuit D.A.:	300-500 cases/Assistant D.A. team

This comparison illustrates that the District Attorney's Office serving Fayette County is currently managing two to three times the NADA recommended caseload. This problem will be compounded by the likely addition of the sixth Superior Court judge.

Since the Justice Center opened in 2003, the D.A.'s office has grown beyond the office space availability on the 2nd floor. The current overcrowding has meant conversion and loss of other work, meeting, storage and conference room spaces in an attempt to accommodate the staffing growth. Even with that effort, this office remains understaffed and without available space for new hires. The current arrangement cannot be sustained long term and provides no space for additional growth. Additionally, the existing, secure, record storage vault is near capacity.

This review of the current and projected future needs of the District Attorney's Office results in the conclusion that this office would be best served by relocating, along with the Superior Courts, to the built out 3rd floor of the Justice Center. The ability to customize the new design to meet the growing needs of the D.A.'s office should allow that office to function more efficiently, staffed at a more reasonable caseload, while allowing for anticipated future growth within the Superior Court system. Additionally, this plan will maintain the close physical proximity and working relationship between the District Attorney and the Superior Courts.

State Court

As defined by Georgiaencyclopedia.org: *In seventy counties in Georgia, state courts exercise jurisdiction over misdemeanor violations, including traffic cases, and adjudicate civil actions except in cases in which the superior court has exclusive jurisdiction. State courts are authorized to hold hearings on applications for an issuance of search and arrest warrants and to hold preliminary hearings.*

Fayette County's State Court consists of one elected Judge and one designated courtroom. It is anticipated that within the next few years, the rising State Court caseload will require a second judge and a second courtroom. Each judge within the State Court system is supported by critical staff including a staff attorney, administrative coordinator, administrative assistant and Accountability Court coordinator.

In 2012, the Georgia Legislature created a division of the State Court system called the Georgia Accountability Court Program. This program is an important component of several significant criminal justice reform initiatives established to provide effective alternatives to sentencing for nonviolent offenders, to reduce the state's prison population and to offer a critical sentencing option for nonviolent property, DUI and drug offenders. It is also possible that the program will be expanded in the near future to monitor convicted offenders who suffer from mental illness.

The staffing needs for this program include not only the Accountability Court coordinator noted above, but also case managers, probation officers, surveillance officers, drug testing, DUI compliance and administrative assistants. Since the Accountability Court was not in existence in 2003, office space for the associated staffing needs were not provided for within the original Justice Center design.

The State Court is currently located on the 2nd floor of the Fayette County Justice Center. Similar to the Superior Court/District Attorney relationship discussed earlier in this report, the efficient operation of the State Court relies on a close working relationship with the Solicitor General's Office, which is also located on the 2nd floor of the Justice Center.

It is anticipated that the expansion needs of the State Court can be met effectively by utilization of the spaces vacated by the move of the Superior Court to the built out 3rd floor. This is expected to provide the State Court with access to a second courtroom, additional judge's chambers, staff offices and a suite of offices which can be dedicated to the staffing requirements of the Accountability Court.

By remaining on the 2nd Floor, the State Court will also remain in close physical proximity to the Solicitor General's Office. An essential relationship for efficient function of this branch of the Fayette County Court System.

Solicitor General's Office

As defined by the Prosecuting Attorneys' Council of Georgia: *In 66 of the 159 counties in Georgia, misdemeanor cases (cases where the maximum punishment cannot exceed 12 months in jail) are prosecuted by the Solicitor-General. The Solicitor-General is an elected county officer who represents the State of Georgia in the trial and appeal of misdemeanor criminal cases in the State Courts and performs other duties as required by law.*

As discussed above, the Solicitor General's Office is a critical component of the function of the State Court system and the proximity of the Solicitor's offices to the State Court is an essential requirement for an efficient relationship between these two offices.

Currently, the Fayette County Justice Center provides office space for the Solicitor General on the second floor of the facility, near the courtroom assigned to the State Court. Along with the State Court system, the Solicitor General's Office has experienced substantial growth in caseload and staffing needs since the completion of the building in 2003. With the potential for a second State Court judge and second State Court courtroom, the staffing and office space needs of the Solicitor General are expected to continue growing at a rapid rate.

Since the Justice Center opened in 2003, like the District Attorney's office, the Solicitor General office has grown beyond the office space originally provided on the 2nd floor. This office is currently understaffed and without available space even if staff could be added. This staffing and office space shortfall will limit the ability of the Solicitor to properly serve the State Court and currently allows no space for additional growth. Additional shortfalls within this department include a record storage vault that is near capacity.

The evaluation of the current and projected future needs of the Solicitor General's Office results in the conclusion that this office would be best served by remaining on the 2nd floor, along with the State Court, but should relocate to the larger office space vacated by the District Attorney's move to the 3rd floor. With limited renovation to the former D.A. space, the growing needs of the Solicitor General's office can be met and should allow that office to function more effectively, to be better staffed for the continued rise in caseload and to allow for anticipated future growth within the State Court system.

The move to the former D.A. space will also benefit the Solicitor General with a larger record storage vault and will keep this office on the 2nd floor, maintaining the close physical proximity and working relationship with the State Court.

Juvenile Court

Per Georgia Department of Juvenile Justice: *When a child under the age of 17 commits a delinquent act (a crime, if committed by an adult) or an unruly act (runaway, truancy, curfew, etc.,) a complaint is filed in the Juvenile Court. The juvenile justice system in Georgia exists to address alleged criminal conduct and attempts to balance punishment and protecting the public with sentencing options that promote rehabilitation.*

Currently the Juvenile Court is located on the 1st floor of the Fayette County Justice Center. This court has a Presiding Judge, and Associate Judge, one dedicated courtroom and associated offices for critical administrative and support staff. Due to the presence of minors, this court is required to provide physical separation of juveniles and adults who are held in custody during court proceedings. To meet this requirement, the Justice Center was originally designed to provide separate juvenile holding areas, within the building, immediately adjacent to the Juvenile Court courtroom. Also provided is a secure access way for safe movement of juveniles between the courtroom and offsite detention locations.

In addition to the full-time support staffing requirements, the Juvenile Court system includes routine interaction with juvenile advocates and support panels. Examples include a Court Appointed Special Advocate and Guardian Ad Litem.

Additionally, in 2014, the Georgia Code initiated the Child in Need of Service (CHINS) statute. CHINS is defined as: *...a child adjudicated to be in need of care, guidance, counseling, structure, supervision, treatment or rehabilitation.* The goal being to provide a panel that can help support a child at risk of continued delinquent behavior and to provide necessary guidance and care in an attempt to redirect the child's path away from future delinquent acts. The original 2003 Justice Center design did not anticipate or provide office or meeting space to accommodate the large CHINS panel and therefore these spaces are not currently available within the Juvenile Court offices.

Although the current courtroom, chambers and administrative offices are adequate for the Juvenile Court at this time, it is recommended that the Juvenile Court relocate to the 2nd floor to occupy the administrative space vacated by the Solicitor General's move discussed above. This relocation will provide the Juvenile Court with more office space, room for added future staffing and direct access to an existing, large conference room sufficient for CHINS panel meetings. The Juvenile Court would occupy one of the three 2nd floor courtrooms vacated by the Superior Court. This will require some renovation of the courtroom to tailor it to meet the Juvenile Court function. The Court would also gain access to a second adjacent courtroom in the event of future 'overflow' caseload. Space will also be available to construct dedicated, secure holding areas for juveniles, adjacent to the primary courtroom.

The relocation of the Juvenile Court is also necessary for the overall buildout plan. This move will free up office and courtroom space on the 1st floor which will be critical for the needed expansion of the Magistrate and Probate Courts discussed later in this report.

Magistrate Court

Per GeorgiaCourts.gov: *Magistrate Courts are county courts that issue warrants, hear minor criminal offenses and civil claims involving amounts of \$15,000 or less. Magistrate Court is the court of first resort for many civil disputes including: county ordinance violations, dispossessories, landlord/tenant cases, and bad checks. In criminal matters Magistrates hold preliminary hearings; issue search warrants to law enforcement and also warrants for the arrest of a particular person. No jury trials are held in Magistrate Court; civil cases are often argued by the parties themselves, rather than by attorneys.*

Magistrate Court is currently located on the 1st floor of the Fayette County Justice Center, including one dedicated courtroom, chambers for four judges and office space for two Constables and administrative support staff. A portion of the administrative space is currently shared with staff from the Clerk of Court office. Magistrate Court is a high volume court with continuous interaction with the public. This function makes the current location on the 1st floor advantageous for efficient management of the Court's normal busy calendar.

Since 2003 the Justice Center has served the Magistrate Court well, however, the growth in caseload will soon require increased staffing needs including an additional Constable and added administrative staff. As noted above, the Magistrate Court is already sharing a portion of their original administrative staff space with the Clerk of Court. As discussed later in this report, it is anticipated that the Clerk of Court will expand fully into this administrative space as part of the Buildout Plan, leaving the Magistrate Court in need of more space for Constables and administrative staff elsewhere in the building.

Additionally, the Magistrate Court now requires litigating parties to complete a mediation process prior to appearing before the Court. This process is intended to encourage resolution between parties to lessen the burden on the Magistrate Court calendar. A typical mediation process requires a pair of small, closely spaced meeting rooms allowing attorneys and mediators to easily negotiate settlement terms between parties, while keeping the parties separated. The Justice Center does not currently have space dedicated for mediation, nor spaces in close proximity to the Magistrate Court which could easily be used for this process.

Lastly, the expectation for continued growth in the Magistrate Court caseload suggests that the Court would benefit from the ability to utilize a second courtroom during periods when the court calendar is particularly heavy or to use for special or extended hearings.

To accommodate the current and projected future needs of the Magistrate Court, it is recommended that the Court remain on the 1st floor and expand into the nearby spaces vacated by the move of the Juvenile Court to the 2nd floor. This space will provide ample area for Constable and administrative staffing needs, and recover floor space yielded by the Magistrate Court to the Clerk of Court staff. Additionally, the former Juvenile Court courtroom will be closely located and with some renovation, will provide the availability of the second courtroom discussed above. Dedicated mediation space can also be created nearby.

Court Services

Court Services is provided to the Fayette County Court System by the Fayette County Sheriff's Office. The role of this office is to provide security forces throughout the building. This includes operation and management of the Security Check Point at the main lobby entrance, monitoring the 'pass card' access control and security camera systems, providing bailiff services within the courtrooms; and to provide safe transport, movement and holding of persons in custody who must be moved to the courts from the adjacent jail or from offsite facilities. Additionally, the office is currently involved with the issuance of gun permits.

Court Services is currently located on the 1st floor of the Justice Center. In addition to this office area, dedicated security equipment rooms are located near the main entrance on the 1st floor and directly above on the 2nd floor. The office space assigned to this office is currently just adequate, but with the expansion of other departments and the completion of the 3rd floor, it is reasonable to conclude that additional staffing will be necessary to provide security for the related increase in courtrooms, court cases, juries, inmate movement, security monitoring, public interaction and traffic through the main security check point.

To best accommodate the expansion needs of the adjacent Probate Court, it is recommended that Court Services relocate to the nearby administrative space vacated by the move of the Juvenile Court to the 2nd floor. This will allow the Probate Court to expand directly into the space vacated by Court Services (to be discussed later in this report). This will also provide Court Services adequate office space for additional staffing, future growth and maintains their presence on the 1st floor.

Clerk of Court

Clerk of Court duties include maintaining and managing all records and documents related to legal proceedings and real estate transactions occurring within Fayette County. This office is also responsible for attending and recording court proceedings, managing revenue collection and disbursement per court judgments, coordinating the court calendars, management of jurors and issuance of Notary Public certifications and legal notifications to the public.

Clerk of Court is currently located on the 1st floor of the Justice Center. This location is critical to the operation of this office due to the large, existing records vaults and the high volume of public traffic and interaction this office experiences from of the building's main lobby. The existing space serves this office well and with only minor modifications, will be able to serve the expansion needs of the other court offices and growth related to the buildout of the 3rd floor.

It is recommended that the Clerk of Court expand into the remaining portion of the administrative offices currently shared with the Magistrate Court. With minor renovation this space will provide Clerk of Court with space for added staffing related to the buildout project and for future growth within the Fayette County Court System.

Probate Court

Per Georgia-EstateLaw.com: *The Probate Court system in Georgia is in place to take care of clerical matters regarding estate planning, inheritance, the probate of wills, and issue marriage licenses, passports, birth and death certificates and firearm permits. Its purpose is to ensure efficiency in non-criminal legal matters that mainly involve filing paperwork.*

The Probate Court is currently located on the 1st floor of the Justice Center, off of the building's main lobby, close to the front entrance. This location is important to the function of this office due to the continuous, high volume of public interaction. This space includes a small, dedicated hearing room, chambers for the Chief Probate Judge, administrative support staff areas, private and public access records vaults and counter area for interaction with the public.

Since the building opened in 2003, the work volume has increased to the point that a second, Associate Probate Judge has been added to the staff. Probate Court is also now able to conduct jury trials for certain cases. The original building design did not provide space to accommodate additional judge's chambers, nor space for a jury within the existing Hearing Room.

The Probate Court office is also in need of dedicated rooms within their area to allow the public to review record documents in a private setting. A larger staff conference room is also in need.

Lastly, the public reception counter is undersized and inadequate for the number of transactions and requests from visitors to this office. This issue creates delays and inefficient service as well as overcrowding in the reception/waiting area at the office entrance. This problem will continue to worsen without an expansion of the reception area.

To accommodate these shortfalls and the expected continued future growth, it is recommended that the Probate Court expand into the adjacent space, vacated by the Court Services office. This space can be easily connected to the existing Probate offices by creating access through a common wall. This will provide the Probate office with much needed additional public reception counter space, a dedicated conference room, room to create a second judge's chamber, rooms for the public to privately review record documents and space for future expanded staff.

Additionally, the former Juvenile Court courtroom can be shared with the nearby Magistrate Court. This will provide the Magistrate Court with a second courtroom for excess caseload and provide the Probate Court access to a standard sized courtroom when necessary for larger hearings or for the more recent need to conduct jury trials for certain cases.

Most importantly, this expansion plan will maintain the Probate Court at the current location, providing efficient ability to serve the public need near the building's main entrance.

Building Engineer

The Building Engineer is responsible for managing the operational and maintenance requirements of the physical facility. These tasks include maintenance and repair assessments, troubleshooting; coordination with outside service technicians, janitorial services, grounds maintenance and utilities; warranty issues, in house renovation projects, routine repairs and to act as custodian of record drawings, product information and O&M literature.

The Building Engineer's office is currently located on the 1st floor of the Justice Center, conveniently located near the building's main Electrical and Mechanical Equipment rooms. Additional service closets and storage areas are located throughout the 1st and 2nd floors.

The need priorities for the Building Engineer are additional, secure equipment storage rooms and a small, designated Work Shop to facilitate in house equipment repairs. These needs will be accommodated within the newly finished 3rd floor area as well as being included within the select renovation requirements on the 1st and 2nd floors.

Public Defender

Per GApubdef.org: *Georgia's public defenders uphold the United States Constitution's Sixth Amendment right to counsel by representing those charged with a crime who cannot afford an attorney.*

Currently the Fayette County Justice Center does not provide designated office or meeting space for the services of the Public Defender. There is consensus within the Fayette County Court System that such spaces are necessary and should be provided within the facility.

To accommodate these needs, it is recommended that a small office and reception space should be provided for on the 3rd floor and assigned to the Public Defender's office. This space, along with other designated meeting areas on lower floors, will be included within the Buildout Concept Plans.

Visiting Counsel

Input from the local chapter of the Georgia Bar Association yielded suggestions for additional private space for brief meetings between attorneys and clients, including between attorneys and persons in custody who are appearing in court. A private space within the courtroom for such attorney-inmate meetings is needed, especially within the Magistrate Court system.

Additional Bar Association requests include counters or tables outside of the courtrooms for signing of documents, facilities for copying and printing of documents and a more functional lounge area to provide visitors an informal place to meet or retreat to before, after or during breaks in court proceedings. Food service within this space would also be a benefit.

These suggestions can easily be accommodated within the Justice Center Buildout Project.

Other Considerations

In addition to the specific needs of each of the resident departments discussed above, the following issues should be considered for inclusion in a Buildout Project scope of work.

Parking – The current parking capacity appears to be adequate with significant unused capacity. However, a better monitoring of this issue is necessary once visitor numbers return to pre-pandemic numbers. Due to recent COVID-19 protocols, it has not been possible to observe the parking situation during heavy court calendar events such as multiple jury trials, grand jury gathering and busy Traffic Court proceedings. These events have been postponed or eliminated. It is logical to conclude that the finishing of the 3rd floor will increase the parking needs proportionally. The final project scope should include this evaluation upon lifting of COVID restrictions and provide accommodation for added parking needs.

Vehicle Access Limitations – The current movement of traffic around the Justice Center exterior provides close proximity between the building and vehicle lanes. This presents a security risk to the building that should be considered. A solution to this issue would be to eliminate close vehicle access along the front and sides of the building. Traffic flow could be routed around the “No Vehicle” area without much difficulty. A designated spot for delivery trucks and handicap dropoff could be provided at a safe distance from the building entrance. The former vehicle lanes closer to the building could be converted to pedestrian walkways.

Improvement to the Secure Parking Lot – The original Justice Center design included a fenced, gated “Judge’s” parking lot with a pass-card entrance to the rear corner of the building. The number of spaces within this lot is limited and does not currently provide enough parking for judges, department heads and other staff in need of a more secure entrance. For example – District Attorney or Solicitor prosecutors are at higher security risk during a trial. Secure parking for a prosecutor during a trial seems reasonable while they may not need this level of security at other times. The Buildout Project should provide additional secure parking as is reasonable and practical for the added safety of select staff.

COVID-19 Impacts – During the Pandemic, the normal workings of the Court System have changed. The person-to-person interactions have been purposely reduced for the health and safety of all parties. This is reflected in fewer jury trials, more business conducted by remote teleconferencing and suppressed caseload volumes. However, it is recommended that critical planning for a Buildout Project consider these downtrends as temporary and that the future operation of the Court System will return to means and methods considered typical prior to the Pandemic. With no additional expansion possible beyond the 3rd floor, it is prudent to consider the recent caseload reduction as temporary and plan the buildout requirements accordingly.

Other Considerations (con't)

Systems Upgrades – Since the Justice Center opened in 2003, there have been significant changes and improvements in technology. This applies to existing Building Security, Voice and Data systems, Cellular, Radio and WIFI technologies. These systems currently function inadequately and in some cases have become obsolete making repair or replacement of equipment difficult or impossible. The Buildout Project scope should include upgrades to each of these systems to bring them up to current state of the art capability and functionality.

Furniture, Fixtures and Equipment – With the Justice Center 3rd Floor currently unfinished, the Buildout Project Scope will need to anticipate the need for new furnishing upon completion of construction. There may also be some additional furnishing needed within the spaces designated for renovation and repurposing on the 1st and 2nd floors

Remediation to the Inmate Tunnel – The Justice Center and the adjacent Jail Facility are connected by an underground, concrete tunnel. This tunnel provides for secure movement of inmates between the Jail and the Justice Center courtrooms. Since constructed the tunnel has experienced repeated issues with subterranean water infiltration. Initial attempts to resolve this issue have been unsuccessful. It is recommended that the Buildout Project scope include an evaluation and proposed remedy by the selected Design Architect. The repair work necessary to implement the design remedy will be included in the Bid Documents and Construction Contract for the overall Buildout Project.

Summary of Proposed Departmental Layout

3 rd Floor -	Superior Courts
	District Attorney's Office
	Public Defender's Office
	Food Service Lounge
2 nd Floor -	State Courts
	Solicitor General's Office
	Juvenile Court
	Jury Assembly
	Grand Jury
1 st Floor -	Magistrate Court
	Constable's Office
	Probate Court
	Clerk of Court
	Court Services
	Building Engineer

See attached Concept Floor Plans for more specific layout details.

Preliminary Project Budget Estimate

Justice Center Buildout Project

3rd Floor Buildout:	47,000 SF @	\$220.00/SF	=	\$10,340,000.00
1st & 2nd Floor Renovation:	15,000 SF @	\$115.00/SF	=	\$ 1,725,000.00
Site Upgrades - Parking, Drives:	Allowance		=	\$ 250,000.00
Voice and Data Cabling:	Allowance		=	\$ 200,000.00
Update Cellular and WIFI systems:	Allowance		=	\$ 100,000.00
Security System Upgrades:	Allowance		=	\$ 250,000.00
Furniture, Fixtures & Equipment:	Allowance		=	\$ 750,000.00
Sub-total:				= \$13,615,000.00
Architectural & Construction Design	5.0%		=	\$ 680,750.00
Construction Testing & Inspection	0.7%		=	\$ 100,000.00
Contingency Allowance	0.8%		=	<u>\$ 104,250.00</u>
TOTAL:				= \$14,500,000.00

Concept Floor Plans

The floor plans on the following pages were developed through a multi-step process involving direct participation from key officials within each department. The current and projected future needs of each individual department have been considered for the Buildout scenario. These individual needs were then balanced with the needs of complimentary and/or neighboring departments and with the functional needs of visitors, the public and the Justice Center complex as a whole.

In some cases, departments were identified for relocation chiefly so their existing space could be repurposed for the necessary expansion of another neighboring department. This strategy has proven to be both acceptable for the relocated department and critical for satisfying the growth needs of the department expanding into the repurposed space. The willingness to relocate and the team attitude of all stakeholders has proven to be a benefit in development of a successful Concept for the Justice Center Buildout Project.

These Concept Plans should still be considered Preliminary and may change some throughout the remainder of the Planning and Design phases of work. They will however provide the specific template necessary to guide the selected Design Architect toward construction-ready plans which will satisfy the departmental needs identified within the Concept Phase of this Project.

Concept Floor Plans

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to approve Contract #1767-S Public Health Architectural Services, Change Order #4, for Jefferson Browne Gresham Architects, Inc., in the amount of \$225,000 for the completion of Construction Documents for the Public Health Building.

Background/History/Details:

On October 8, 2020, the Board of Commissioners awarded Contract #1767-S in the amount of \$215,865 to Jefferson Browne Gresham Architects, Inc. for architectural services for the Public Health Building. The initial contract amount was based on a construction cost of \$5,250,000. The new adjusted construction cost estimate, including the additional project scope and market force inflation since October 2020 is currently set at \$13,500,000. Previous change orders have been approved for additional prints and renderings, ADA accessibility to adjacent land, and the McIntosh Trail concept design. This change order covers the additional architectural and engineering design fees for the completion of the Construction Documents for the project.

If approved, the revised contract not-to-exceed amount will be \$451,555.

What action are you seeking from the Board of Commissioners?

Approval of Contract #1767-S Public Health Architectural Services, Change Order #4, for Jefferson Browne Gresham Architects, Inc., in the amount of \$225,000 for the completion of Construction Documents for the Public Health Building.

If this item requires funding, please describe:

CIP 205AA has funding of \$2,662,357.50 available.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval


Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: May 26, 2022

**Subject: Contract #1767-S: Public Health Facility Architectural Services
 Change Order 4: Additional Architectural & Engineering Design Fees**

On October 8, 2020, the Board of Commissioners approved award of #1767-S Public Health Facility Architectural Services to Jefferson Browne Gresham Architects, Inc. Earlier change orders have been approved for additional prints and renderings, ADA accessibility to adjacent land, and the McIntosh Trail concept design.

The initial contract amount was based on a construction cost of \$5,250,000. The new adjusted construction cost estimate, including the additional project scope and market force inflation since October 2020 is currently set at \$13,500,000. This change order covers the additional architectural and engineering design fees for the completion of Construction Documents for the project scope (Attachment 1).

Specifics of the proposed contract change order are as follows:

Contract Name	#1767-S: Public Health Facility Architectural Services	
Contractor	Jefferson Browne Gresham Architects, Inc.	
Initial Contract Amount	\$215,865.00	
Change Order 1	2,400.00	
Change Order 2	1,610.00	
Change Order 3	6,680.00	
This Change Order	<u>225,000.00</u>	
Revised Contract Amount	\$451,555.00	
Budget:		
Fund	375	CIP
Org Code	37550110	Health
Object	541320	Buildings/Structures
Project	205AA	Public Health Building
Available	\$2,662,357.50	As of 5/10/2022

JEFFERSON_

FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

May 9, 2022

Steve A Rapson, County Administrator
Ted L. Burgess, Director of Purchasing
Tim Symonds, Project Manager
Fayette County Administration, 140 Stonewall Avenue, West, Suite 200, Fayetteville, GA 30214

Project Location: 3 Center Drive, Fayetteville, GA 30214

Thank you for this opportunity to work with you on this project. We have outlined this proposal for your review and approval as a result of increased construction cost estimates. The prior agreement was based on the Client's estimate of construction cost of 5,250,000.00. The new adjusted construction cost estimate including the additional project scope and market force inflation since October 2020 is currently set at \$13,500,000.00. This proposal covers the additional architectural and engineering design fees for the completion of Construction Documents for the project scope described below, less previous payments on re-useable work to date.

PROJECT SCOPE

CORE & SHELL

The fee proposal for completing Permit and Construction Documents for a two-story slab on grade, +/- 35,900 square foot (17,950 square feet per story), structural steel building with TPO roof system and brick / precast exterior. The basis of design is the preliminary architectural construction document set dated June 1, 2021.

WELL and LEED Certification services are not included in the project scope, however, healthy building design options will be reviewed during the schematic design phases of the tenant improvement projects. Fees will be proposed as the scope is defined for bid alternate solutions.

TENANT IMPROVEMENTS

The fee proposal for completing Permit and Construction Documents as separate packages for the tenants listed below. Programming for tenant spaces is based on the preliminary program developed at the March 3, 2022, pre-programming meeting. Final programming and tenant space plans to be developed for tenant approval prior to developing Permit and Construction documents for the tenant improvements as follows:

- COMMON SPACE IMPROVEMENTS
- PHYSICAL HEALTH
- WIC
- ENVIRONMENTAL HEALTH
- EMERGENCY PREPAREDNESS
- MCINTOSH MENTAL HEALTH

SCOPE OF DESIGN SERVICES

1. Programming for new department leadership with all tenants.
2. Programming report and confirmation of requirements.
3. Test Fit of program requirements into the existing footprint of the DPH facility for review and approval.
4. Prepare ADA compliance plans and details.
5. Prepare Life Safety compliance plans and details.



FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

6. Prepare Fire Protection compliance plans and details.
7. Prepare Architectural Conceptual Drawing for review and approval.
8. Prepare Sealed Architectural Permit Documents.
9. Prepare and submit Fire Marshal Submittal Package.
10. Prepare Sealed Architectural Core & Shell Construction Documents.
11. Prepare Sealed Architectural Tenant Improvement Construction Documents for Common Space Improvements.
12. Prepare Sealed Architectural Tenant Improvement Construction Documents for Physical Health.
13. Prepare Sealed Architectural Tenant Improvement Construction Documents for W.I.C..
14. Prepare Sealed Architectural Tenant Improvement Construction Documents for Environmental Health.
15. Prepare Sealed Architectural Tenant Improvement Construction Documents for Emergency Preparedness.
16. Prepare Sealed Architectural Tenant Improvement Construction Documents for McIntosh Mental Health.
17. Provide Sealed Civil, Structural, Mechanical, Plumbing and Electrical Engineer Construction Documents for Core & Shell, Common Space T.I., Physical Health T.I., WIC T.I., Environmental Health T.I. Emergency Preparedness T.I., & McIntosh Mental Health T.I..
18. Coordinate with DPH I.T. Department to provide connections for the standard DPH specific Communications and Security systems.
19. Low Voltage systems will be designed by DPH I.T. staff for Core and Shell and all tenant improvements.
20. Provide interior design and coordination to DPH selected FF&E vendors for specification and selections. Review and provide recommendations of FF&E bids. DPH to provide list and dimensions for existing furniture, fixtures, and equipment (FF&E) that will be relocated to the new facility.

The Design Phase Tasks are sequenced in the proposed design phase order.

JEFFERSON_

FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

DESIGN PHASE TASKS:

TASK # 1 – PRE DESIGN & PROGRAMMING

- A. Initial Meeting. (Kick-off meeting with new department heads held on March 3, 2022).
- B. Programmatic report of required spaces (Completed).
- C. Test Fit of required spaces into the DPH core & shell including coordination with included departments.

TASK # 2 – CONCEPTUAL DESIGN

- A. Develop Conceptual Floor Plan for review and approval.
- B. Develop Conceptual Elevation Plan options for review and approval (Core & Shell Only).
- C. Receive Concept Floor Plan Approval.
- D. Receive Concept Elevation Approval. (Core & Shell Only).

TASK # 3 – DESIGN DEVELOPMENT

- A. Start this phase upon the approval of concept floor plan and exterior elevation.
- B. Our goal is to minimize the possibility of major modifications.
- C. The design team will work out a clear, coordinated description of the outlined aspects of the design, including architectural, mechanical, electrical, plumbing, fire protection, and structural engineering.
- D. Project outline specification established.
- E. Complete the Design Development approvals of the buildings systems.

TASK # 4 – CONSTRUCTION DOCUMENTS

- A. Upon approval of design development phase, prepare the construction documents.
- B. Prepare the architectural permit drawings and specifications.
- C. Prepare and coordinate the construction drawing sets.

TASK # 5 – LIMITED CONSTRUCTION PHASE SERVICES

- A. Jefferson_ Architecture will provide:
 - 1. Coordination with client's project manager for CMAR pricing negotiations and project administration.
 - 2. Interpreting the Contract Documents.
 - 3. Reviewing Contractor submittals.
 - 4. Reviewing and certifying payments.
 - 5. Rejecting nonconforming work.
 - 6. Foundation reinforcement observations,
 - 7. Wall and Framing observations,
 - 8. Electrical and Mechanical rough in observations,
 - 9. Close-in Fire Protection observations,
 - 10. Final Walk-Through.
 - 11. Project Substantial Completion Certification.

TASK #6 – CE-1 – CONSULTANT COORDINATION (s/mep)

- A. Jefferson_ Architecture will provide:
 - 1- Coordination of structural engineering
 - 2- Coordination of mechanical, plumbing, and electrical engineering.

TASK #7 – AS1 – APPLICATIONS and PERMITTING (Hourly upon request)

- A. Jefferson_ Architecture will provide:
 - 1- Permitting assistance available on an hourly basis upon written request.
 - 2- All permit and applications fees paid by the Owner.

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FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

DELIVERABLES:

Project Drawings- Architectural

Architectural

- A001 Cover Sheet Index Codes
- A002 General Notes Appendix and Legends
- A003 Building Envelope Com Check
- A100 Life Safety Plan and Details
- A101 ADA Compliance Plans and Details
- A105 Floor Plans
- A107 Roof Plan
- A200 Floor Plan Details
- A300 Exterior Elevations
- A400 Sections
- A500 Building Envelope Details
- A600 Schedules- Window and Door
- A700 Entry Interior Elevations
- F-100 Fire Protection Details

Project Drawings- Engineer Consultants

Electrical Engineer

- E-1 Electrical Power
- E-2 Electrical Lighting
- E-3 Electrical Systems ComCheck
- E-4 Panelboard Schedules Diagrams

Mechanical Engineer

- M-1 HVAC Schedule Details
- M-2 HVAC Details & ComCheck
- M-3 HVAC Specification

Plumbing Engineer

- P-1 Plumbing Specifications
- P-2 Plumbing Details, Legends, and Schedules
- P-3 Plumbing Water Plan
- P-4 Plumbing Sanitary Plan

Structural Engineer

- S-1 Structural Specifications Design Loads
- S-2 Foundations and Foundation Details
- S-3 Connections and Connection Details

Exclusions (design services not provided)

- Acoustic Abatement Systems.
- Low Voltage System (I.T., Fire Alarm, Security System, Telephone, music/video, Cable).
- Renderings and Animations.
- Interior Design and FF&E Services.
- Civil Engineering, Landscape, Retaining Walls, Geotechnical, Testing.

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FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

SCHEDULE OF FEES

Fee Basis: Stipulated Sum in addition to previous contractual agreements:

The fees are distributed as indicated below:

Basic Services - Design Fees

Task 1	ARCHITECTURAL FEES	\$ 153,500.00
Task 2	MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING	\$ 61,200.00
Task 3	STRUCTURAL ENGINEERING	<u>\$ 10,300.00</u>
Additional Architectural & Building Engineering Fees Total		\$225,000.00

NOTES

- Civil engineering completed under separate agreement. Modifications are not anticipated at this time. Fees for any civil modifications to be proposed upon definition of any requested changes.
- This proposal will form the basis for the final agreement in the form of the standard AIA B104-2017 Standard Abbreviated Form of Agreement Between Owner and Architect.

ADDITIONAL SERVICES

- Consultants: If requested, any additional Project consultants.
- Interior Design Quoted at time of services required or requested.
- FF&E Services: Quoted at time of services required or requested.

PAYMENT SCHEDULE & TERMS

- Monthly invoicing based on percentage of tasks complete, payable in 15-days.
- Client is responsible for all governmental agency fees associated with the project.
- For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10%) of the expenses incurred.
- Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect. (1.5% per month.)
- Work will be schedule upon receipt of signed proposal.

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FAYETTE COUNTY DPH FACILITY – 2022 DESIGN SERVICES

SCHEDULE OF HOURLY RATES

(Additional services upon written approval from Owner)

• Principal In Charge	\$175.00/hour
• Senior Project Manager	\$155.00/hour
• Project Architect	\$135.00/hour
• Project Manager	\$125.00/hour
• Architectural Designer 3	\$115.00/hour
• Architectural Designer 2	\$95.00/hour
• Architectural Designer 1	\$75.00/hour
• Interior Designer 2	\$125.00/hour
• Interior Designer 1	\$95.00/hour
• Graphics	\$75.00/hour
• Administrative/Clerical	\$57.00/hour

FEES OF ADDITIONAL WORK & SERVICES

Jefferson_ Architecture shall be reimbursed for expenses incurred in the interest of the project, plus an administrative fee of ten percent (10%).

- Plots
- Black / Blue line Reproductions
- Color Renderings and/or animations
- Modeling
- Fed Ex/Courier Deliveries

PROPOSAL ACCEPTED BY:

Client _____ Title _____ Date _____
 Signature indicates acceptance of this proposal and Appendix A as the basis for standard AIA B105-2017 contract terms and agreements.)

We are ready to proceed upon signed approval.

Sincerely,



JL "JEFFERSON" BROWN, NCARB, AIA, ALA, LEED AP BD+C, CPBD
 JEFFERSON_ ARCHITECTURE
 CEO/President

Department: Presenter(s): Meeting Date: Type of Request:

Wording for the Agenda:

Request to approve Contract #1975-S, Health Facility Project Management Change Order #2, for Morgan Mill Consulting in the amount of \$36,350 for the Construction Phase line item of the contract.

Background/History/Details:

On June 24, 2021, the Board of Commissioners awarded Contract #1975-S in the amount of \$84,000 to Morgan Mill Consulting for project management for the Public Health Building. The Construction Phase of the project will require more time and effort because of delivery times and other issues that project managers are currently facing. A previous change order of \$15,000 was approved for a detailed independent price estimate which is required since federal funds are part of the funding.

If approved, the revised contract amount will be \$135,350.

What action are you seeking from the Board of Commissioners?

Approval of Contract #1975-S, Health Facility Project Management Change Order #2, for Morgan Mill Consulting in the amount of \$36,350 for the increased Construction Phase work.

If this item requires funding, please describe:

CIP 205AA has funding of \$2,662,357.50 available.

Has this request been considered within the past two years? If so, when? Is Audio-Visual Equipment Required for this Request?* Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**


Approved by Finance Reviewed by Legal Approved by Purchasing County Clerk's Approval Administrator's Approval


Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: June 23, 2022

**Subject: Contract #1975-S: Health Facility Project Management
 Change Order 2: Revised Scope of Work**

The Board of Commissioners awarded a contract to Morgan Mill Consulting to serve as Project Manager for Health Facility Construction on June 24, 2021.

On March 30, 2022, Change Order 1 was awarded for a detailed independent price estimate for the new public health building which is required since the County is using federal funds as part of the funding.

Since award of the original Project Management contract, the work required has increased for a number of reasons. For example, it was decided to add McIntosh trail mental health program to the building and management changes within the Department led to re-evaluation of plans.

For the Construction Phase of the project, now familiar supply chain and other issues have increased the length of time to completion. Change Order 2 requests an increase of \$36,350 in Construction Phase line-item of the contract (please see the attachment).

Specifics of the proposed contract change order are as follows:

Contract Name	#1975-S: Health Facility Project Management
Contractor	Morgan Mill Consulting
Change Order 2	Revised Scope of Work
Initial Contract Amount	\$ 84,000.00
Change Order 1	15,000.00
This Change Order	<u>36,350.00</u>
Revised Contract Amount	\$135,350.00

Budget:

Fund	375	CIP
Org Code	37550110	Health
Object	541320	Buildings/Structures
Project	205AA	Public Health Building
Available	\$2,662,357.50	As of 5/24/2022

Attachment

**Public Health Building Construction
Project Management Contract #1975-S**

Phase	Original Contract	Proposed Change	Total
Project Review	\$ 4,000.00		\$ 4,000.00
Procurement Phase	\$ 12,000.00		\$ 12,000.00
Construction Pre-start Phase	\$ 4,500.00		\$ 4,500.00
Construction Phase	\$ 43,200.00	\$ 36,350.00	\$ 79,550.00
Travel Allowance	\$ 300.00		\$ 300.00
Contingency for Special Conditions	\$ 20,000.00		\$ 20,000.00
Change Order No. 1 - Construction Cost Estimate	\$ 15,000.00		\$ 15,000.00
Total Fee	\$ 99,000.00	\$ 36,350.00	\$ 135,350.00