



COMMISSION MEETING AGENDA

Commission Chamber

Tuesday, February 17, 2026

2:00 PM

INVOCATION

Reverend Xavier Creekmur, Pastor, Beulah Grove Baptist Church

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

DELEGATION(S)

- A.** **RCSS Trustee Samantha Valentine** recognition of the National Parent Leadership Month. **(Requested by Commissioner Don Clark)**
- B.** **Mr. Brian Green** regarding Planning and Zoning concerns - related to the Weed St Project.

CONSENT AGENDA

(Items 1-13)

PLANNING

- 1. SE-26-03** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by **Linda Williams** requesting **a special exception** per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 4 clients, affecting property containing approximately 0.27 acres located at 3403 Kensington Drive S. Zoned R-1A (One-Family Residential). Tax Map # 108-0-334-00-0.
- 2. SE-26-02** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Diamond Communications, on behalf of Georgia Power Company, requesting a **special exception** per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to **establish a telecommunication tower**, affecting property containing approximately 3.66 acres located at **4436 Deans Bridge Road**. Tax Map # 190-0-012-00-0. Zoned A (Agricultural).
- 3. Z-25-41** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Irwington, LLC, on behalf of Asmus, LLC, requesting a rezoning from zones R-1B (One-Family Residential) and R-1C (One-Family Residential) to zone R-3B (Multiple-Family Residential) to develop student housing, affecting properties containing approximately 3.33 acres located at 616, 708, and 710 Weed Street, and 2450 Wheeler Road. Tax Map #'s 034-1-218-00-0, 034-1-213-00-0, 034-1-521-00-0, & 034-1-367-00-0.
- 4. Final Plat – S-959-FINAL – Mystical Rose Garden** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Craig Winnall on behalf of NEK

Commercial Properties LLC requesting final plat approval for Mystical Rose Garden containing 16 lots, located at 2368 Tobacco Road. Tax Map #154-2-005-00-0. *Reviewing agency approval 1/29/2026*

PUBLIC SERVICES

- 5.** Motion to **approve** A.N. 26-11 Existing Location, New Ownership: Stephen P. Willy, applicant for Affiniti Golf Partners LLC, is requesting Consumption on-Premise Liquor, Beer, Wine & Sunday Sales for 4023 Jim Dent Way, Augusta GA 30909. **District 2, Super District 9.** **(Approved by Public Services Committee February 10, 2026)**
- 6.** Motion to **approve** Augusta Regional Airport (AGS) – Motion to approve Change Order #1 to Trinity Electrical Service's Contract, CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35, for a total increase of \$17,740.00. This item was approved during the January 29, 2026, Augusta Aviation Commission Meeting. (Bid 25-261 / 25BFA341) **(Approved by Public Services Committee February 10, 2026)**
- 7.** Motion to **approve** Augusta Regional Airport (AGS) – Motion to approve Amendment #1 to Work Authorization #41 for Mead & Hunt to provide additional Construction Administration and Construction Observation (CA/CO) services for the Fuel Farm Improvement Project, totaling \$80,325.00. This item was approved during the January 29, 2026, Augusta Aviation Commission Meeting. (RFP 25-168) **(Approved by Public Services Committee February 10, 2026)**
- 8.** Motion to **approve** Augusta Regional Airport (AGS) – Motion to approve **Development Access Road & Utility Improvements** Amendment #1 to Mead and Hunt for Work Authorization #9 to provide additional Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Northwest Development Access Road and Utility Improvements at Augusta Regional Airport (AGS) in the amount of **\$53,565.00**. This item was approved during the August 28, 2025, Augusta Aviation Commission Meeting. **(24BFA383) (Approved by Public Services Committee February 10, 2026)**
- 9.** Motion to **approve** Change Order #2 to Horizon Construction and Associates, Inc. in the amount of \$591,628.62. **(Approved by Public Services Committee February 10, 2026)**

ADMINISTRATIVE SERVICES

- 10.** Motion to **approve** the purchase of one mini compact excavator, at a total cost of \$88,752 from Yancey Brothers of Augusta, GA for the Utilities Department. (Bid 25-249) **(Approved by Administrative Services Committee February 10, 2026)**
- 11.** Motion to **approve** the purchase of one compact track loader, at a total cost of \$78,890, from J and B Tractor Co., Inc. of Augusta, GA for the Utilities Department. (Bid 25-254) **(Approved by Administrative Services Committee February 10, 2026)**
- 12.** Motion to **approve** the month-to-month continuance of the existing Fleet maintenance contract with Transdev Fleet Services, Inc. pending the completion of the rebid process and approval of the Augusta Commission for Fleet Maintenance Services from February 10th, 2026, for a period of three months. (RFP 25-225C) **(Approved by Administrative Services Committee February 10, 2026)**

PETITIONS AND COMMUNICATIONS

- 13.** Motion to **approve** the minutes of the February 3, 2026 Commission Meeting.

******END CONSENT AGENDA******
AUGUSTA COMMISSION

AUGUSTA COMMISSION
REGULAR AGENDA

(Item 14)

LEGAL MEETING

- A. Pending and Potential Litigation
- B. Real Estate
- C. Personnel

14. Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.



Commission Meeting

February 17, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: RCSS Trustee Samantha Valentine recognition of the National Parent Leadership Month. (Requested by Commissioner Don Clark)

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



BY THE GOVERNOR OF THE STATE OF GEORGIA

A PROCLAMATION

PARENT LEADERSHIP MONTH

WHEREAS: The State of Georgia recognizes that parents are the primary architects of their children's success, and that authentic parent leadership is the cornerstone of the Governor's 2Gen Academy and the Two-Generation approach to family prosperity; and

WHEREAS: Parent leadership is successfully achieved when "Lived Experts" partner with the Richmond County School System, Georgia CAN, and the Center for Strong Public Schools to advocate for educational excellence and student achievement; and

WHEREAS: The State values the vital contributions of leaders serving with Strengthening Families Georgia, the Department of Early Care and Learning (DECAL), and the Department of Juvenile Justice (DJJ) Office of Reentry to embed protective factors into our community systems; and

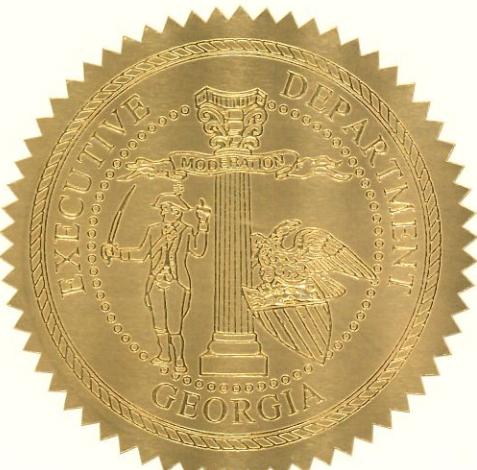
WHEREAS: Through advocacy with GEEARS and as an EVC Casey Lived Expert and Statewide Advisory Public Health Leader (SAPHL), parent leaders bridge the gap between state agencies, public health, and the families they serve; and

WHEREAS: Meaningful engagement between parent leaders and state stakeholders is a critical driver for improving literacy rates, student attendance, and graduation outcomes across the Peach State; and

WHEREAS: Parent Leadership Month is an opportunity to honor those who lead with their lived experience to create a safer, stronger, and more prosperous Georgia for every child; now

THEREFORE: I, BRIAN P. KEMP, Governor of the State of Georgia, do hereby proclaim February 2026, as PARENT LEADERSHIP MONTH in Georgia.

In witness thereof, I have hereunto set my hand and caused the Seal of the Executive Department to be affixed this 12th day of January in the year of our Lord, Two Thousand and Twenty-Six.



A handwritten signature of Brian P. Kemp in black ink.

GOVERNOR

ATTEST

A handwritten signature of Lauren M. Curry in black ink.

CHIEF OF STAFF

Parent Leadership Month: Commission Presentation Guide

Here is a one-page handout you can print and distribute to the Commissioners. It summarizes the key points and provides the local context they need to understand why this initiative is a priority for the state.

Parent Leadership Month: Strengthening Georgia's Families

February 2026

Overview

Parent Leadership Month honors parents who lead with their **lived experience** to create a safer, stronger, and more prosperous Georgia for every child. It recognizes parents as the **primary architects** of their children's success.

Why Parent Leadership Matters

- **Strategic Prevention:** Parent partnership is a critical and effective way to build family strengths and prevent **child abuse and neglect**.
- **The "Parent Lens":** Authentic partnership occurs when parents inform policies and programs that support the growth of **protective factors** in communities.
- **Systemic Success:** Meaningful engagement is a critical driver for improving **literacy rates, student attendance, and graduation outcomes**.

Georgia's Commitment in 2026

The State of Georgia has integrated parent leadership into several key initiatives:

- **2Gen Academy:** Parent leadership is the cornerstone of the Governor's Two-Generation approach to family prosperity.
- **Agency Partnerships:** "Lived Experts" now partner with **DECAL, the Department of Juvenile Justice (DJJ), and Public Health** to embed protective factors into community systems.
- **Advocacy in Action:** Parent leaders bridge the gap between state stakeholders and the families they serve.

The "HERO" Theme

National Parent Leadership Month, supported by the **Children's Trust Fund Alliance**, encourages acknowledging parents as **HEROs: Healthy Empowering Response to Opportunity**.

"Parent partnership is successfully achieved when parents are partners in the planning, implementation, oversight, and evaluation of policies, practices, and programs that affect families."

Impact Summary: What Parent Leadership Means for Our Local Leaders

For the County Commission: Building a Safer, Stronger Community

- **Cost-Effective Prevention:** Parent leadership is a primary child abuse prevention strategy. By empowering parents, the county can reduce the long-term social and financial costs associated with child welfare interventions.
- **Strengthening Families, Strengthening the Economy:** According to the 2026 Proclamation, parent leadership is the cornerstone of the **Governor's 2Gen Academy**, which focuses on two-generation family prosperity.
- **Community Insight:** Partnering with "Lived Experts" gives the Commission a direct line to the community's needs, allowing for better-informed policies on public health, housing, and social services.

For the Board of Education: Driving Academic Excellence

- **Improved Student Outcomes:** Authentic parent engagement is a critical driver for improving literacy rates, student attendance, and graduation outcomes.
- **Lived Expertise in Schools:** The 2026 Proclamation highlights successful partnerships with the **Richmond County School System** and **Georgia CAN**, where parent leaders advocate for educational excellence.
- **Better School Climate:** When parents are partners in decision-making, schools see improved staff morale, greater teacher retention, and more support from the broader community.

For Local Leaders: A Framework for Authentic Partnership

- **The "Parent Voice":** Meaningful leadership occurs when parents have a "seat at the table" to help shape the direction of programs and services.
- **The HERO Framework:** Using the **CTF Alliance HERO theme** (Healthy Empowering Response to Opportunity), local leaders can shift from providing solutions *to* families to seeking solutions *with* them.
- **Systemic Integration:** Local leaders are encouraged to embed parent leaders within systems like **DECAL**, the **Department of Juvenile Justice (DJJ)**, and **Public Health (SAPHL)** to ensure services are effective and responsive.



Commission Meeting

February 17, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: **Mr. Brian Green** regarding Planning and Zoning concerns - related to the Weed St Project.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Lena Bonner

From: Brian Green <briangreen2009@gmail.com>
Sent: Thursday, February 12, 2026 6:13 AM
To: Lena Bonner
Subject: [EXTERNAL] Request to appear before the County Commission

Hello Ms Bonner,

I am requesting to appear before the County Commission this coming Tuesday.

The topic of my presentation will be: Planning and Zoning concerns - related to the Weed St Project.

[NOTICE: This message originated outside of the City of Augusta's mail system -- **DO NOT CLICK** on **links**, open **attachments** or respond to **requests for information** unless you are sure the content is safe.]



Commission Meeting

February 17, 2026

Item Name: SE-26-03

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	SE-26-03 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Linda Williams requesting a special exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 4 clients, affecting property containing approximately 0.27 acres located at 3403 Kensington Drive S. Zoned R-1A (One-Family Residential). Tax Map # 108-0-334-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. The home shall be limited to no more than 4 residents with full supervision. Any live-in staff will be counted towards the maximum occupancy of the home. 2. The rear of the property shall be enclosed with a 6-foot privacy wood fence. 3. Successful completion of a Code Enforcement inspection is required before issuance of the business license. 4. The applicant must receive a City of Augusta business license and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports. 5. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Family Personal Care Home. 6. No signage is permitted on the property
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: February 2, 2026

Case Number: SE-26-03

Applicant: Linda Williams

Property Owner: Linda Williams

Property Address: 3403 Kensington Drive South

Tax Parcel No(s): 108-0-334-00-0

Current Zoning: R-1A (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 5: Don Clark

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Family Personal Care Home	Section 26-1(h)

SUMMARY OF REQUEST:

This special exception pertains to a 0.27-acre property located in the Georgetown South subdivision and is zoned R-1A (One-Family Residential). The property features a one-story, 1,386 square-foot residence that was constructed in 1971. The applicant seeks approval for a special exception to establish a Family Personal Care Home with four (4) clients. The facility will be staff-operated.

COMPREHENSIVE PLAN CONSISTENCY:

This property is situated in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continuation of mixed housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

SECTION 28-F-3 (B) HOME DESIGN REQUIREMENTS

Common Areas		Requirement	Existing
I.	ADA-compliant Ramp (2010 standards)		N/A
II.	Design for Accessibility		N/A
III.	Living Room (minimum of 120 sq ft)		~209 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)		~240 sq ft
V.	Outdoor Space and Fencing		Backyard enclosed by chain link fence
Bedrooms or Private Living Spaces		Requirement	Existing
I.	Bedrooms (minimum 100 sq ft per person)	BR 1) ~200 sq ft/2 people BR 2) ~129 sq ft/1 person BR 3) ~130 sq ft/1 person	
Bathroom Facilities		Requirement	Existing
I.	Functional toilet (1:4 occupants*)		2
II.	Showering/Bathing Facility (1:6 occupants*)		2
III.	ADA-compliant Facilities (2010 standards)		N/A
<i>*Includes persons who reside there and receive care, care providers, and other persons living in the home.</i>			
Off-Street Parking		Requirement	Proposed
I.	4 Total Required Spaces**		4
<i>**Homes must meet the requirements for Off-Street Parking in Section 4-2 of the Comprehensive Zoning Ordinance.</i>			

1. The applicant proposes to establish a Family Personal Care Home, providing care for four (4) residents.
2. The residence contains three (3) bedrooms and two (2) bathrooms, along with a living room, kitchen, dining room, laundry room, and a den. No additions have been proposed at this time.
3. The home will be operated by one (1) staff member per shift, which will care for a maximum of four (4) clients.
4. There are no other established family personal care homes within twelve hundred (1,200) feet of the subject property.
5. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Kensington Drive South is classified as a local road.
6. The nearest bus stop is located across from the neighborhood entrance on Deans Bridge Road and is approximately 0.37 miles from the subject property.
7. Public water and sewer are present in the area.

8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
10. The proposal is compatible with surrounding land uses and consistent with the 2023 Comprehensive Plan.
11. At the time of completion of this report, staff have not received notifications of opposition regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception to establish a Family Personal Care Home with the following conditions:

1. The home shall be limited to no more than 4 residents with full supervision. Any live-in staff will be counted towards the maximum occupancy of the home.
2. The rear of the property shall be enclosed with a 6-foot privacy wood fence.
3. Successful completion of a Code Enforcement inspection is required before issuance of the business license.
4. The applicant must receive a City of Augusta business license and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports.
5. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Family Personal Care Home.
6. No signage is permitted on the property.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

LETTER OF INTENT
Family Personal Care Home

To: Planning and Zoning Division

From: Linda Williams, Property Owner & Operator
Property Address: 3403 Kensington S Dr, Augusta, GA 30906
Subdivision: Georgetown Subdivision
Phone (Business): 770-821-1754
Phone (Cell): 678-634-0900
Email: linda@mystreetsolutions.com

Date: 12/29/25

I, Linda Williams, am the legal owner of the property located at 3403 Kensington S Dr, Augusta, GA 30906, within the Georgetown Subdivision, and hereby submit this Letter of Intent in support of the proposed operation of a Family Personal Care Home within my single-family residential dwelling, subject to all applicable local ordinances and state licensing requirements.

The property is not governed by a Homeowners Association (HOA), and no HOA restrictions apply to the proposed use.

I will personally oversee the day-to-day operations of the family personal care home. The proposed operation will serve no more than three (3) to four (4) adult residents, consistent with Georgia regulations governing family personal care homes.

The purpose of the home is to provide a safe, stable, and supportive residential environment for adults who require assistance with activities of daily living, including meals, supervision, and personal care. The home will operate as a non-medical residential care setting, and no skilled nursing or medical services will be provided.

The residence will maintain the appearance, character, and function of a single-family home. There will be no exterior signage, no commercial markings, and no structural alterations inconsistent with residential use. The operation is designed to be quiet, small-scale, and compatible with the surrounding neighborhood.

The operation may include the future hiring of limited caregiving or support staff, as permitted under Georgia Department of Community Health regulations. All staff will be properly trained, screened, and employed in compliance with applicable state and local requirements. Staffing will be structured to ensure minimal impact on traffic, noise, and neighborhood activity.

Parking will be fully accommodated on-site, with sufficient capacity to accommodate up to six (6) vehicles, including residents, the owner/operator, and limited staff. The operation will not require street parking and will not create traffic or parking congestion within the neighborhood.

All operations will comply with Georgia Department of Community Health licensing requirements, as well as all applicable fire, safety, and operational standards. The home will be inspected and regulated in accordance with state and local requirements.

The family personal care home is intended to serve an important community need while remaining fully compatible with the residential zoning district. The operation will remain strictly within the approved scope. Any expansion, increase in residents, or change in use would require additional approval by the appropriate authorities.

This Letter of Intent is submitted in support of a Special Exception or other applicable approval required to allow the operation of a family personal care home within the residential zoning district. I appreciate your time and consideration and am committed to operating this home in full compliance with all applicable laws and regulations.

Respectfully Submitted,

Linda Williams
Property Owner / Operator
My Street Solutions LLC

Signature: Linda Williams
Date: 12/29/25

Legend

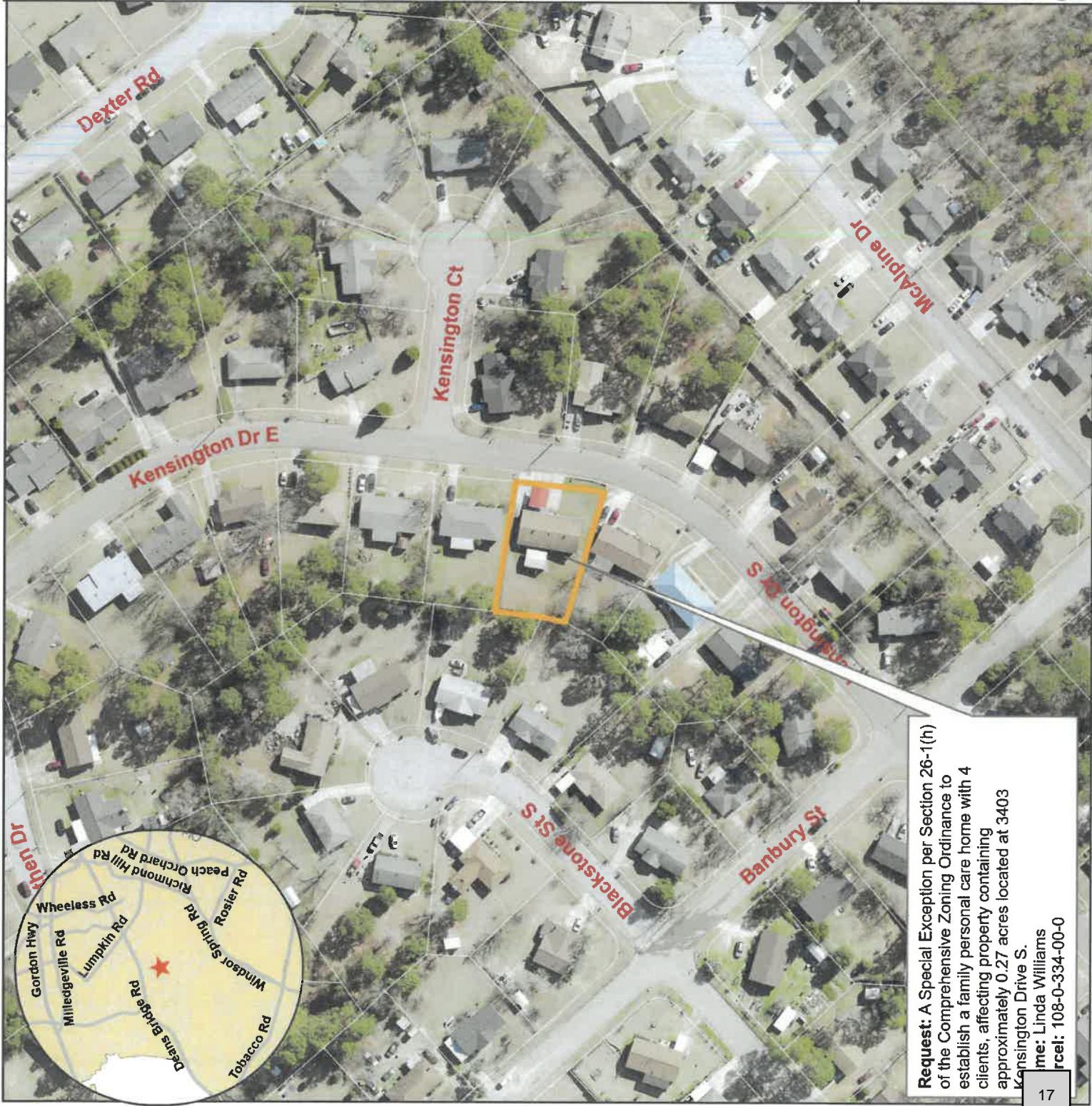
outdoor



Planning Commission
SE-26-03
February 2, 2026
3403 Kensington Drive S

Aerial

Subject Property



Augusta, GA Disclaimer
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA, Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

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Planning Commission
SE-26-03

February 2, 2026

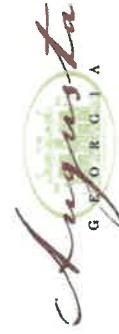
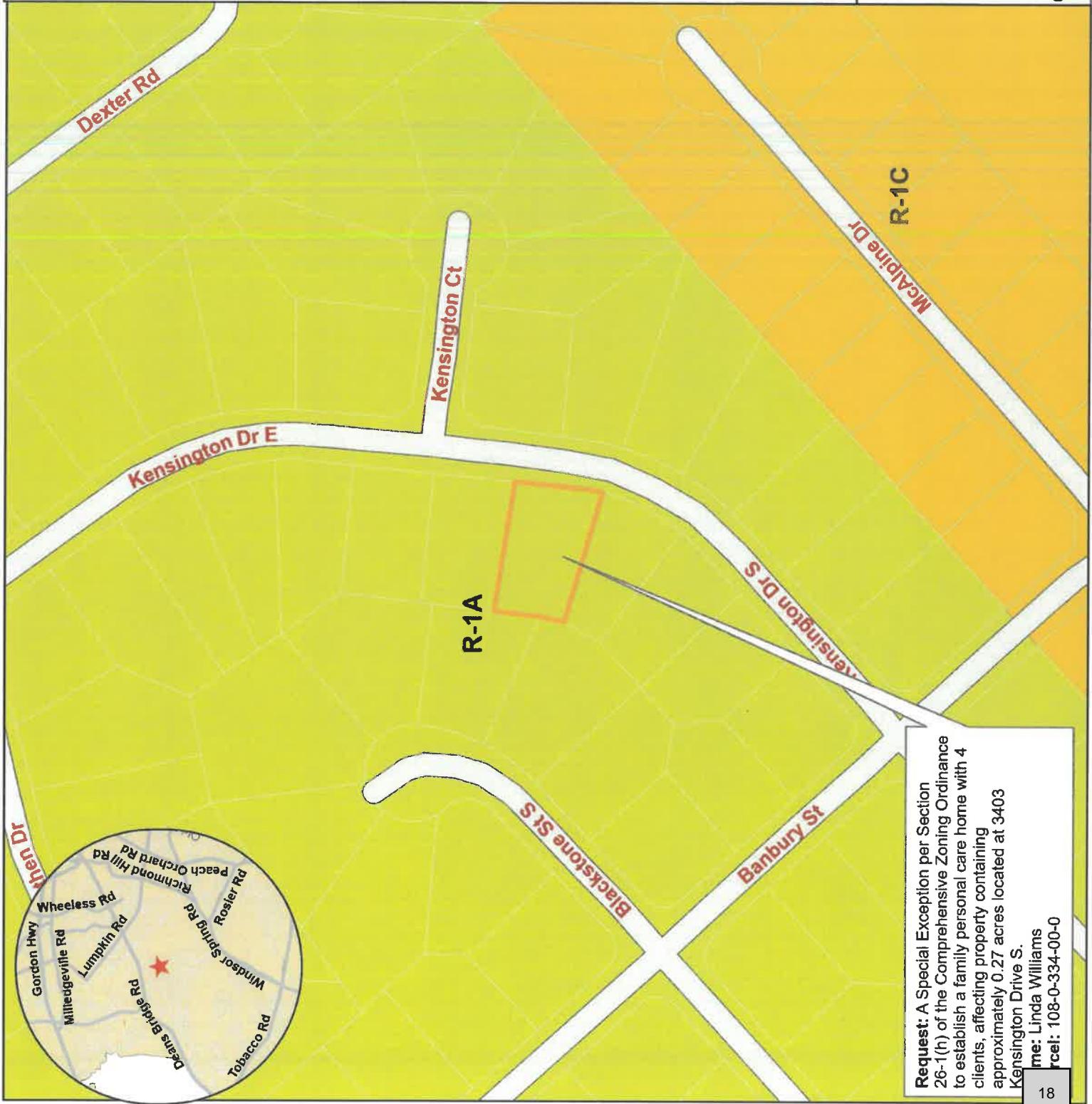
3403 Kensington Drive S

Current Zoning

Subject Property
Zoning Classification



R-1A: One Family Residential
R-1C: One Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30901
1/20/2026 PE222633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly prohibited to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richland County Commission.



Item 1.

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Commission Meeting

February 17, 2026

Item Name: SE-26-02

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	SE-26-02 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Diamond Communications, on behalf of Georgia Power Company, requesting a special exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting property containing approximately 3.66 acres located at 4436 Deans Bridge Road. Tax Map # 190-0-012-00-0. Zoned A (Agricultural).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations. 2. The total height of the tower cannot exceed 197.6 feet, including the lighting rod. 3. There shall be a 30-foot access and utility easement that ties into Deans Bridge Road. 4. The 50 ft undisturbed tree buffer shall be maintained between the new enclosure and the property line adjacent to the northern residential property. 5. The development must comply with all aspects of the Augusta Tree Ordinance. 6. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property. 7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: February 2, 2026

Case Number: SE-26-02

Applicant: Diamond Communications

Property Owner: Georgia Power Company

Property Address: 4436 Deans Bridge Road

Tax Parcel No(s): 190-0-012-00-0

Current Zoning: A (Agricultural)

Fort Eisenhower Notification Required: N/A

Commission District 8: Brandon Garrett

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Telecommunication Tower	Section 28-A-5(A)

SUMMARY OF REQUEST:

This special exception pertains to a 3.66-acre property located in the Hephzibah neighborhood and is zoned A (Agricultural). The property is currently developed as a Georgia Power Substation, which provides wireless communications service to Georgia Power Field employees and systems, as well as the general public. Based on the plan, the substation will remain in operation alongside the proposed tower. The applicant intends to lease 1,750 square feet of space and construct a 199.5-foot-tall lattice style tower. The site will have limited access and not accessible to the general public.

COMPREHENSIVE PLAN CONSISTENCY:

This property is situated in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continuation of mixed housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. The applicant proposes to construct a 199.5-foot-tall lattice style telecommunication tower on the subject property.
2. Telecommunications towers are permissible in the A (Agricultural) zone upon the granting of a Special Exception.

3. The subject property is currently developed as a Georgia Power Substation and is surrounded by single-family homes.
4. The nearest residence measures approximately 197.6 feet from the proposed tower. There is no minimum distance requirement from a residence.
5. The structure is proposed to be placed 197.6 feet from the nearest residence. However, telecommunication towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.
6. The required setback is half the total height of the tower. Based on the submitted site plan, the proposed tower measures approximately 108 feet from the Northwest property line, 138 feet from the Southwest property line, and over 200 feet from the Northeast and Southeast property lines.
7. According to the letter of intent submitted with the application, the applicants stated Diamond will shorten the tower to comply with the zoning requirement.
8. The Federal Aviation Administration conducted an aeronautical study that determined the proposed tower would not exceed obstruction standards and would not be a hazard to air navigation.
9. The subject parcel is served by public water, but not sewer. However, the proposed use will likely not require utilities.
10. The leased area will be enclosed with a 6-foot chain-line fence with 3 strands of barbwire on top, fencing already exist along the perimeter of the existing Georgia Power Substation. This tower is proposed to be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Line and it would have the structural capacity to collocate up to three (3) wireless providers on the tower.
11. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a principal arterial route. The street is a limited access highway where sidewalks and pedestrian activity are restricted.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
13. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
14. The proposal is compatible with surrounding land uses and consistent with the 2023 Comprehensive Plan.
15. At the time of completion of this report, staff have not received notifications of opposition regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception to establish a Telecommunication Facility with the following conditions:

1. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations.
2. The total height of the tower cannot exceed 197.6 feet, including the lighting rod.
3. There shall be a 30-foot access and utility easement that ties into Deans Bridge Road.
4. The 50 ft undisturbed tree buffer shall be maintained between the new enclosure and the property line adjacent to the northern residential property.
5. The development must comply with all aspects of the Augusta Tree Ordinance.
6. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

LAW OFFICE OF

Mattaniah S.
Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT BY OVERNIGHT DELIVERY

November 25, 2025

Amanda Cruz, MPA
Augusta Georgia Planning and Development
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: Diamond Communications, LLC- GA576 Johnsons Branch
Parcel: 1900012000
Special Exception Application Request for a
199.5' AGL Lattice Style Communication Tower

Dear Ms. Cruz:

On behalf of my client, Diamond Communications, LLC (Diamond), please find the included Special Exception application to allow a 199.5' AGL lattice style telecommunication tower and support facility on Parcel: 1900012000 along with supporting documentation:

1. Cover Letter / Project Narrative (this document)
2. Special Exception Application (Notarized Copy to be Emailed Next Week)
3. Copy of SE Fee Check Made Payable to Richmond-Augusta BOCC for \$800.00
4. Agent of Record Affidavits:
 - a. Georgia Power Co to Mattaniah S. Jahn – MSJPA Form
 - b. Diamond Communications to Mattaniah S. Jahn – MSJPA Form
5. Property Card
6. Property Card Aerial
7. Quit Claim Deed
8. Memorandum of Lease
9. Colocation Affidavit
10. Certified Mail Receipts for Colocation Offer Letters
11. Disclosure of Campaign Contributions for LL
12. Inventory Affidavit of Diamond Towers
13. RF Package-Georgia Power Zoning Support Letter
14. Legal Descriptions
15. Photographs of Site
 - a. North
 - b. South
 - c. East

- d. West
- 16. Photo Simulations
- 17. Fall Zone Letter
- 18. FAA Determination of No Hazard
- 19. Survey
- 20. ZD's - Site Plan Set
- 21. Thumb Drive with Digital Copies of all Documents

Summary of Request

Diamond respectfully requests a Special Exception for Parcel: 1900012000, to allow the construction of a 199.5' AGL lattice style telecommunication tower ("Lattice") and related fenced compound and power meter/telco rack. The parent parcel is developed as a Georgia Power Substation. It is located .12 miles East of U.S. Highway 1 and .31 miles South of Camp Josey Road. Southern Linc will be the anchor tenant, a division of Georgia Power, and provides wireless communications service to Georgia Power field employees and systems as well as the general public. Southern Linc is attempting to solve a gap in wireless connectivity for Georgia Power field employees and systems in this portion of the County Southwest of Augusta (South Richmond Area). The parent parcel is 3.66 Acres and Diamond's leased area consists of 1,750 square feet. The parent parcel currently carries a South Richmond Character Area Future Land Use designation and an Agricultural zoning designation.

Applicable Land Development Code (LDC)

Section 28-A. Telecommunication facilities.

28-A-1 Purpose. This section is designed and intended to balance the interests of the residents of Augusta-Richmond County, telecommunications providers and telecommunications customers in the siting of telecommunications facilities within Augusta, Georgia so as to protect the health, safety and integrity of residential neighborhoods and foster through appropriate zoning and land use controls, a competitive environment for telecommunications carriers that does not unreasonably discriminate among providers of functionally equivalent personal wireless services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services, and so as to promote Augusta, Georgia as a proactive city in the availability of personal wireless telecommunications service. To that end, this section shall:

- A. Provide for the appropriate local land use and development of telecommunications facilities in Augusta-Richmond County;
- B. Protect Augusta, Georgia's built and natural environment by promoting compatible design standards for telecommunications facilities;
- C. Minimize adverse visual impacts of telecommunications facilities through careful design, siting, landscape screening and innovative camouflaging techniques;
- D. Avoid potential damage to adjacent properties from tower or antenna failure through engineering and careful siting of telecommunications tower structures and antenna;
- E. Maximize use of any new and existing telecommunications towers so as to minimize the need to construct new towers and minimize the total number of towers throughout Augusta, Georgia;

- F. Maximize and encourage use of alternative telecommunication tower structures rather than construction of additional single-use towers; and
- G. Encourage and promote the location of new telecommunications facilities in areas which are not zoned for residential use.

Noted.

28-A-2 Definitions. As used in this ordinance, the following terms shall have the meanings indicated:

- ...
- I. "Tower" means a structure, such as a lattice tower, or monopole tower constructed as a freestanding structure or in association with a building, other permanent structure or equipment on which is located one or more antenna intended for transmitting or receiving analog, digital, microwave, cellular, telephone, personal wireless service or similar forms of electronic communication. The term includes microwave towers, common carrier towers, and cellular telephone towers;

Diamond respectfully proposes to construct a lattice style communication tower on the parent parcel. Please see Sheets C1 and C5.

...

28-A-3 Exemptions. ...

28-A-4 General requirements. The following shall govern the location and construction of all telecommunication facilities regulated by this ordinance:

- A. Building codes and safety standards. To ensure the structural integrity of telecommunications facilities, the owner of a telecommunications facility shall ensure that it is maintained in compliance with standards contained in applicable local building codes and constructed to the EIA/TIA 222-E standards, as published by the Electric Industries Association, which may be amended from time to time. Owners of telecommunications facilities shall conduct periodic inspections of such facilities at least once every five years to ensure structural integrity. Inspections shall be conducted by a qualified independent engineer licensed to practice in Georgia. The results of such inspection shall be provided to the Director.

The Lattice will comply. Please see Sheet T-1, Codes Section as well as the enclosed Fall Zone Letter.

- B. Regulatory compliance.
 - 1. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate telecommunications facilities.

The Lattice will comply. Please see the enclosed FAA Determination of No Hazard.

2. Owners of telecommunications facilities shall provide certification showing that each telecommunications facility is in compliance with all applicable federal and state requirements. Certification of compliance must be submitted every 5 years.

Diamond will comply.

C. Visual impact.

1. Telecommunications facilities shall either maintain a galvanized steel finish, or subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.

The Lattice will have a dull gray finish and be completely dark at night. Please see Sheet C5 as well as the enclosed FAA Determination of no Hazard to Air Navigation.

2. ...

4. Any equipment shelter or cabinet that supports telecommunications facilities must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

The Lattice's compound will contain traffic signal sized cabinets, which will be neutral in color. The three sides of the compound that face outward will have the LDC required landscape buffer. Please see Sheets C2 and L1.

5. Site location and development shall preserve the primary character of the surrounding buildings and land uses and the zone district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. High voltage power lines exist between the Lattice and the nearest properties to the Northeast, Southeast, and Southwest. Mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and C5.

6. Except for stealth facilities, towers shall not be sited where they would, in the opinion of the Augusta, Georgia Planning Commission, negatively affect (a) historic structures or landmarks that are recognized or designated in national or state historic registers, or (b) structures or landmarks that are at least fifty (50) years old and, in the opinion of the Augusta, Georgia Planning Commission have some demonstrable historic value.

N/A

7. At a tower site the design of the buildings and related structures shall to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower and related facilities to the natural setting and built environment.

The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. Further, the Code required landscape buffer will be planted on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Finally, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1, C5, and L1.

D. Landscaping.

1. Landscaping shall be used to effectively screen the view of the telecommunication facility from adjacent public ways, public property and residential property.

The Code required landscape buffer will be planted on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Finally, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and L1.

2. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.

The Lattice will be constructed on a cleared portion of the parent parcel, next to the substation. As such, it will not impact native vegetation on the parent parcel. Please see Sheet C1 as well as the enclosed Survey.

3. The landscaping requirement, where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms or where an antenna is placed on an existing structure may be modified or waived upon approval of the Augusta, Georgia Planning Commission. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived upon approval by the Augusta, Georgia County Planning Commission.

Diamond respectfully proposes to provide the Code required landscape buffer on the Northeast, Southwest, and Northwest sides of the compound, which are the sides that face external property lines of the parent parcel. Please see Sheets C1 and L1.

4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

The Lattice will be constructed on a cleared portion of the parent parcel, next to the substation. As such, it will not impact native vegetation on the parent parcel. Please see Sheet C1 as well as the enclosed Survey.

5. ...

E. Setbacks.

The following setback requirements shall apply to all telecommunications facilities, provided however, that the Augusta, Georgia Planning Commission may reduce the standard setback requirements of this section if the goals of this ordinance would be better served thereby:

1. Telecommunications towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.

The nearest house will be located 197'7" away from the Lattice. Diamond will move or shorten the Lattice 1' 11" if required by staff. Please see Sheet C1.

2. Telecommunications towers must be set back a distance equal to one half of the height of the tower from any property line which borders a single family residentially zoned lot that is either located in a developed or developing subdivision or a tract for which a legal subdivision development plan is on file.

The Lattice will be 199'6" tall, therefore the required setback will be 99.75'. The Lattice will be set back from the parent parcel property lines as follows:

Direction	Required	Provided
Northeast	100'	244'5"
Southeast	100'	278'11"
Southwest	100'	137'9"
Northwest	100'	108'0"

Therefore, the Lattice will meet or exceed the Code's required setbacks. Please see Sheets C1 and C1.1.

3. Towers, guy wires and accessory facilities must satisfy the zoning district setback requirements as identified in Sections 7-28 of this Ordinance.

The Lattice will have no guyed wires. The Lattice's equipment compound will be set back from the parent parcel property lines as follows:

Direction	Required	Provided
Northeast	10'	240'2"
Southeast	10'	267'5"
Southwest	10'	109'4"
Northwest	10'	97'4"

Therefore, the Lattice's compound will meet or exceed the Code's required setbacks. Please see Sheets C1 and C1.1.

4. The tower setbacks referenced in Subsections 1 and 2 of this Section [28-A-4(E)] shall be measured from the base of the tower itself.

Noted. Please see Sheets C1 and C1.1.

F. Miscellaneous.

1. **Lighting.** No illumination is permitted on telecommunications facilities unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction or unless necessary for air traffic safety. When lighting is required, it shall be oriented inward to the extent possible so as not to project onto surrounding residential property.

The Lattice will be completely dark at night. Please see Sheet C5 as well as the enclosed FAA determination of No Hazard to Air Navigation.

2. **Advertising.** No advertising is permitted on telecommunications facilities. However, whip antennas or panel antennas may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this ordinance are met.

Noted. Please see Sheets N1 and C4.

3. Telecommunication facilities may be located on sites containing other principal uses in the same buildable area.

The Lattice will be located immediately adjacent to the Georgia Power substation on the parent parcel. Please see Sheets C1, C1.1, and C2.

4. Security. Towers shall be enclosed by decay-resistance security fencing not less than six (6) feet in height and shall be equipped with an appropriate anti-climbing device or other similar protective device designed to prevent tower access. If the owner can demonstrate the ability to restrict unauthorized access to the tower, then this latter provision may be waived by the Director.

The Lattice's compound will be enclosed by a 6' tall chain link fence with a locked gate. There will be three strands of barbed wire on top of the fence. Please see Sheets C2 and C3.

28-A-5 District regulations.

- A. Agriculture (A) Zone.
 1. Telecommunication towers may be located in an A zone upon the granting of a special exception.
 2. Factors to be considered in granting a special exception are identified in 28-A-6.

The Lattice will be constructed on a parent parcel zoned agricultural and developed as an electrical substation. Please see Sheet C1.

B. Single-family Residential Zone (R-1, R-1A, R-1B, R-1C, R-1D, and R-1E):

1. ...

28-A-6 Special exception. Criteria to be used to evaluate applications that require special exceptions shall include the following:

1. height of proposed structure

The Lattice will be 199.5' tall, which is the minimum height necessary to both meet Southern Line's RF objectives and provide a space for the effectuating the sound planning objective of colocation (tower sharing). Please see Sheet C5.

2. distances to residences

The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. High voltage power lines exist between the Lattice and the nearest properties to the Northeast, Southeast, and Southwest. The nearest house will be located 197'7" away from the Lattice. Diamond will move or shorten the Lattice 1' 11" if required by staff. However, mature trees exist between the Lattice and the nearest properties to the Northwest. Please see Sheets C1 and C5 as well as the enclosed photo Simulations.

3. nature of surrounding land use

The surrounding land uses are a mixture of agriculturally zoned semi-wooded lots and high voltage power lines. Please see Sheet C1 as well as the enclosed Photo Simulations.

4. surrounding topography

The topography of the parent parcel and surrounding properties is generally flat. Please see Sheet C1 as well as the enclosed Survey.

5. surrounding tree coverage

The parent parcel is surrounded on all sides by parcels with scattered to moderate tree coverage, which help break up the area's viewsheds and buffer the Lattice from neighboring uses. Please see Sheet C1 as well as the enclosed Photo Simulations.

6. design of structure - characteristics that reduce obtrusiveness

The Lattice will be located adjacent to the electrical substation on the parent parcel. It will have a dull gray finish with only three supports and no guyed wires, making it appear as an additional utility structure at the substation. The Lattice will be completely dark at night. Please see Sheets C1 and C5 as well as the enclosed Phot Simulations.

7. design of structure - ability to accommodate additional antenna

The Lattice will be designed to collocate Southern Linc and an additional set of antennas for a total of two users. Diamond will make the colocation available at market rates. Please see Sheets C2 and C5 as well as the enclosed Colocation Affidavit.

8. ingress and egress

The Lattice will typically generate one trip per user per month, typically in a pickup truck sized vehicle. The Lattice will be accessed by the same driveway currently used to access the substation. Please see Sheets C1 and C1.1 as well as the enclosed Survey.

9. availability of towers or other tall structures within one-half mile of the proposed site. If within $\frac{1}{2}$ mile of a proposed tower location there are existing structures the top of which appear to be 90% or more of the height (elevation AMSL) of the proposed tower site, then evidence must be provided with the application that existing structures are not of sufficient strength, or applicant use of structure would cause conflict with the existing use of structure, or that the cost of sharing would be unreasonable, or that the structure is not available for co-location, or coverage/capacity capability and system design would be compromised. (SEE 28-A-7);

N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.

10. Proximity to property owned by Augusta, Georgia that could be utilized for construction at the same or less cost to the carrier while accomplishing the same coverage goals of the carrier.

N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.

28-A-7 Application procedure. Applications for the construction of telecommunications facilities, except for whip antennas and panel antennas where they are permitted uses, shall be made to the staff of the Augusta, Georgia Planning Commission. A cursory review during an initial conference regarding a proposed facility may be held, but applications will not be accepted unless they contain the following information:

Site plan or plans to scale specifying the location of telecommunications facilities, transmission building and/or other accessory uses, access, fences, landscaped area and adjacent land uses.

Please see the enclosed site plan set.

- B. Landscape plan to scale indicating size, spacing and type of plantings required in Section 28-A-2d.

Please see Sheet L-1.

- C. A general description of the environment surrounding the proposed telecommunications facility accompanied by a map covering an area at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing any adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

Please see the project narrative above, as well as Sheet C1 and the enclosed Photo Simulations.

- D. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, identification of the geographic service area for the subject installation, including a map covering an area at least one-half mile in radius and at a scale no greater than one inch to 1200 feet showing the site and the nearest or associated telecommunications facility sites within the network of the applicant. Describe the distance between the telecommunications facility sites of the applicant. Describe how this service area fits into and is necessary for the service network of the applicant.

N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.

E. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a map covering an area of at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing all publicly owned property and buildings per information provided by Augusta, Georgia, telecommunication facilities, and structures that are 90% or more of the proposed facility height (AMSL). Provide a list of all such properties and structures including street addresses, and a statement describing good faith efforts and measures that were taken to secure these locations, addressing why such properties and structures were not structurally, legally, technically, or economically feasible and why such efforts were unsuccessful.

N/A – the Lattice must be collocated with a Georgia Power facility due to the proprietary nature of the communication system to be implemented by Southern Linc.

F. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, the applicant shall quantify the additional tower capacity to be constructed if the proposal is granted, including the approximate number and types of antenna that it could accommodate. The applicant shall provide a drawing of each tower showing existing and proposed antenna locations. The applicant shall also describe any limitations on the ability of the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall provide certification that notice of the application has been given to all other telecommunication tower users in the area by certified mail identifying the proposed location and asking for their input regarding co-location possibilities.

The Lattice will be designed to collocate Southern Linc's antennas and up to one commercial deployment, for a total of two users. Please see Sheet C5 as well as the enclosed fall zone letter.

G. Report from the applicant documenting the following:

1. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;
2. Total anticipated capacity of the telecommunications facility, including number and types of antenna which can be accommodated;
3. Evidence of structural integrity of the tower structure; and
4. Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris.

The Lattice will be designed to the latest edition of the Georgia IBC. Further, the Lattice will be designed with fall zone technology. In the unlikely event of structural failure, the lattice will not collapse. Rather, it will fold over upon itself and be completely contained within a 100' radius on the parent parcel. Please see Sheet C1 as well as the enclosed Fall Zone Letter.

H. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residences relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

The initial community liaison officer will be Scott Von Rein. His contact information is located on Sheet T1.

I. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a schedule for construction of the proposed facility if zoning authorization is granted. Upon approval of a special exception, construction must begin within one year or the special exception shall be null and void. An applicant who is licensed by the FCC may submit a revised schedule to the Augusta, Georgia Planning Commission within the one year period asking for an extension, which the Augusta, Georgia Planning Commission shall have the authority to consider as a variance. In no case shall an applicant who is not licensed by the FCC be eligible for a variance from the one year provision.

Noted. The Lattice will take approximately 120 – 150 days to construct once the building permits are issued. The “Stacking,” which is the most intensive work of the project, will take approximately 2 weeks.

J. A full inventory of existing towers and which carriers are located on each, that are controlled by the applicant It's affiliates, subsidiaries, and or assigns. This can be provided digitally.

Diamond does not have any other towers within Augusta-Richmond County at this time. Please see the enclosed Inventory Affidavit.

28-A-8 Abandoned towers.

A. Any telecommunications facility that is not operated for a continuous period of two (2) years or more shall be considered abandoned, whether or not the owner or operator intends to make use of it or any part of it. The owner of a telecommunications facility and the owner of the property where the facility is located shall remove the abandoned telecommunications facility. If such antenna and/or tower is not removed within sixty (60) days of receipt of a notice from Augusta, Georgia, notifying the owner(s) of such abandonment, Augusta, Georgia may remove such tower and/or antenna and place a lien upon the property to insure that abandoned telecommunications facilities are removed. Delay by Augusta, Georgia in taking action shall not in any way waive Augusta, Georgia's right to take action. Augusta, Georgia may seek to have the telecommunications facility removed regardless of the owner's or operator's intent to operate the tower or antenna and regardless of any permits, federal, state or otherwise, which may have been granted.

B. If the owner of a tower or antenna, which has been abandoned for a period of two years or more, wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all of the conditions of this ordinance as if such tower or antenna were a new tower or antenna.

Noted. Please see Sheet N1.

28-A-9 Pre-existing tower/nonconforming uses.

...

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,



Mattaniah S. Jahn, Esq.

MSJ/vlc

Enclosures



4/14/25

Richmond County

RE: Proposed Communications Tower at Camp Josey Substation
4436 Deans Bridge Rd Blythe, GA, 30805
GA576 Johnsons Branch

To Whom It May Concern;

Georgia Power writes to express its support of expanding wireless broadband throughout the communities it serves. Georgia Power has engaged Diamond Communications (“Diamond”) to market or otherwise use certain Georgia Power properties for communications tower construction and/or collocation opportunities related to future usage by wireless carriers.

Regarding the above-referenced facility, Georgia Power has entered into a ground lease agreement which authorized Diamond to develop a 198' self-support lattice tower at the Camp Josey Substation property. Under the lease, Diamond is authorized to make application(s) with Richmond County or any other applicable governmental jurisdiction to construct such a tower on the Property. Additionally, Georgia Power has reserved certain rights to collocate its equipment on the proposed tower in order to serve Georgia Power's communication, maintenance and operational needs related to the power grid and service to Georgia Power's customers. For example, the above-referenced tower will be utilized by Georgia Power to enhance the future Long-Term Evolution (LTE) coverage for Southern LINC, a Georgia Power affiliate, which generally serves as a communication system for not only Georgia Power and its affiliates' employees, but also the general public.

Sincerely,

Keith Williams

C. Keith Williams

Telecom Manager

cc: Scott Von Rein, Diamond Communications

CARROLL COUNTY, GA
INTENT TO ALLOW COLOCATION AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Vincent Casiero, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein.
2. I am the Vice-President for Site Development of Diamond Communications LLC and have the authority to sign this affidavit.
3. It is the intent of Diamond Communications LLC to construct a communication tower at 4436 Deans Bridge Rd, in Augusta-Richmond County, Georgia, Parcel ID 1900012000.
4. If the communication tower is approved for a height of 199.5' AGL, it will have the structural capacity to collocate up to 3 wireless providers on the tower.
5. Diamond Communications LLC and its successors will offer space on the communication tower to other unaffiliated entities on commercially reasonable terms and will negotiate leases promptly and without undue delay.

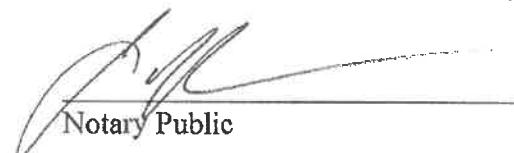
AFFIANT FURTHER SAYETH NAUGHT


 Vincent Casiero, Senior Vice-President
 Diamond Communications, LLC

STATE OF NEW JERSEY
 COUNTY OF UNION

The foregoing instrument was acknowledged before me this 28th day of October, 2025, by Vincent Casiero who is personally known to me.

(SEAL)


 Notary Public

Printed Name of Notary

James K. Pryor, Esq.
 Attorney at Law of the State of New Jersey
 Authorized to Administer Oaths, NJSA 41:2-1



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-ASO-25353-OE

Item 2.

Issued Date: 02/04/2025

Donna Mele-Parolari
Diamond Towers VI LLC
120 Mountain Avenue
Springfield, NJ 07081

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Johnsons Branch-GA576
Location: Blythe, GA
Latitude: 33-20-29.71N NAD 83
Longitude: 82-09-00.73W
Heights: 440 feet site elevation (SE)
200 feet above ground level (AGL)
640 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory Circular 70/7460-1 M Change 1.

This determination expires on 08/04/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY
ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

Item 2.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5935, or kenneth.patterson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ASO-25353-OE.

Signature Control No: 643013365-646342704

(DNE)

Ken Patterson

Specialist

Attachment(s)

Frequency Data

Map(s)

cc: FCC

Frequency Data for ASN 2024-ASO-25353-OE

Item 2.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2024-ASO-25353-OE

Item 2.



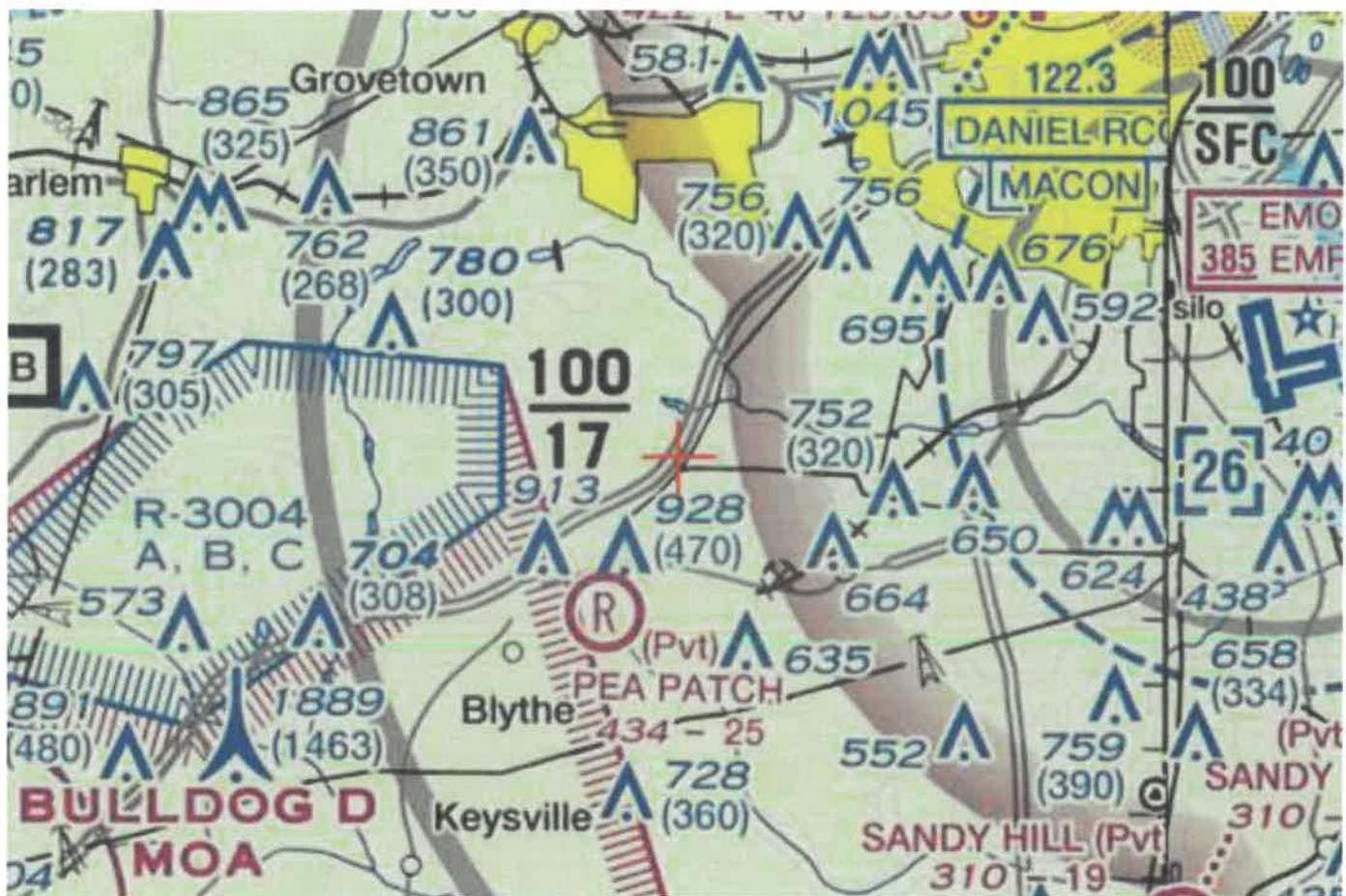
TOPO Map for ASN 2024-ASO-25353-OE

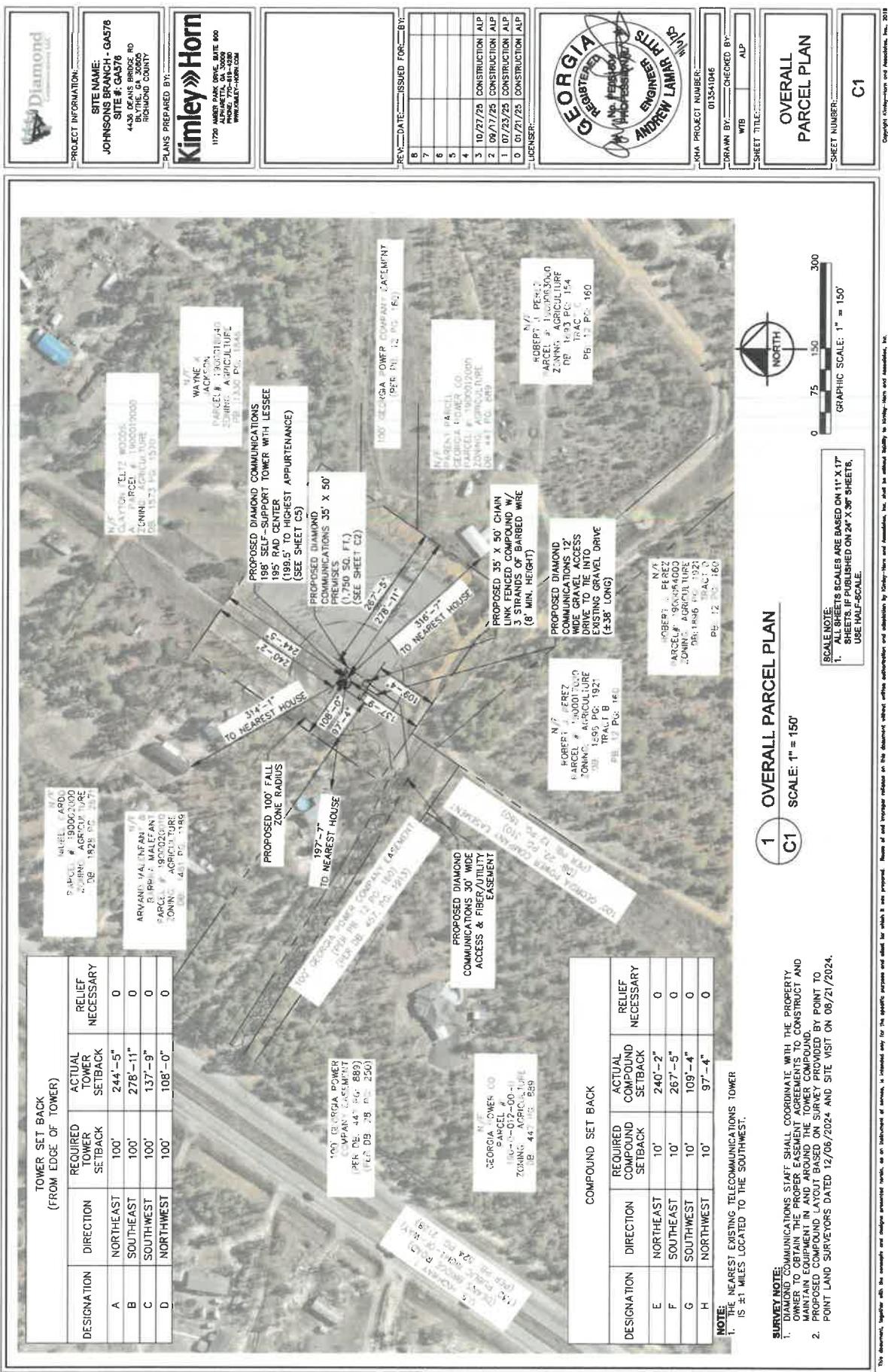
Item 2.

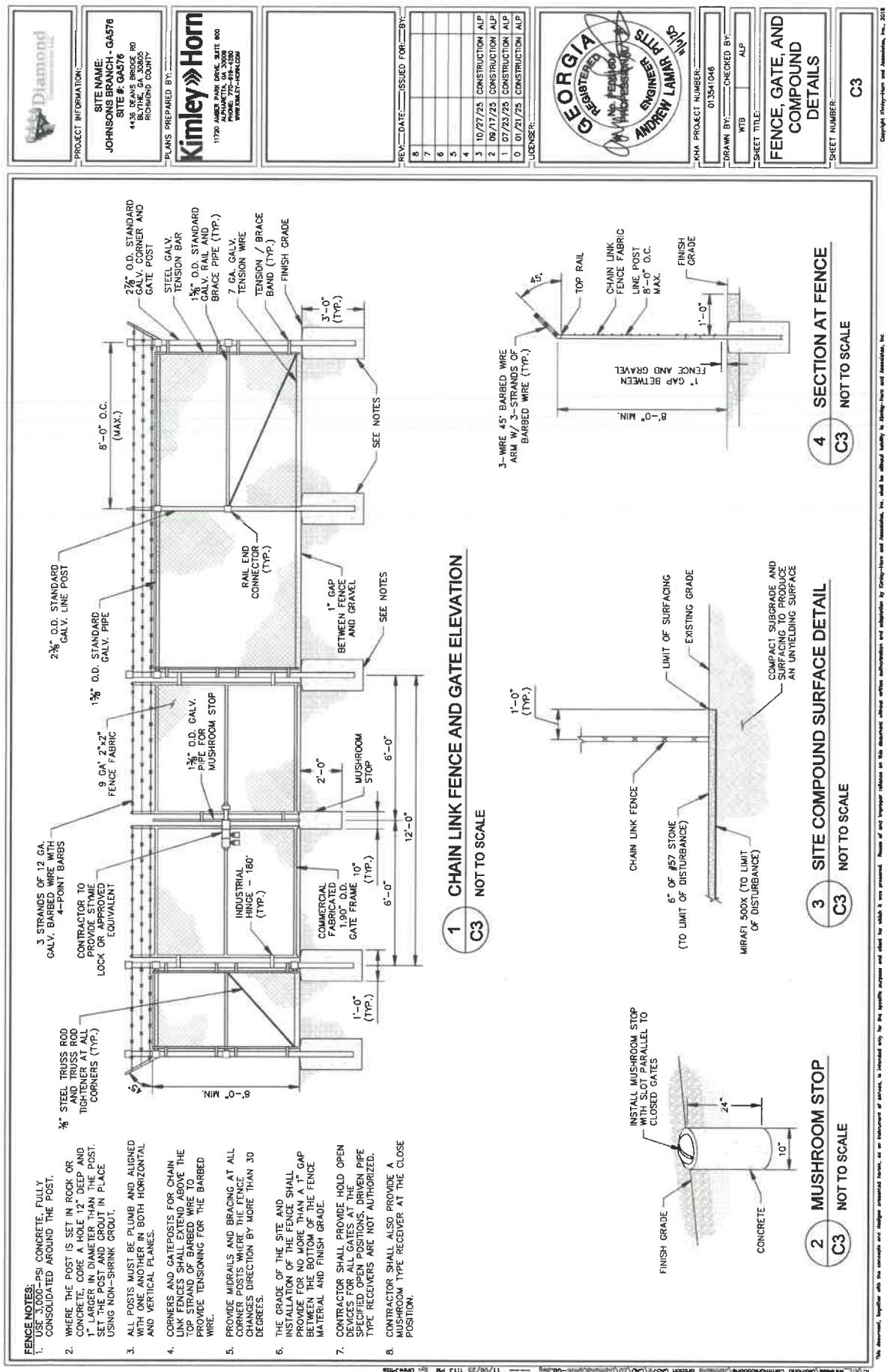


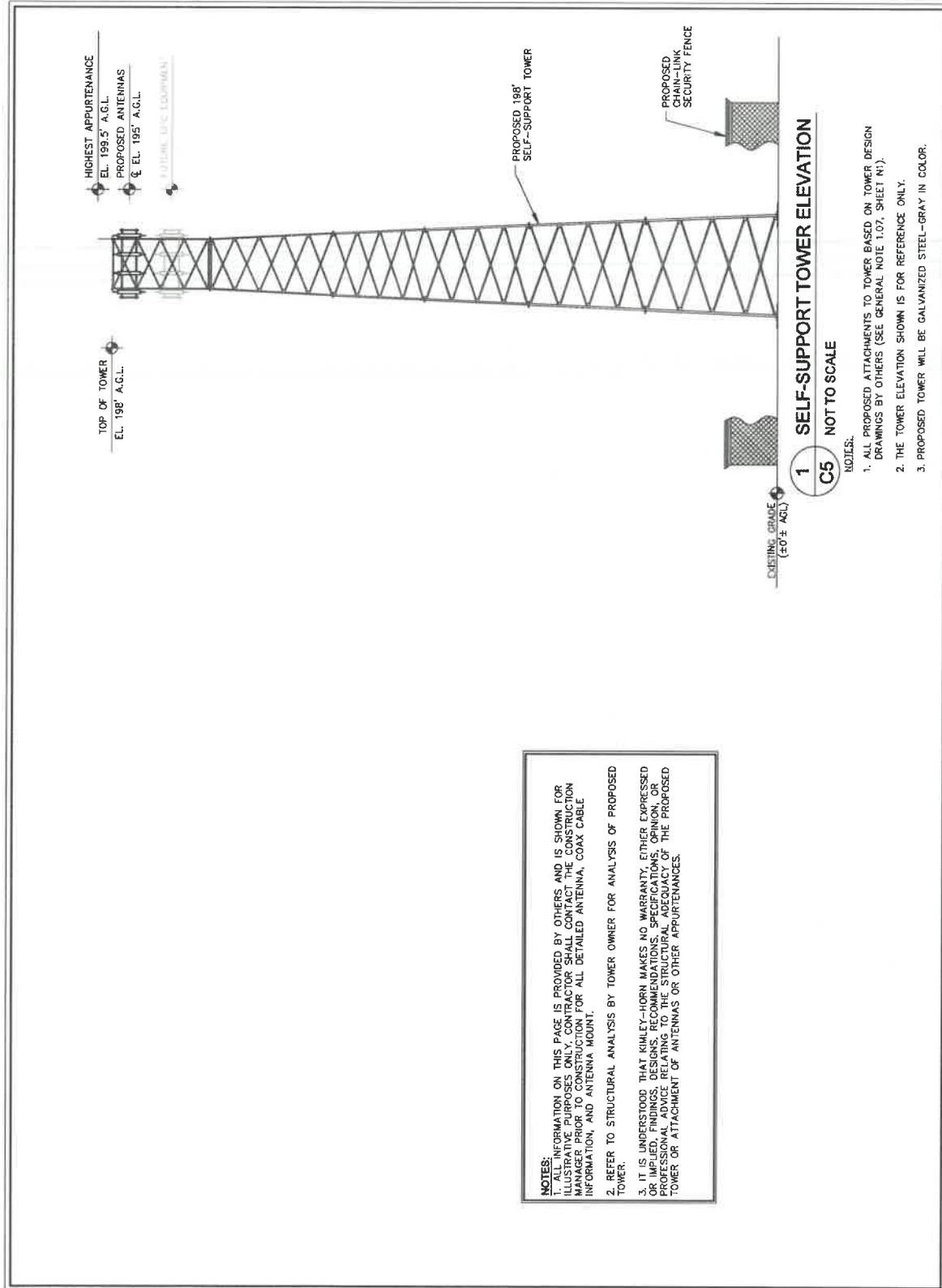
Sectional Map for ASN 2024-ASO-25353-OE

Item 2.



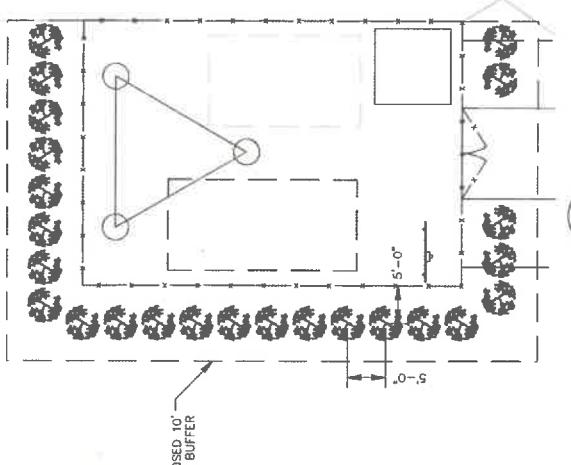






 Diamond Landscape Management		PROJECT INFORMATION	
SITE NAME: JOHNSONS BRANCH - GA576 SITE #: GA576 4436 DEAN BRIDGE RD BLDG. 100, 30060 RICHMOND COUNTY		PLANS PREPARED BY:	
11720 UNDER PARK DR., SUITE 200 ALPHARETTA, GA 30009 PHONE: 770-415-4020 FAX: 770-415-4020 WEBSITE: www.diamond-landscaping.com		 Kimley»Horn	

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GENERAL LANDSCAPE NOTES:											
<p>1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES, PRIOR TO COMMENCEMENT OF ANY WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.</p> <p>2. THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.</p> <p>3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.</p> <p>4. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT ORNAMENTAL SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED.</p> <p>5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OR FITTING THE CANOPY IN INTERFERENCE AND ALLOW UNHINHABITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.</p> <p>6. ALL SHRUB MASSES OF TWO OR MORE SHALL BE DUGGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MAUL SAWER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL LINED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.</p> <p>7. THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS.</p> <p>8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, PIPE OR LINE, TREE SHALL HAVE HEALTH, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.</p> <p>9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREEL PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.</p> <p>10. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE INQUICTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT STAGES. PURPLE OR LAVENDER, THESE SHALL HAVE HEALTH, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.</p> <p>11. THERE SHALL BE NO CIRCLING OR GIRDING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.</p> <p>12. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART; THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.</p> <p>13. THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE Voids. CLEAR TRUNK SHOULD BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.</p> <p>14. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO COMBS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.</p> <p>15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.</p> <p>16. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.</p>											
TENTATIVE WATERING SCHEDULE											
IRRIGATE EVERY DAY	1	2	3	4	5	6	7	8	9	10	11
IRRIGATE EVERY OTHER DAY	X	X									
IRRIGATE ONCE A WEEK		X	X	X	X	X	X	X	X	X	X
IRRIGATE TWICE A MONTH											
											
1 SITE PLAN L1 SCALE: 1" = 15'											
IRRIGATION NOTES: NOTES:											
<p>1. THE CONTRACTOR SHALL IRRIGATE & WARRANTY ALL PLANTS AND MATERIALS FOR ONE YEAR FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE ORIGINALLY SPECIFIED.</p> <p>2. CONTRACTOR TO ONLY USE RECLAIMED WATER AS IRRIGATION WATER SOURCE.</p> <p>3. THERE ARE NO WELLS PRESENT ON SITE.</p> <p>4. THE LOWEST WATER QUALITY SOURCE AVAILABLE SHALL BE UTILIZED FOR IRRIGATION ON COMMON AREAS. STORMWATER REUSE, RECLAIMED WATER USE, AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.</p> <p>5. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION.</p>											
LANDSCAPING PLAN L1 SHEET NUMBER											
											
PLANTING LIST											
SYMBOL/KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION							
TO	24	IEEX OF ACA	AMERICAN HOLLY	CAULIFER SIZE MM. B&B 1.75" 5' O.C.							
											
GRAPHIC SCALE: 1" = 15' 0 7.5 15 30											

The information, together with the documents and exhibits attached thereto, or to which it refers, is intended for the specific purpose and intent for which it was prepared. Please do not attempt to interpret, utilize, disseminate, and/or copy any information or exhibits, as an infringement of rights, or for any other purpose.

Planning Commission
SE-26-02
February 2, 2026

4436 Deans Bridge Road

Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30901
1/20/2026 PE22633

Augusta, GA Disclaimer

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Request: A Special Exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting property containing approximately 3.66 acres located at 4436 Deans Bridge Road.

Name: Diamond Communications, on behalf of Georgia Power Company
Parcel: 190-0-012-00-0

Item 2.

Planning Commission

SE-26-02

February 2, 2026

4436 Deans Bridge Road

Current Zoning

Subject Property

Zoning Classification

 A: Agriculture

 HI: Heavy Industry



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/20/2026 PE22633

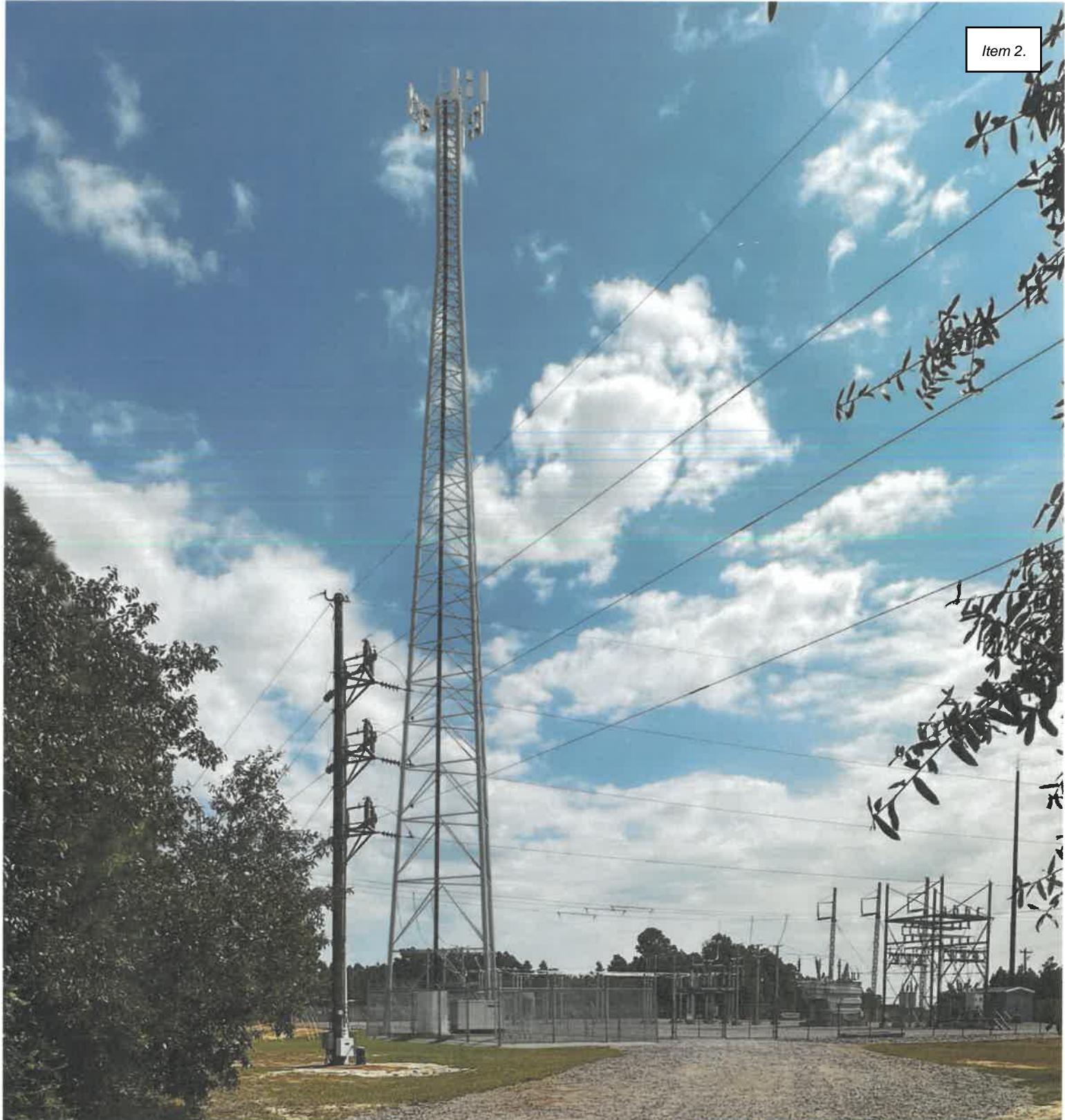
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Item 2.

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Diamond
Communications LLC

JOHNSONS BRANCH GA576

4436 Deans Bridge RD, Blythe, GA 30805

198ft. SELF SUPPORT TOWER SIMULATION

View #1 from Whisnant Road
approximately 200ft. southwest of site

EXISTING VIEW







Commission Meeting

February 17, 2026

Item Name: Z-25-41

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	Z-25-41 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Irwington, LLC, on behalf of Asmus, LLC, requesting a rezoning from zones R-1B (One-Family Residential) and R-1C (One-Family Residential) to zone R-3B (Multiple-Family Residential) to develop student housing, affecting properties containing approximately 3.33 acres located at 616, 708, and 710 Weed Street, and 2450 Wheeler Road. Tax Map #'s 034-1-218-00-0, 034-1-213-00-0, 034-1-521-00-0, & 034-1-367-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. The parcels at 708 and 710 Weed Street must be combined via a combination plat filed with the Clerk of Court or a combination request with the Tax Assessor. The property owner(s) must record the deed/plat and provide Planning & Development with a copy so that Real Estate/Tax Records and GIS maps can be updated. 2. Any proposed lighting fixtures must be directed downward and not toward any nearby residences. 3. Must comply with all aspects of the Augusta Tree Ordinance. 4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property. 5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: February 2, 2026

Case Number: Z-25-41

Applicant: Irwington, LLC

Property Owner: Asmus, LLC

Property Addresses: 616, 708, & 710 Weed Street,
and 2450 Wheeler Road

Tax Parcel No(s): 034-1-218-00-0, 034-1-213-00-0,
034-1-521-00-0, & 034-1-367-00-0

Current Zoning: R-1B & R-1C (One-Family
Residential)

Fort Gordon Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1B & R-1C to R-3B	Student Housing (Off-Campus)	Section 17-1

SUMMARY OF REQUEST:

The applicant proposes rezoning 616 Weed Street (2.42 acres), 708 and 710 Weed Street (0.35 acres each), and 2450 Wheeler Road (0.21 acres) to R-3B (Multiple-Family Residential) to allow development of off-campus student housing. All four properties are vacant and located in the Sandhills Neighborhood.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the properties are located within the Old Augusta Character Area. The vision for Old Augusta Character Area reflects to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Redevelopment should include the removal of deteriorated and dilapidated structures, construct or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. This request supports the rehabilitation of the Old Augusta Character Area by establishing new medium-density housing, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. The applicant's letter of intent states that the proposed development is intended to provide housing for approximately 130 students.
2. The project will consist of residential-style-attached buildings with amenities such as onsite management, a leasing office, gym, coworking space, laundry, gathering areas, and a potential mini-mart (limited to residents only).
3. There is no recent zoning history for the subject properties.
4. The applicant submitted a letter of support from Augusta University and participated in community outreach through a Sandhills Neighborhood Association meeting.
5. The development is situated roughly four to five blocks south of Augusta University, within walking distance.
6. Based on the proposed concept plan, each unit will have six (6) bedrooms and one (1) shared kitchen with dining room.
7. This development provides 98 parking spaces for the 22 proposed units. Additionally, there are seven (7) parking spaces provided at the two (2) proposed amenity units located at 2450 Wheeler Road.
8. In the case of a use not specifically mentioned in Section 4-2 the requirements for off-street parking facilities shall be determined by the Staff. Such determination shall be based upon the requirements set for the most comparable use specified in Section 4-2.
9. The most comparable use as determined by staff is a Lodging or Boarding House, which requires one (1) space for each two (2) individuals in residence and one (1) space for the owner/resident manager. This would require a total of four (4) spaces per unit and a total of 88 spaces for the development.
10. Additionally, the number of required off-street vehicle parking spaces may be reduced where bicycle parking is provided, per Section 4-8-12. Up to a maximum of five percent (5%) of the total vehicle parking spaces required may be replaced with bicycle parking spaces.
11. Nearby 2403 Mount Auburn Street, directly south of 708 and 710 Weed Street, was rezoned to R-3C (One-Family Residential) in 2020.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
13. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located within these properties.
14. The nearest public transit stop is located approximately 1,700 feet away directly to the south on Walton Way.
15. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Weed Street and Wheeler Road are classified as Local Roads.
16. Surrounding zoning includes mostly single-family residential areas, along with some multiple-family residential, B-1 (Neighborhood Business), and PUD (Planned Unit Development) district.
17. The proposed rezoning request to R-3B is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.

18. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- "Storm on Tract A must over-detain for Tracts B and C not having storm systems."

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-3B (Multiple-Family Residential) with the following conditions:

1. The parcels at 708 and 710 Weed Street must be combined via a combination plat filed with the Clerk of Court or a combination request with the Tax Assessor. The property owner(s) must record the deed/plat and provide Planning & Development with a copy so that Real Estate/Tax Records and GIS maps can be updated.
2. Any proposed lighting fixtures must be directed downward and not toward any nearby residences.
3. Must comply with all aspects of the Augusta Tree Ordinance.
4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

Letter of Intent for Sandhills Student Housing

The Sandhills Student housing site lies 700 yards from the Summerville Campus of Augusta University. Walking to and from campus is a short walk or any even shorter bus ride down Fleming Avenue.

Irwington LLC seeks the rezoning of 616 Weed St., 708 Weed St., 710 Weed St., and 2450 Wheeler Rd., currently zoned R-1C to R-3B. The project is intended to be home to approximately 130 students. Rooms will be offered in residential style detached buildings with all bedrooms including a private bathroom. In addition, amenities will include onsite management and leasing office, gym, coworking space, laundry, gathering area and mini mart. The project is presently planned adjacent to the proposed Weed Street Affordable Housing development being led by Woda Cooper. All proposed buildings will be on vacant lots that were formerly single family homes. Parking will be offered for an additional fee, at a rate of 1 space per 2 bedrooms, but automobiles will be discouraged. We seek to provide a pedestrian friendly property with walking and bus service to Augusta University.

Sandhills is an important historical neighborhood that has contributed to the well being of the Augusta community. Many current residents live in older housing stock and there is a logical concern that property taxes might increase. We have met with leadership in the Richmond County tax office and are prepared to discuss this with residents to allay concerns. We have also informally met with members of the Sandhills Community at a recent Sandhills reunion and are seeking a formal meeting with stakeholders in Sandhills



December 2, 2025

To Whom It May Concern:

Augusta University has grown significantly over the last 10 years to 12,337 students and is projected to continue growing enrollment to 16,000 students by 2030. Since 2015, we have added more than 4,000 students to our enrollment, which is a 48% increase. Unfortunately, the University cannot meet the housing needs and desires of our students. Students have shared with us that they desire on-campus housing or off-campus housing that is near campus.

Since 2015, we have reconfigured our on-campus residence facilities to accommodate additional students. Additionally, we have entered into two master leases with apartment complexes near our Health Sciences Campus. Even so, we can only accommodate roughly 1,550 students, and we are at 110% occupancy. To meet the needs of our growing student population, we are actively working with the University System of Georgia to construct a new residence hall; however, the new residence hall will serve only 375-400 students and will not be opened until at least 2030. In the meantime, we will need additional affordable housing space from off-campus partners to serve our students.

Over the last several years, we have made the difficult decision to no longer allow graduate students to live in any of our university-owned or operated housing to create space for our growing undergraduate student population. Our graduate students have been very vocal that they desire housing on or near campus. We also have hundreds of international students who often find it challenging to secure housing off campus and who depend upon housing close to campus.

In summary, our undergraduate and graduate students desire on-campus housing or housing units that are near campus. Additionally, more than 40% of our undergraduate students come from lower socioeconomic backgrounds—that's more than 2,600 students. This is one reason that on-campus housing is desired. Our students have a need and desire for housing that is affordable and in close proximity to campus, as many do not have a vehicle.

Thank you for your efforts to construct a housing complex that would be desirable to students within walking distance to the Summerville Campus

A handwritten signature in blue ink that reads "Scott T. Wallace".

Scott T. Wallace

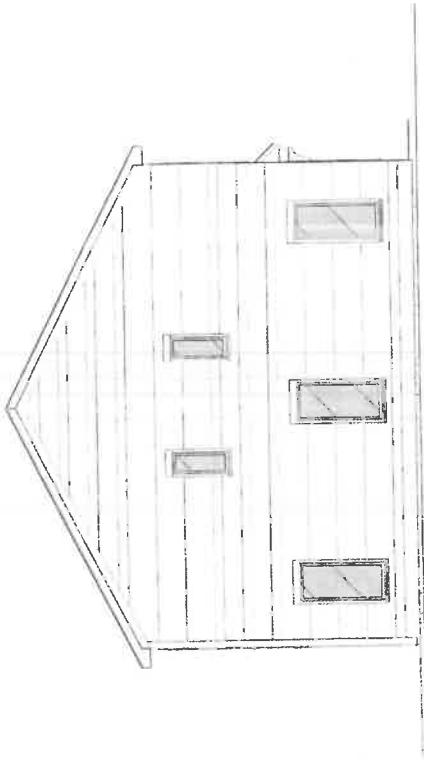
Associate Vice President and Dean of Students



SAND-HILLS

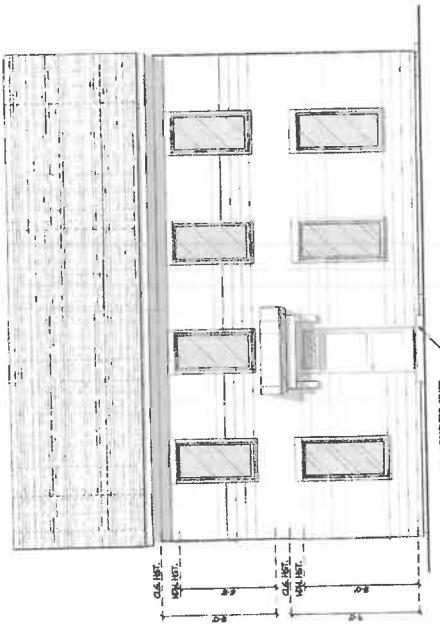
LEFT ELEVATION

SCALE W. 1:64



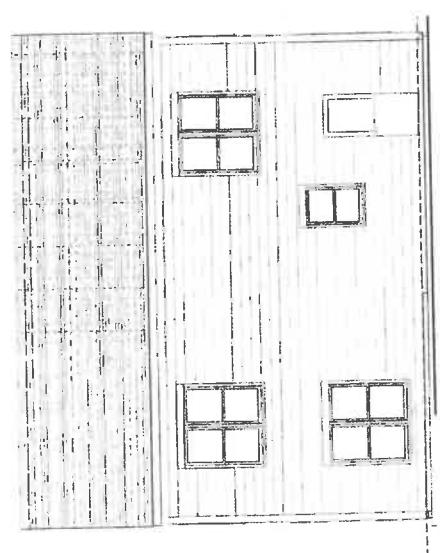
FRONT ELEVATION

SCALE W. 1:64



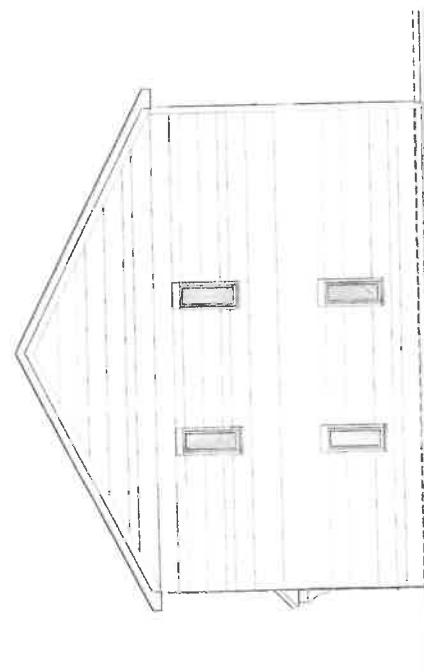
REAR ELEVATION

SCALE W. 1:64

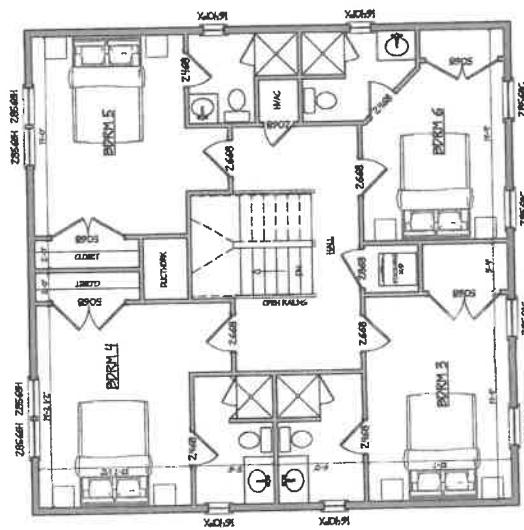
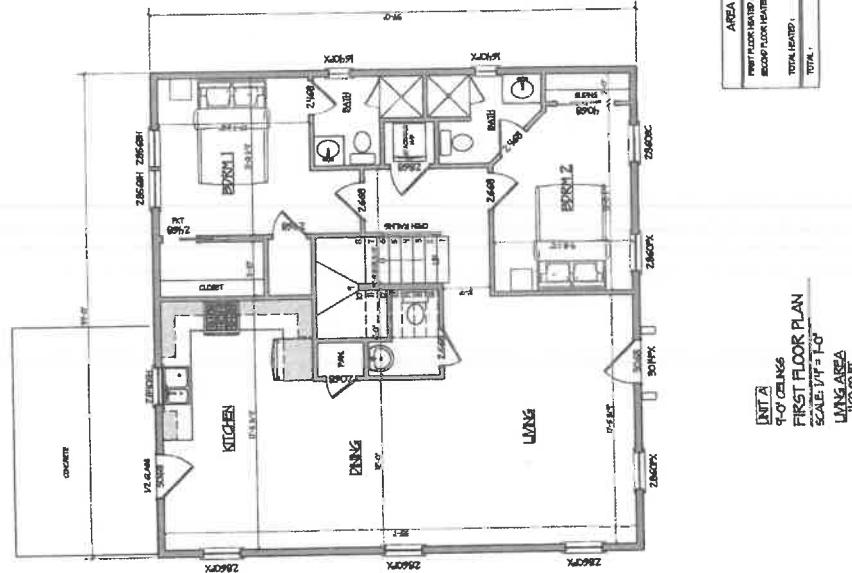


RIGHT ELEVATION

SCALE W. 1:64



SAND-HILLS



INIT A
9'-0" CEILINGS
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVING AREA
1600 SQ FT

SECOND FLOOR HEATED:	101 SQFT.
TOTAL HEATED:	2261 SQFT.
TOTAL:	2261 SQFT.

INT A 8'-0" CELLS
SECOND FLOOR PLAN
SCALE 1" = 1'-0"
LIVING AREA
18'0"

SANDHILLS
STUDENT HOUSING



PERSPECTIVE

SANDHILLS
STUDENT HOUSING



PERSPECTIVE

SANDHILLS
STUDENT HOUSING



PERSPECTIVE

SANDHILLS
STUDENT HOUSING

PERSPECTIVE



SANDHILLS
STUDENT HOUSING



PERSPECTIVE

Planning Commission

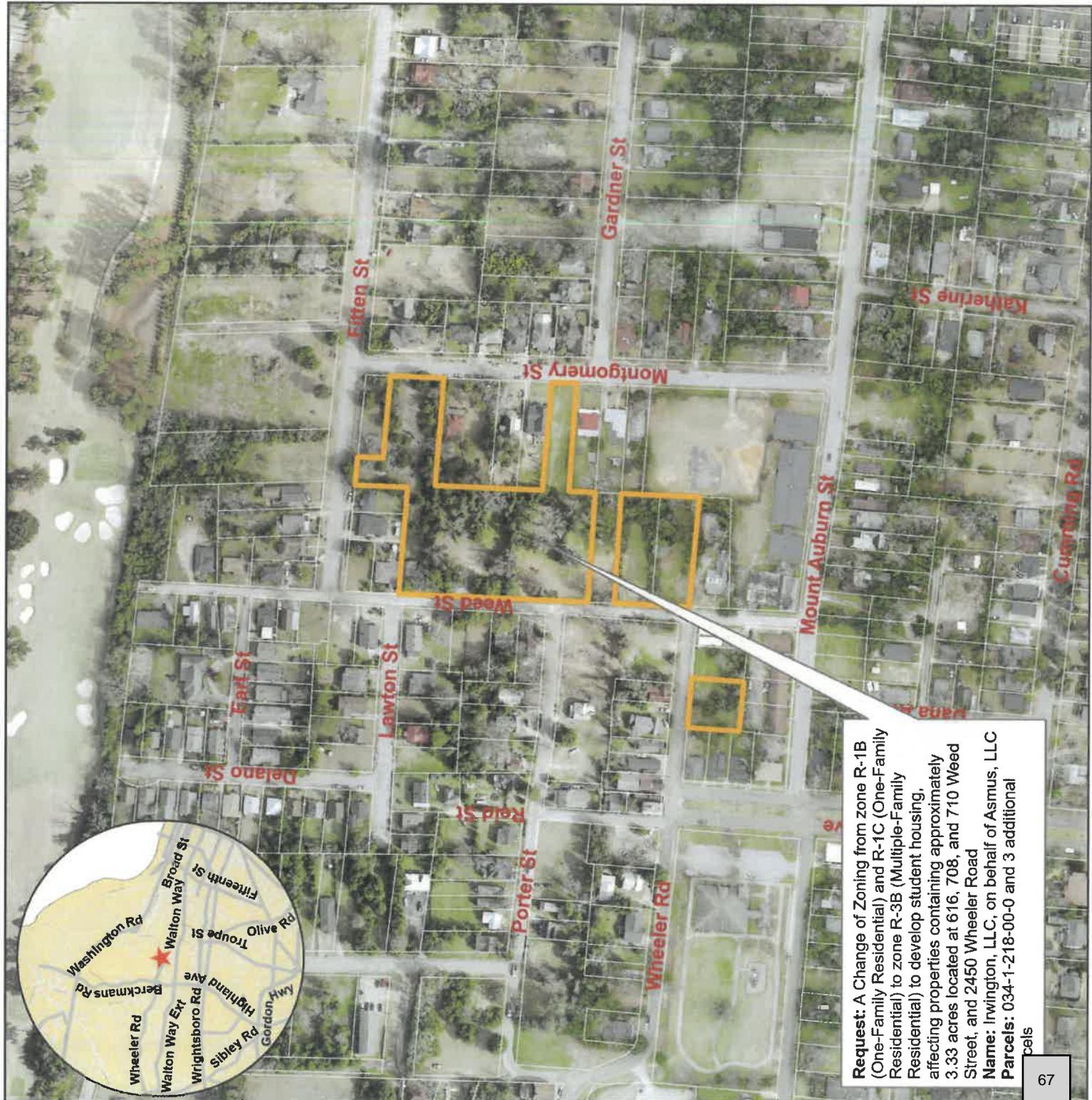
Z-25-41

February 2, 2026

616, 708, and 710 Weed
Street, and 2450 Wheeler
Road

Aerial

Subject Property



Request: A Change of Zoning from zone R-1B (One-Family Residential) and R-1C (One-Family Residential) to zone R-3B (Multiple-Family Residential) to develop student housing, affecting properties containing approximately 3.33 acres located at 616, 708, and 710 Weed Street, and 2450 Wheeler Road
Name: Irvington, LLC, on behalf of Asmus, LLC
Parcels: 034-1-218-00-0 and 3 additional parcels

Augusta, GA Disclaimer

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Item 3.



400 F.

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Planning Commission

Z-25-41

February 2, 2026

616, 708, and 710 Weed
Street, and 2450 Wheeler
Road

Current Zoning

Subject Property
Zoning Classification

B-1: Neighborhood
Business

PUD: Planned Unit
Development

R-1: One Family
Residential

R-1A: One Family
Residential

R-1B: One Family
Residential

R-1C: One Family
Residential

R-2: Two Family
Residential

R-3C: Multiple-Family
Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/20/2026 PE226133

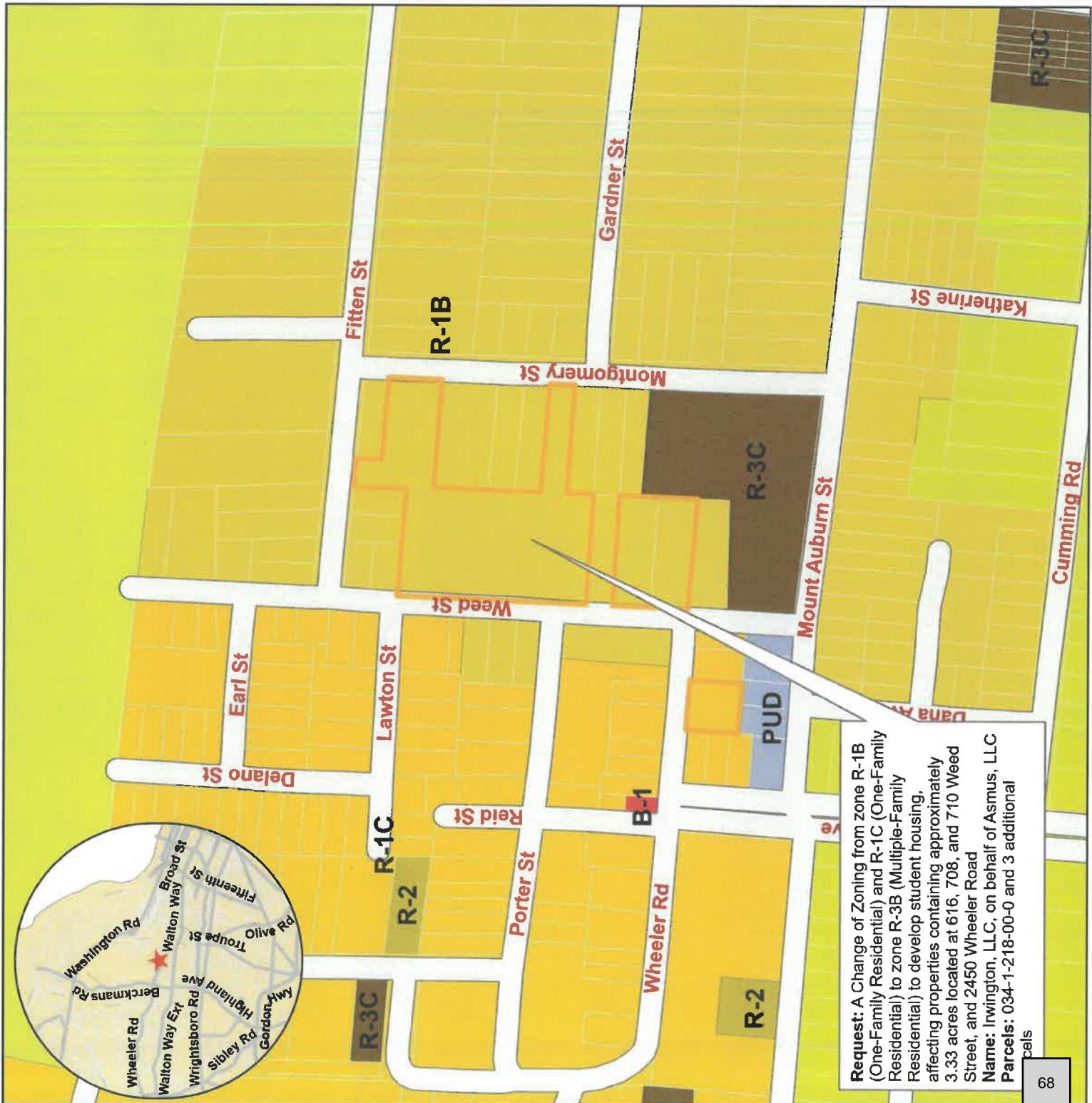
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Item 3.

400

0



Planning Commission

Z-25-41

February 2, 2026

616, 708, and 710 Weed Street, and 2450 Wheeler Road

Future Zoning



Zoning Classification

B-1: Neighborhood Business

PUD: Planned Unit Development

R-1: One Family Residential

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-1E: One Family Residential

R-2: Two Family Residential

R-3C: Multiple-Family Residential

R-3B: Multiple-Family Residential

R-3C: Multiple-Family Residential

R-3B: Multiple-Family Residential

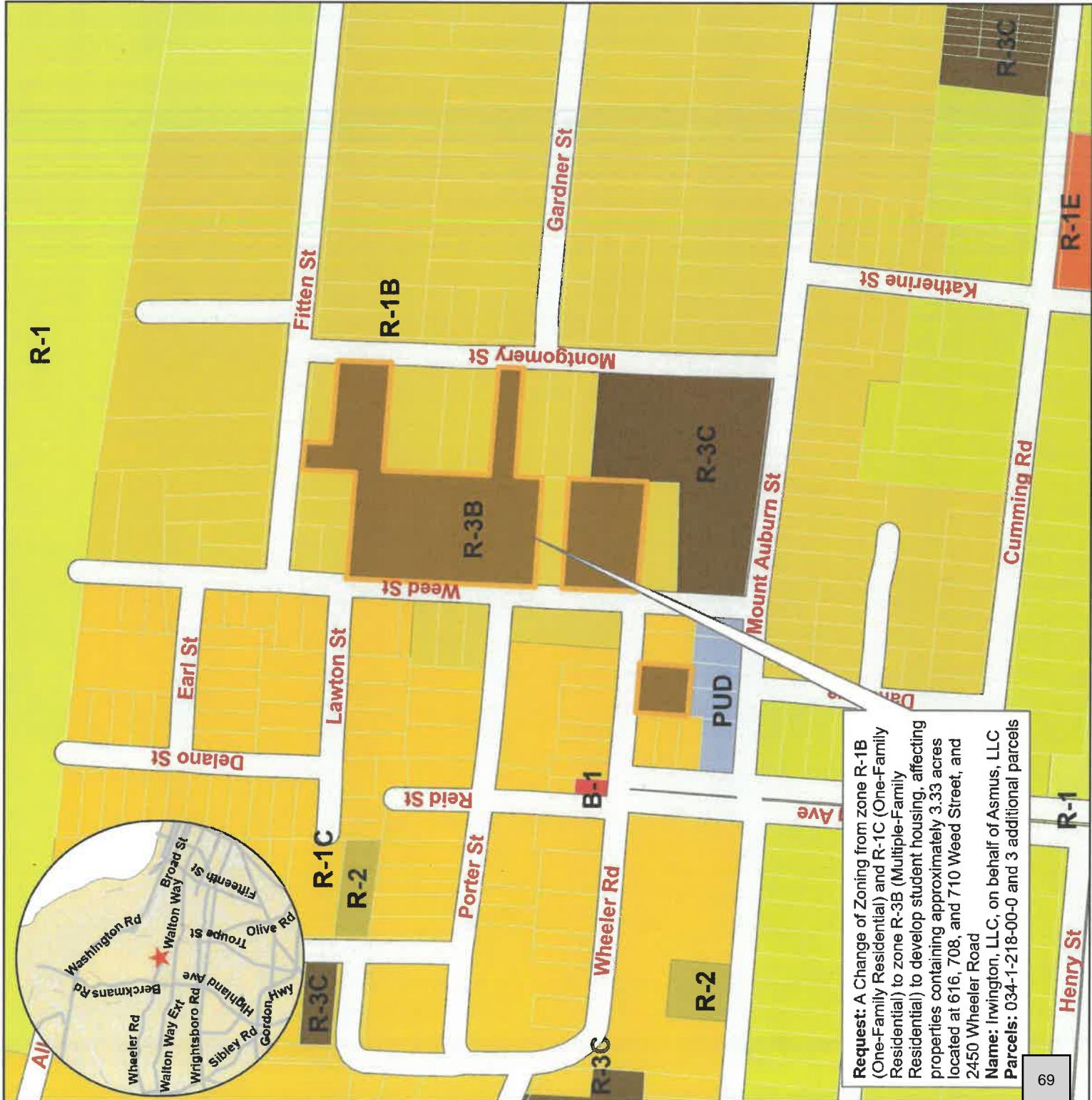
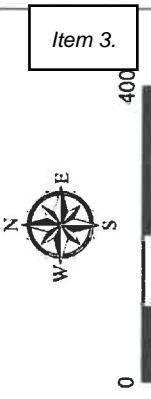
R-3C: Multiple-Family Residential

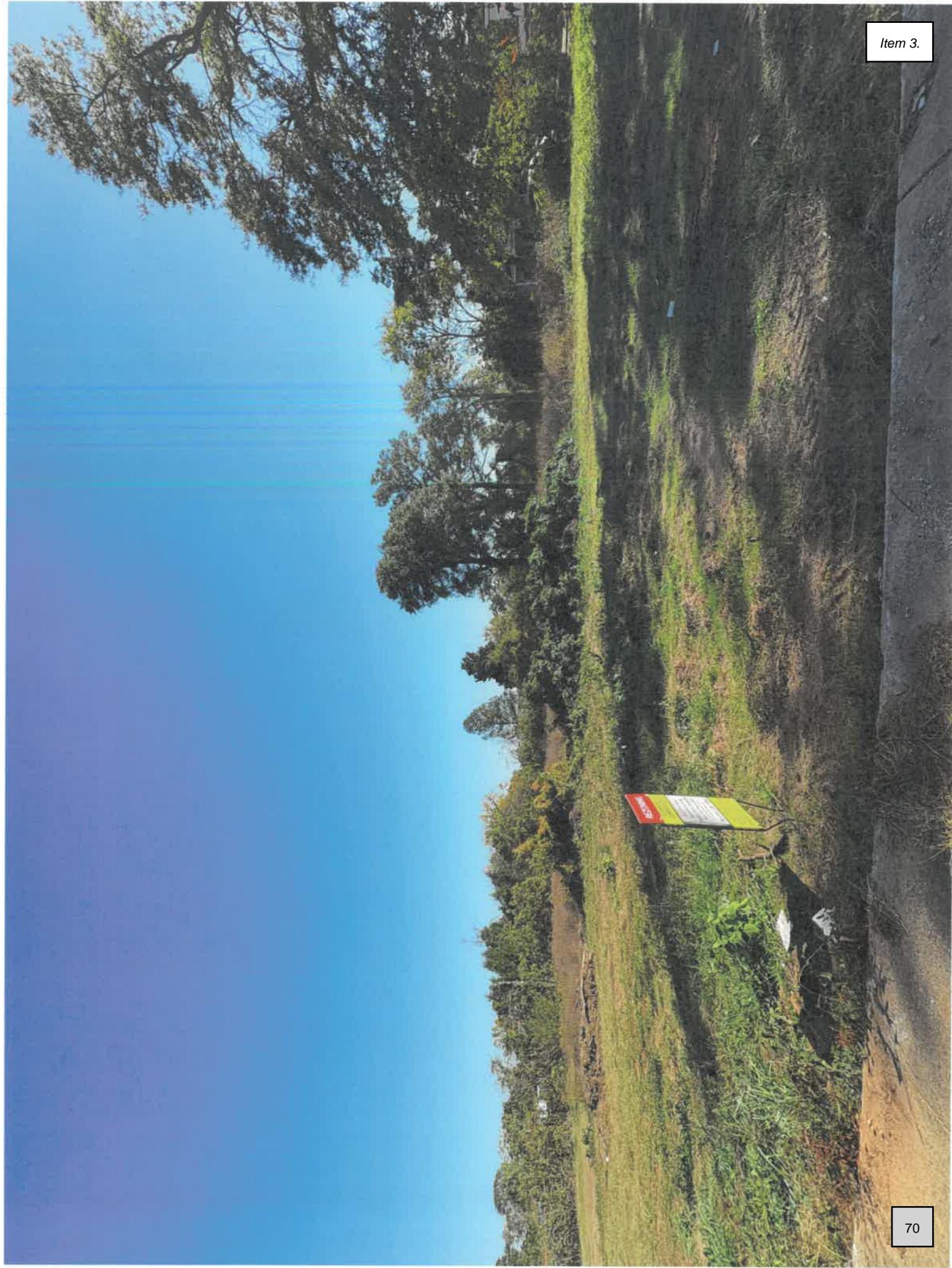


Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/20/2026 PE22633

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Commission Meeting

February 17, 2026

Item Name: Final Plat S-959

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	Final Plat – S-959-FINAL – Mystical Rose Garden – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Craig Winnall on behalf of NEK Commercial Properties LLC requesting final plat approval for Mystical Rose Garden containing 16 lots, located at 2368 Tobacco Road. Tax Map #154-2-005-00-0. <i>Reviewing agency approval 1/29/2026</i>
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION STAFF REPORT

Case Number: Final Plat – Mystical Rose Garden – S-959

Hearing Date: Monday, March 2, 2026

Applicant: Craig Winnall

Property Owner: NEK Commercial Properties LLC

Property Address: 2368 Tobacco Road

Tax Parcel #: 154-2-005-00-0

Present Zoning: B-1

Neighborhood or Subdivision: The Gardens

Commission District: 6 (Tony Lewis)

Super District: 10 (Wayne Guilfoyle)



Public Services Committee Meeting

February 10, 2026

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 26-11 Existing Location, New Ownership: Stephen P. Willy, applicant for Affiniti Golf Partners LLC, is requesting Consumption on-Premise Liquor, Beer, Wine & Sunday Sales for 4023 Jim Dent Way, Augusta GA 30909. District 2, Super District 9.
Background:	Existing Location, New Ownership
Analysis:	Applicant meets the requirements of the City of Augusta's Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$5,610.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant's statements. Sheriff's Office approved the application subject to additional information not contradicting applicants' statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Augusta-Richmond County
Planning & Development Department
Alcohol License Staff Report

Case Number: A.N. 26-11

Application Type: Consumption on Premises Liquor, Beer, Wine, and Sunday Sales – Existing Location, New Ownership.

Business Name: Affiniti Golf Partners LLC

Hearing Date: February 10, 2026

Prepared By: Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

Applicant: Stephen P. Willy

Property Owner: Augusta-Exempt

Address of Property: 4023 Jim Dent Way

Tax Parcel #:
056-1-002-01-0
043-3-005-00-0
043-3-003-00-0
043-3-002-00-0

Commission Districts: District 2,
Super District 9



ANALYSIS:

Location Restrictions:

- **Zoning:** R-1A & B2 (Existing Location)
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

ADDITIONAL CONSIDERATIONS:

- **Reputation, Character** – The applicant's reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to

the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.

Dancing – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.

- **Previous Revocation of License** – If the applicant is a person whose license issue under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

FINANCIAL IMPACT: The applicant will pay a fee of \$5,610.00

RECOMMENDATION:

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sheriff's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

NOTE: The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. Stephen P. Willy	Click or tap here to enter text. Co-Owner	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. 50%
Click or tap here to enter text. Whitney H. Crouse	Click or tap here to enter text. Co-Owner	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. 50%
Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. n/a	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]
Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. n/a	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]

What type of business will you operate in this location?

Restaurant – Full Restaurant – Limited Hybrid Lounge Convenience Store
 Package Store Other: **GOLF Club**

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises	X	X	X		X
Wholesale					

Total License Fee: \$ **5610**

Prorated License Fee (After July 1 ONLY): \$ **2805**

Have you ever applied for an Alcohol Beverage License before: Yes No

If so, give year of application and its disposition: **No disposition. We have active licenses in Acworth, GA; Villa Rica, GA; Douglasville, GA; and Augusta, GA.**

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes No If so, please initial: **SW**

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta – Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? Yes No

If yes, give full details:

None

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed. Yes No

If yes, give reason charged or held, date and place where charged and its disposition.

None

List owner or owners of the building and property.

① Masters Tournament Charities Inc ② Augusta Technical College Foundation, Inc. ③ Fore! Augusta Foundation, Inc. operating as First Tee Augusta

List the name and other required information for each person, firm or corporation having any interest in the business.

Only 2 co-owners listed have interest.

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

* Prior location buyer had liquor license under Augusta Municipal Golf Course prior to closure + renovation

A) Church: _____

C) School: _____

B) Library: _____

D) Public Recreation: _____

State of Georgia, Augusta-Richmond County, I, Stephen P. Willy, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

Stephen P. Willy
Applicant Signature

I hereby certify that Stephen P. Willy is personally known to be. That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath administered by me, has sworn that said statements and answers are true.

This 8th day of January, in the year 2020. May-Term Break

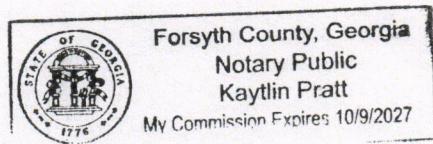
Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection <u>Curdling</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff <u>SP</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the _____ day of _____, in the year _____, (Approved/Disapproved) the forgoing application.

Administrator

Date





Public.Services.Committee.Meeting

Meeting Date: 02/10/26

Augusta Regional Airport (AGS) – CAT II Upgrades to Mark 1F Instrument Landing System (ILS)
for Runway 35

Department: Augusta Regional Airport (AGS)

Presenter: Herbert L. Judon, Jr., Airport Executive Director

Caption: Augusta Regional Airport (AGS) – Motion to approve Change Order #1 to Trinity Electrical Service's Contract, CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35, for a total increase of \$17,740.00. This item was approved during the January 29, 2026, Augusta Aviation Commission Meeting. (Bid 25-261 / 25BFA341)

Background: Trinity Electrical Services is currently contracted to construct the Approach Improvements to Runway 35. This requested Change Order #1 includes costs associated with additional work, materials, and equipment as requested by the FAA.

The additional work includes a 5-ft extension to the existing 45-ft glideslope tower, an additional ladder section associated with 5-ft extension, additional equipment to install 5-ft extension, and additional grounding and conduit. The majority of the work included within CO #1 was requested by the FAA.

Mead & Hunt has evaluated the change order request provided by Trinity and finds that the costs associated are acceptable and are within the unit prices provided as part of the original contract and/or within the industry. AGS provided verbal approval in late November/early December to complete the work.

This is the first Change Order for this project and revises Trinity's contract to \$789,005.00.

Analysis: This Change Order will result in a Net Increase to the overall project.

This Change Order has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

Financial Impact: This project is funded directly by the Airport Enterprise fund.

Alternatives: N/A

Recommendation: Approve Change Order #1 to Trinity Electrical Service's Contract, CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35, for a total increase of \$17,740.00.

**Funds are available in 551081305-5412110
the following accounts:**

**REVIEWED AND
APPROVED BY:** N/A



Industrial / Commercial Contracting
Air Field Construction
Sports Lighting · Electrical Utilities

Chad Hutchinson

Change Order

Date: November 19, 2025

Project: Augusta Airport

Scope of Work & Price Includes:

- Install 5' section on the existing 45' tower. The top section with the antenna has to come down, install the 5' section, and then reinstall the top section with the antenna.
- Additional grounding per plans.
- Extended conduit for obstruction light and re-install. If we don't have enough slack, we will need to re-pull this circuit.
- Extended 3" conduit. **Note: 14 says upper antenna weather head shall be mounted maximum of 40' above ground. Please verify.**
- New ladder section. Part Number per plan: MSA 506390
- Additional equipment: 60' man lift, boom truck, and light plants for this work to be performed at night.

Total Price: \$17,740.00

CHANGE ORDER

OWNER - Augusta Aviation Commission
Augusta Regional Airport
1501 Aviation Way
Augusta, GA 30906
Ph: 706-796-4010

ARCHITECT / ENGINEER – Mead & Hunt, Inc.
5955 Core Road, Suite 515
North Charleston, SC 29406
Ph. (843) 486-8330

PROJECT: AGS Construct Upgrades to Mark 1F Instrument
Landing System (ILS) for Runway 35
Project No.: 0119700-221073.02

CHANGE ORDER NO.: 01
Date: 01/20/2026
Cc:

CONTRACTOR: Trinity Electrical Services
2317 Golden Isles West
Baxley, Georgia 31513

DESCRIPTION of CHANGE: Quantity Adjustments

CP No.	Description	Amount
COP-1	Install 5' Section on the existing 45' Tower (Including parts, time, and equipment)	\$17,740.00
		TOTAL \$17,740.00

CP No.	Spec	Description	Unit	Quantity	Unit Price	Amount
COP-1		Install 5' Section on the existing 45' Tower	LS	1	\$17,740.00	\$17,740.00
					TOTAL	\$17,740.00

PROVIDED JUSTIFICATION:

- FAA requested additional work within the overall scope of the project. AGS has provided verbal approval to Trinity in order to keep project on schedule and ready for Masters 2026.

ADJUSTMENT of CONTRACT SUM

Original Contract Sum:	\$ 771,265.00
Prior Adjustments:	\$ 0.00
Contract Sum Prior to this Change:	\$ 771,265.00
Adjustment for this Change:	\$ 17,740.00
Revised Contract Sum:	\$ 789,005.00

ADJUSTMENT of CONTRACT TIME

Original Contract Time:	95 (days)
Prior Adjustments:	0 (days)
Contract Time Prior to this Change:	95 (days)
Adjustment for this Change:	0 (days)
Revised Contract Time:	95 (days)

Contractor waives any claim for further adjustments of the Contract Sum and Contract Time related to the above described change in the work.

ENGINEER

Recommended by: Mead & Hunt

OWNER'S REPRESENTATIVE

Recommended by:

Engineer

Date

Date

CONTRACTOR

Accepted by:

OWNER

Approved by:

Date

Date



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

Augusta Aviation Commission Meeting Minutes

January 29, 2026

10:00 a.m.

Orwen Aviation Commission Chambers

2nd Floor - Terminal Building

Commission Members:

Commissioner Ronic West; Commissioner Michael Cioffi;
 Commissioner William Fennoy; Commissioner Marshall McKnight;
 Commissioner Wilbert Barrett; Commissioner James Germany;
 Commissioner Randy Sasser; Commissioner Kay Roland;
 Commissioner Davis Beman; Commissioner Dan Troutman;
 Commissioner Larry Harris

Absent:

Commissioner Marshall McKnight

Staff:

Mr. Herbet Judon; Ms. Lauren Smith; Mr. Ken Hinkle;
 Mr. Robert Kerr – Staff Attorney; Ms. Elizabeth Giles;
 Ms. Risa Bingham; Ms. Diane Johnston; Chief Michael Beal;
 Mr. Bruce Keller; Ms. Catherine Highsmith; Mr. Tyler Good;
 Ms. Jennifer Humphrey; Mr. DeAndre Davis; Mr. Cody Mitchel;
 Mr. Korey Anderson

Others:

Mr. Edwin Scott – Mead & Hunt; Mark Godzina – Mead & Hunt;
 Lt. Larry Bracken – AGS Marshal Department;
 Ms. Dana Lynn McIntyre – Augusta Business Daily
 Mr. Robert Moore – Foth; Mr. John Queen – Foth
 Mr. Skylar – Augusta Press; Mr. Lonnie Wimberly
 Mrs. Nancy Williams; Mr. Derrick Bingham;
 Mr. Johnny Gregory – 100 Black Men of Augusta;
 Mr. Alex – Bennish Engineering
 Mr. Bryson Holley; Ms. Mia Wilson; Ms. Krisha Patel;
 Mr. Ritchie Rowland; Ms. Diondra Neely; Ms. Leila Carter;
 Mr. Ja'Von Johnson; Mr. Thomas Lowry;

**Mrs. Keisha Quick – Richmond County School System ;
Mrs. Angela Sneed – Richmond County School System;
Mrs. Sophia Cogle – Richmond County School System**

CALL TO ORDER & PRAYER – Chairwoman Ronic West called the meeting to order at 10:27am,
Prayer offered by Commissioner Wilbert Barrett

Motion by Commissioner West to amend agenda I.E.1. Director Action Requests – IV. A-J to A-K

Motion by Commissioner Germany to pull Consent Items I.E.1. Director Action Requests – IV. A-K

Motion by Commissioner Fennoy 2nd by Commissioner Barrett to add IV. Director Action Requests Item M. Masters 2026 Van Rentals and Item N. Vehicle Purchase for the Richmond County Marshal's Office – Airport Division, to the agenda.

No Discussion; Unanimous Ayes; Motion Carries

I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West

- A. January 29, 2026, Augusta Aviation Commission Meeting Agenda
- B. November 13, 2025, Augusta Aviation Commission Meeting Minutes
- C. December 17, 2025, Augusta Aviation Commission Special Called Meeting Minutes
- D. December 2025 Statistics

Motion by Commissioner Beman 2nd by Commissioner Roland to approve January 29, 2026, Augusta Aviation Commission Meeting Agenda, November 13, 2025, Augusta Aviation Commission Meeting Minutes, December 17, 2025, Augusta Aviation Commission Special Called Meeting Minutes, December 2025 Statistics

No Discussion; Unanimous Ayes; Motion Carries

- E. Consent Items
 - 1. Director Action Requests – IV. A-J (Approved in Aviation Marketing Committee, Aviation Construction Committee Meeting, Aviation Masters® Committee Meeting)

II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman
- C. Masters® Committee Report – Commission Dan Troutman
Committee Reports received as information.

III. FINANCIALS - Risa Bingham

- A. December / Year End Financials
Motion by Commissioner Fennoy 2nd by Commissioner Harris to accept December / Year End Financial Report.

No Discussion; Unanimous Ayes; Motion Carries

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – The Greater Augusta Arts Council / *The Augusta Music & Songwriter Festival* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Sasser to approve sponsoring The Greater Augusta Arts Council / The Augusta Music & Songwriter Festival in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- B. Augusta Regional Airport (AGS) – American Heart Association / *CSRA Heart Walk* – Lauren Smith
Motion by Commissioner Harris 2nd by Commissioner Roland to approve sponsoring American Heart Association / CSRA Heart Walk in the amount of \$1,500.
No Discussion; Unanimous Ayes; Motion Carries
- C. Augusta Regional Airport (AGS) – Hearts of Serenity / *Community Support Services Resource Fair* – Lauren Smith
Motion by Commissioner Barrett 2nd by Commissioner Beman to approve sponsoring Hearts of Serenity / Community Support Services Resource Fair in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- D. Augusta Regional Airport (AGS) – PCNAA – Augusta Alumni Chapter / *Augusta Legacy Banquet* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Harris to approve sponsoring PCNAA – Augusta Alumni Chapter / Augusta Legacy Banquet in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- E. Augusta Regional Airport (AGS) - Inside to Outdoor Xtreme Kids, Inc. / *ITO Xtreme Kid's Fishing Event* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Roland to approve sponsoring Inside to Outdoor Xtreme Kids, Inc. / ITO Xtreme Kid's Fishing Event in the amount of \$1,000.
Discussion; Unanimous Ayes; Motion Carries
- F. Augusta Regional Airport (AGS) – CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35 – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35.
No Discussion; Unanimous Ayes; Motion Carries
- G. Augusta Regional Airport (AGS) – 2026 Miscellaneous On-Call Services – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve 2026 Miscellaneous On-Call Services.
No Discussion; Unanimous Ayes; Motion Carries
- H. Augusta Regional Airport (AGS) – Fuel Farm Improvements – Amendment #1 to Work Authorization #41 for CA/CO Services – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Harris to approve Fuel Farm Improvements – Amendment #1 to Work Authorization #41 for CA/CO Services.
No Discussion; Unanimous Ayes; Motion Carries
- I. Augusta Regional Airport (AGS) – Recommendation of Award (ROA) & Construction Contract to Reeves Construction for Long-Term Parking Lot “A” Phase I – Elizabeth Giles
Motion by Commissioner Barrett 2nd by Commissioner Fennoy to approve Recommendation of Award (ROA) & Construction Contract to Reeves Construction for Long-Term Parking Lot “A” Phase I.
No Discussion; Unanimous Ayes; Motion Carries
- J. Augusta Regional Airport (AGS) – John Wayne Air Calvary Inc. Professional Service Agreement – Kenneth Hinkle
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve John Wayne Air Calvary Inc. Professional Service Agreement.
No Discussion; Unanimous Ayes; Motion Carries

- K. Augusta Regional Airport (AGS) – Autonoma, Inc. AutoVerse Simulation Program – Kenneth Hinkle
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve Autonoma, Inc. AutoVerse Simulation Program.
No Discussion; Unanimous Ayes; Motion Carries
- L. Augusta Regional Airport (AGS) – Memorandum of Agreement (MOA) with Richmond County Marshal’s Office – Lauren Smith
Motion by Commissioner Dr. Larke 2nd by Commissioner Fennoy to approve Memorandum of Agreement (MOA) with Richmond County Marshal’s Office.
No Discussion; Unanimous Ayes; Motion Carries
- M. Augusta Regional Airport (AGS) – Masters® 2026 Van Rentals
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve Masters® 2026 Van Rentals
No Discussion; Unanimous Ayes; Motion Carries
- N. Augusta Regional Airport (AGS) – Vehicle Purchase for the Richmond County Marshal’s Office – Airport Division
Motion by Commissioner Troutman 2nd by Commissioner Roland to approve the Vehicle Purchase for the Richmond County Marshal’s Office – Airport Division
Discussion; Unanimous Ayes; Motion Carries

V. INFORMATION ITEMS

- A. Innovation Exchange – Diane Johnston
- B. Air Edu / Intern Introductions – Cody Mitchell
2026 Air Edu Interns introduced themselves and shared goals within the program. Interns: Bryson Holley, Mia Wilson, Krisha Patel, Ritchie Rowland, Diondra Neely, Leila Carter, Ja’Von Jonson, Thomas Lowry

VI. EXECUTIVE SESSION

The Augusta Aviation Commission did not enter Executive Session.

VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Recommendation from Nomination Committee for 2026 Aviation Chair & Vice-Chair Roles – Commissioner Randy Sasser
Motion by Commissioner Harris 2nd by Commissioner Fennoy to approve the Recommendation from the Nomination Committee for Commissioner Ronic West as the 2026 Augusta Aviation Commission Chairwoman and Commissioner Michael Cioffi as the 2026 Augusta Aviation Commission Vice-Chair.
No Discussion; Unanimous Ayes; Motion Carries
- B. Discuss Aviation Committees – Commissioner Ronic West
Commissioner Fennoy requested Point of Personal Privilege to introduce District Commissioner Lonnie Wimberly.

Commissioner Germany stated question for Airport Attorney, Mr. Robert Kerr: Can the chair & vice-chair serve as committee chair. Mr. Kerr’s response: According to the Bylaws, this is acceptable.

Commissioner Fennoy requested Commissioner Sasser be added to the Augusta Aviation Masters / Air Show Committee.

Motion by Commissioner Barrett 2nd by Commissioner Germany to remove “Special Projects Committee” from the list of Augusta Aviation Committees.
Discussion; Unanimous Ayes; Motion Carries

C. Recommendation from Nomination Committee for 2026 Aviation Committee Roles –
Commissioner Michael Cioffi

Motion by Commissioner Beman 2nd by Commissioner Dr. Larke to approve the formation of all 2026 Augusta Aviation Committees and Committee Members:

Standing Committees

Air Service Committee: Randy Sasser (Chair), Ronic West (Vice-Chair), Davis Beman, Dr. Charles Larke, Dan Troutman

Finance Committee: Davis Beman (Chair), James Germany (Vice-Chair), Marshall McKnight, Randy Sasser, Dan Troutman, Michael Cioffi

Marketing Committee: Michael Cioffi (Chair), Larry Harris (Vice-Chair), Dr. Charles Larke, Wilbert Barrett, Randy Sasser, William Fennoy

Personnel Committee: Kay Roland (Chair), James Germany (Vice-Chair), Dr. Charles Larke, Ronic West, Wilbert Barrett, Randy Sasser

Special Committees

Business Development Committee: Davis Beman (Chair), Ronic West (Vice-Chair), Randy Sasser, Michael Cioffi, Marshall McKnight, Larry Harris, James Germany

Construction Committee: Dan Troutman (Chair), Larry Harris (Vice-Chair), William Fennoy, Dr. Charles Larke, Michael Cioffi, Marshall McKnight

Masters / Air Show Committee: Dan Troutman (Chair), Michael Cioffi (Vice-Chair), Davis Beman, Wilbert Barrett, Kay Roland, Randy Sasser

No Discussion; Unanimous Ayes; Motion Carries

D. Budget Information – Commissioner Ronic West

GENERAL DISCUSSION

Commissioners discussed the possibility of amending the Augusta Aviation Commission Bylaws by specifying a more detailed policy for the nomination and assignment for the Chair and Vice-Chair prior to the beginning of business in a new year. Jennifer Humphrey volunteered to email current Augusta Aviation Commission Bylaws to all Commissioners.

ADJOURN MEETING

Motion to adjourn by Commissioner Cioffi 2nd by Commissioner Roland

No Discussion; Unanimous Ayes; Motion Carries

Meeting adjourned at 11:54am

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public.Services.Committee.Meeting

Meeting Date: 02/10/26

Augusta Regional Airport (AGS) – Fuel Farm Improvements –

Amendment #1 to Work Authorization #41 for CA/CO Services (RFP 25-168)

Department: Augusta Regional Airport (AGS)

Presenter: Herbert L. Judon, Jr., Airport Executive Director

Caption: Augusta Regional Airport (AGS) – Motion to approve Amendment #1 to Work Authorization #41 for Mead & Hunt to provide additional Construction Administration and Construction Observation (CA/CO) services for the Fuel Farm Improvement Project, totaling \$80,325.00. This item was approved during the January 29, 2026, Augusta Aviation Commission Meeting. (RFP 25-168)

Background: Work Authorization # 41 was approved on December 8th, 2022, in the amount of \$285,551.22 to provide Construction Administration and Observation services, Special Inspections and Material Testing, on-site resident engineering services, and closeout phase services for the project.

The purpose of Amendment #1 to Work Authorization #41 is to reconcile extended services rendered during the Construction Administration phase of the project. Mead & Hunt along with our subconsultants, provided extended services to the Airport in support of the extension of the contractor's construction schedule and delay in achieving substantial completion of the project. Services included construction observation, construction administration and response, and testing services.

This Project includes but is not limited to Mobilization, Safety and Traffic Control, Erosion Control, and the installation of four (4) new 30,000 gallon Double-Walled Horizontal Jet A Fuel Tanks and associated containment pad, foundations, piping, pumps, etc., rehabilitation of the existing Mogas, Diesel, and LL-100 tanks, installation of a new 16' x 20' testing building, demolition and removal of the four (4) existing vertical Jet-A Tanks., and the demolition and removal of one (1) existing horizontal Jet-A Tank and associated foundations, piping, pumps.

The scope of services to be performed by Mead & Hunt, Inc. under the previously approved WA #41 includes all work, services, materials, equipment and supplies necessary to provide CA/CO and Quality Assurance Testing Services for the improvement and rehabilitation of the existing Fuel Farm. The Costs of the previously approved new 30,000-gallon Jet-A Tanks totals \$738,244.67. The Construction Costs for the Overall Fuel Farm Improvements totals \$2,898,894.

The contract between Augusta Regional Airport and RW Allen Construction LLC was made and entered to be effective January 26, 2023, and fully executed on March 7, 2023. The construction phase services were authorized on a 180-calendar day construction period with an initial Notice to Proceed issued to RW Allen in May of 2023 to begin submittal and procurement efforts associated with long-lead time items and the official Notice to Proceed was given to R.W. Allen in

The existing contract was amended to a revised duration of 222-calendar days. As of December 22, 2025, the project was deemed substantially complete with a duration of 869-calendar days worked on the project.

Analysis:

The construction phase services contract is based on a 60-calendar day mobilization and a 120-calendar day construction period (180 days, total).

This Amendment has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

Financial Impact:

This Amendment will be funded by Airport Enterprise Funds.

Alternatives:

N/A

Recommendation:

Approve Amendment #1 to Work Authorization #41 for Mead & Hunt to provide additional Construction Administration and Construction Observation (CA/CO) services for the Fuel Farm Improvement Project, totaling \$80,325.00.

Funds are available in the following accounts:

551081306-5414910

REVIEWED AND APPROVED BY:

N/A

AMENDMENT #1 TO WORK AUTHORIZATION # 41
TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN: Augusta Regional Airport (AGS) (AIRPORT)
Augusta, Georgia

AND: Mead & Hunt, Inc. (CONSULTANT)
A Wisconsin Corporation

DATE PREPARED: January 6, 2026

RECITALS

This is Amendment #1 to the Forty-First (41st) Work Authorization to the Professional Services Agreement dated effective July 17, 2018, between the Augusta Aviation Commission (AIRPORT) and Mead & Hunt, Inc. (CONSULTANT), referred to herein as the Contract.

AGREEMENT

Services to be Provided under. Amendment #1 to WA #41 consists of additional services necessary to provide Construction Administration, Construction Observation (CA/CO) and Testing Services for the Construction and Rehabilitation of the existing Augusta Regional Fuel Farm (“the Project”).

The existing Fuel Farm on site is in need of major improvements and rehabilitation in order to remain in operation and serve the Airport. This project includes Mobilization, Safety and Traffic Control, Erosion Control, and the Construction of the proposed Fuel Farm Improvements including four (4) Horizontal 30,000 Gallon Jet-A Fuel Tanks, Piping, and pumping improvements to the existing Avgas, Unleaded and Diesel Tanks, a new Veeder-Root Fuel Management System, Site Improvements, New Fencing and Access Control Elements, a new Fuels Building and demolition of the existing Jet-A tanks, piping, pumping and appurtenances, at a cost of \$3,637,138.67 (\$738,244.67 for the new 30,000-gallon Jet-A Tanks, \$2,898,894 for the overall improvements).

Because of extensive delays between the installation of new tanks, pump/skid packages, testing/inspection/certification, and demolition of the old facility (outside of the control of the Consultant) the original scope and fee approved under this WA was fully exhausted therefore resulting in the need for additional services.

The scope of services for this project is included herewith as Attachment A.

The additional services will be provided on a lump sum basis billed on a percentage complete basis by task. A breakdown of the fee is included in Amendment #1 – Attachment B. Progress payments shall be made in accordance with the Contract.

	Consideration for Professional Services	Contract Length	Invoice Method
Additional Construction Administration / Construction Observation (CA/CO) Services for the construction of the Fuel Farm Improvements.	\$ 80,325.00	620 days	Lump Sum

APPROVAL AND ACCEPTANCE: Approval and acceptance of the WORK AUTHORIZATION including any attachments shall incorporate this document as part of the CONTRACT between the AIRPORT and the CONSULTANT dated July 17, 2018. All work and services defined in this WORK AUTHORIZATION shall be performed in accordance with the terms and conditions of the aforementioned CONTRACT between the AIRPORT and CONSULTANT.

AUGUSTA AVIATION COMMISSION

By: _____

Name: Ronic West
Title: Aviation Commission Chair

Date: _____

Attest:

By: _____

Name: _____
Title: AGS Administrative Manager

Date: _____

MEAD & HUNT, INC.

By: _____

Name: Edwin Scott
Title: Vice President

Date: _____

Construction Services Fee (CA/CO)

AIRPORT: Augusta Regional Airport (AGS)
 LOCATION: Augusta, Georgia
 MH PROJECT NO. 0119700-210446.02
 PROJECT DESCRIPTION: Construction Administration/Construction Observation (CA/CO) Fees for the Fuel Farm Improvements Project

PROJECT NUMBER: Non-FAA AIP
 DATE: 11/4/25
 REV. NO: WA # 41 Amendment #1

TASK 1 - PRE-CONSTRUCTION		Engineering Fee
1.0	Pre-Construction Activities	\$0.00
2.0	Initial Construction Layout	\$0.00
3.0	Prepare Construction Management Plan (CMP)	\$0.00
4.0	Prepare Project Files	\$0.00
5.0	Grant Administration Assistance Expenses	\$0.00
	Subconsultant - N/A	\$0.00
SUBTOTAL TASK 1 - PRE-CONSTRUCTION		\$0.00

TASK 2 - CONSTRUCTION MANAGEMENT		Engineering Fee
6.0	Construction Management Expenses	\$14,884.00 \$0.00
SUBTOTAL TASK 2 - CONSTRUCTION MANAGEMENT		\$14,884.00

TASK 3 - RESIDENT ENGINEERING		Engineering Fee
7.0	Resident Engineering (Mead & Hunt)	\$24,790.00
	Subconsultant - Aulick Engineering - Resident Engineer (DBE)	\$0.00
	Subconsultant - Delta Engineering - Electrical and MEP Observation (DBE)	\$2,000.00
	Subconsultant - Miles Engineering - Fuel System Observation	\$2,000.00
	Subconsultant - CSRA - IBC Chapter 17 Special Inspections Expenses	\$5,400.00
SUBTOTAL TASK 3 - RESIDENT ENGINEERING		\$34,190.00

TASK 4 - POST CONSTRUCTION SERVICES		Engineering Fee
8.0	Final Inspection and Documentation	\$11,520.00
9.0	Record Drawings, Equipment Manuals, and Materials Book	\$9,550.00
10.0	Grant Closeout Report Expenses	\$4,327.00 \$480.00
	Subconsultant - Resident Engineer (DBE)	\$0.00
SUBTOTAL TASK 4 - POST CONSTRUCTION SERVICES		\$25,877.00

TASK 5 - ADDITIONAL SERVICES		Engineering Fee
11.0	Update Spill Prevention Control and Countermeasure (SPCC) Plan	\$4,374.00
12.0	Update Airport Layout Plan (N/A)	\$0.00
13.0	AGIS Update (N/A) Expenses	\$0.00 \$0.00
SUBTOTAL TASK 5 - ADDITIONAL SERVICES		\$4,374.00

TASK 6 - QUALITY ACCEPTANCE TESTING		Engineering Fee
	Subconsultant - CSRA	\$1,000.00
SUBTOTAL TASK 6 - QUALITY ACCEPTANCE TESTING		\$1,000.00

COST BREAKDOWN BY TASK		
Task 1 - Preconstruction		\$0.00
Task 2 - Construction Management		\$14,884.00
Task 3 - Resident Engineering		\$34,190.00
Task 4 - Post Construction Services		\$25,877.00
Task 5 - Additional Services		\$4,374.00
Quality Acceptance Testing		\$1,000.00
TOTAL ENGINEERING FEES		\$80,325.00

COST BREAKDOWN BY CONSULTANT		
Mead & Hunt, Inc		\$75,325.00
Aulick Engineering (DBE)		\$0.00
Delta Engineering		\$2,000.00
Miles Engineering		\$2,000.00
CSRA		\$1,000.00

Item No.	Principal \$265.00	Sr. Project Manager \$225.00	Engineer VI \$189.00	Engineer II \$127.00	Project Architect \$189.00	Struct. Engineer \$189.00	Senior Electrical Engineer \$225.00	Reg. Land Surveyor \$143.00	Cadd Technician IV \$126.00	Project Assist. \$105.00	Sr. Scientist \$225.00	Total Hours	Cost Summary
TASK 1 - PRE-CONSTRUCTION													
1.0 Pre-Construction Activities													
• Schedule and coordinate meeting and materials	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
• Obtain and review construction schedules	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
• Provide Owner with project engineer credentials	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
• Prepare submittals/testing log	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
• Attend and document pre-construction conference	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2.0 Initial Construction Layout													
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3.0 Prepare Construction Management Plan (CMP)													
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0 Prepare Project Files													
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0 Grant Administration Assistance													
• Calculate cost summary for grant draw request	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
• Assemble supporting documentation	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses													
Auto Rental	0	0	0	0	0	0	0	0	0	0	0	0	0 Days \$75.00 \$0.00
Mileage	0	0	0	0	0	0	0	0	0	0	0	0	0 Miles \$0.625 \$0.00
Lodging and Per Diem	0	0	0	0	0	0	0	0	0	0	0	0	0 Days \$180.00 \$0.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0	0	0	0 Trips \$600.00 \$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	0	0	0 \$50.00 \$0.00
													Total Expenses \$0.00
TASK 1 - PRE-CONSTRUCTION TOTAL													
\$0.00													

Item No.	Principal \$265.00	Sr. Project Manager \$225.00	Engineer VI \$189.00	Engineer I \$105.00	Project Architect \$189.00	Struct. Engineer \$189.00	Senior Electrical Engineer \$225.00	Reg. Land Surveyor \$143.00	Cadd Technician IV \$126.00	Project Assist. \$105.00	Sr. Scientist \$225.00	Total Hours	Cost Summary	
TASK 2 - CONSTRUCTION MANAGEMENT														
6.0 Construction Management														
• Site visits & check construction activities vs. plans and specs	4	24	16	0	0	0	0	0	0	0	0	44	\$9,484.00	
• Provide interpretation of plans and specifications	0	8	0	0	0	0	0	0	0	0	0	8	\$1,800.00	
• Supervise and coordinate field inspection/testing	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Review shop drawings/certificates for compliance	0	8	0	0	0	0	0	0	0	0	0	8	\$1,800.00	
• Review all pay estimates	0	8	0	0	0	0	0	0	0	0	0	8	\$1,800.00	
• Review weekly progress reports	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Prepare/recommend approval of change orders	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Owner consultation and construction advice	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Assist Owner with reimbursement requests	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Testing requirements and materials reports	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Update record drawings during construction	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Review payroll reports and contractor compliance	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
• Monitor contractor compliance with DBE program	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	
Estimated Total Man-hours	4	48	16	0	0	0	0	0	0	0	0	68		
Summary Costs	\$1,060.00	\$10,800.00	\$3,024.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$14,884.00	
7.0 Expenses														
Auto Rental	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	0	0	0	0	0	0	0	0	0	0	0 Miles	\$0.625	\$0.00
Lodging and Per Diem	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$180.00	\$0.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
												Total Expenses	\$0.00	
TASK 2 - CONSTRUCTION MANAGEMENT TOTAL													\$14,884.00	
Item No.	Principal \$265.00	Sr. Project Manager \$225.00	Engineer VI \$189.00	Engineer I \$105.00	Project Architect \$189.00	Struct. Engineer \$189.00	Senior Electrical Engineer \$225.00	Reg. Land Surveyor \$143.00	Cadd Technician IV \$126.00	Project Assist. \$105.00	Sr. Scientist \$225.00	Total Hours	Cost Summary	
TASK 3 - RESIDENT ENGINEERING														
7.0 Resident Engineering														
Field Inspection	0	1	5	2	0	0	0	0	0	0	0	0	\$0.00	
Hours per Day	0	8	10	10	8	8	0	0	0	0	0	0	\$0.00	
Total Hours	0	8	50	20	0	0	0	0	0	0	0	78	\$13,790.00	
Estimated Total Man-hours	0	8	50	20	0	0	0	0	0	0	0	78		
Summary Costs	\$0.00	\$1,800.00	\$9,450.00	\$2,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$13,790.00	
Expenses - Included in rate for Resident Engineering														
Auto Rental	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	1440	1440	1440	0	0	0	0	0	0	0	4320 Miles	\$0.625	\$2,700.00
Lodging and Per Diem	0	5	5	5	0	0	0	0	0	0	0	15 Days	\$180.00	\$2,700.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
												Total Expenses	\$5,400.00	
TASK 3 - RESIDENT ENGINEERING TOTAL													\$19,190.00	

Item No.	Principal \$265.00	Sr. Project Manager \$225.00	Engineer VI \$189.00	Engineer I \$105.00	Project Architect \$189.00	Struct. Engineer \$189.00	Senior Electrical Engineer \$225.00	Reg. Land Surveyor \$143.00	Cadd Technician IV \$126.00	Project Assist. \$105.00	Sr. Scientist \$225.00	Total Hours	Cost Summary
TASK 4 - POST CONSTRUCTION SERVICES													
8.0 Final Inspection and Documentation													
8.1 Final inspection	2	8	8	8	16	0	0	0	0	0	0	42	\$7,882.00
8.2 Final punch list	0	2	4	4	0	0	0	0	0	2	0	12	\$1,924.00
8.3 Final construction certifications	0	2	4	4	0	0	0	0	0	0	0	10	\$1,714.00
Estimated Total Man-hours	2	12	16	16	16	0	0	0	0	2	0	64	
Summary Costs	\$530.00	\$2,700.00	\$3,024.00	\$2,032.00	\$3,024.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00		\$11,520.00
9.0 Record Drawings, Equipment Manuals, Materials Book													
9.1 Record drawings	2	2	8	8	0	0	0	0	16	0	0	36	\$5,524.00
9.2 Equipment manuals	0	2	4	4	0	0	0	0	0	8	0	18	\$2,554.00
9.3 Materials book	0	0	2	2	0	0	0	0	0	8	0	12	\$1,472.00
Estimated Total Man-hours	2	4	14	14	0	0	0	0	16	16	0	66	
Summary Costs	\$530.00	\$900.00	\$2,646.00	\$1,778.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,016.00	\$1,680.00	\$0.00		\$9,550.00
10.0 Project Closeout													
Estimated Total Man-hours	0	4	8	4	2	1	0	0	0	8	0	27	
Summary Costs	\$0.00	\$900.00	\$1,512.00	\$508.00	\$378.00	\$189.00	\$0.00	\$0.00	\$0.00	\$840.00	\$0.00		\$4,327.00
Expenses													
Auto Rental	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$75.00 \$0.00
Mileage	0	0	480	0	0	0	0	0	0	0	0	480 Miles	\$0.625 \$300.00
Lodging and Per Diem	0	0	1	0	0	0	0	0	0	0	0	1 Days	\$180.00 \$180.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00 \$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$50.00 \$0.00
Total Expenses													\$480.00
TASK 4 - POST CONSTRUCTION SERVICES TOTAL													\$25,877.00

Item No.	Principal \$265.00	Sr. Project Manager \$225.00	Engineer IV \$189.00	Engineer I \$105.00	Project Architect \$189.00	Struct. Engineer \$189.00	Senior Electrical Engineer \$225.00	Reg. Land Surveyor \$143.00	Cadd Technician IV \$126.00	Project Assist. \$105.00	Sr. Scientist \$225.00	Total Hours	Cost Summary
TASK 5 - ADDITIONAL SERVICES													
11.0 Update Spill Prevention Control and Countermeasure Plan													
Estimated Total Man-hours	2	4	4	4	0	0	0	0	0	16	0	30	
Summary Costs	\$530.00	\$900.00	\$756.00	\$508.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,680.00	\$0.00		\$4,374.00
12.0 Update Airport Layout Plan													
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
13.0 Airports GIS Compliance													
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	0	0	
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Expenses													
Auto Rental	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$75.00 \$0.00
Mileage	0	0	0	0	0	0	0	0	0	0	0	0 Miles	\$0.625 \$0.00
Lodging and Per Diem	0	0	0	0	0	0	0	0	0	0	0	0 Days	\$180.00 \$0.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00 \$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	0	0	\$50.00 \$0.00
Total Expenses													\$0.00
TASK 5 - ADDITIONAL SERVICES TOTAL													\$4,374.00



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Augusta Aviation Commission Meeting Minutes

January 29, 2026

10:00 a.m.

Orwen Aviation Commission Chambers

2nd Floor - Terminal Building

Commission Members:

Commissioner Ronic West; Commissioner Michael Cioffi;
 Commissioner William Fennoy; Commissioner Marshall McKnight;
 Commissioner Wilbert Barrett; Commissioner James Germany;
 Commissioner Randy Sasser; Commissioner Kay Roland;
 Commissioner Davis Beman; Commissioner Dan Troutman;
 Commissioner Larry Harris

Absent:

Commissioner Marshall McKnight

Staff:

Mr. Herbet Judon; Ms. Lauren Smith; Mr. Ken Hinkle;
 Mr. Robert Kerr – Staff Attorney; Ms. Elizabeth Giles;
 Ms. Risa Bingham; Ms. Diane Johnston; Chief Michael Beal;
 Mr. Bruce Keller; Ms. Catherine Highsmith; Mr. Tyler Good;
 Ms. Jennifer Humphrey; Mr. DeAndre Davis; Mr. Cody Mitchel;
 Mr. Korey Anderson

Others:

Mr. Edwin Scott – Mead & Hunt; Mark Godzina – Mead & Hunt;
 Lt. Larry Bracken – AGS Marshal Department;
 Ms. Dana Lynn McIntyre – Augusta Business Daily
 Mr. Robert Moore – Foth; Mr. John Queen – Foth
 Mr. Skylar – Augusta Press; Mr. Lonnie Wimberly
 Mrs. Nancy Williams; Mr. Derrick Bingham;
 Mr. Johnny Gregory – 100 Black Men of Augusta;
 Mr. Alex – Bennish Engineering
 Mr. Bryson Holley; Ms. Mia Wilson; Ms. Krisha Patel;
 Mr. Ritchie Rowland; Ms. Diondra Neely; Ms. Leila Carter;
 Mr. Ja'Von Johnson; Mr. Thomas Lowry;

**Mrs. Keisha Quick – Richmond County School System ;
Mrs. Angela Sneed – Richmond County School System;
Mrs. Sophia Cogle – Richmond County School System**

CALL TO ORDER & PRAYER – Chairwoman Ronic West called the meeting to order at 10:27am,
Prayer offered by Commissioner Wilbert Barrett

Motion by Commissioner West to amend agenda I.E.1. Director Action Requests – IV. A-J to A-K

Motion by Commissioner Germany to pull Consent Items I.E.1. Director Action Requests – IV. A-K

Motion by Commissioner Fennoy 2nd by Commissioner Barrett to add IV. Director Action Requests Item M. Masters 2026 Van Rentals and Item N. Vehicle Purchase for the Richmond County Marshal's Office – Airport Division, to the agenda.

No Discussion; Unanimous Ayes; Motion Carries

I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West

- A. January 29, 2026, Augusta Aviation Commission Meeting Agenda
- B. November 13, 2025, Augusta Aviation Commission Meeting Minutes
- C. December 17, 2025, Augusta Aviation Commission Special Called Meeting Minutes
- D. December 2025 Statistics

Motion by Commissioner Beman 2nd by Commissioner Roland to approve January 29, 2026, Augusta Aviation Commission Meeting Agenda, November 13, 2025, Augusta Aviation Commission Meeting Minutes, December 17, 2025, Augusta Aviation Commission Special Called Meeting Minutes, December 2025 Statistics

No Discussion; Unanimous Ayes; Motion Carries

- E. Consent Items
 - 1. Director Action Requests – IV. A-J (Approved in Aviation Marketing Committee, Aviation Construction Committee Meeting, Aviation Masters® Committee Meeting)

II. COMMITTEE REPORTS

- A. Marketing Committee Report – Commissioner Michael Cioffi
- B. Construction Committee Report – Commissioner Dan Troutman
- C. Masters® Committee Report – Commission Dan Troutman
Committee Reports received as information.

III. FINANCIALS - Risa Bingham

- A. December / Year End Financials
Motion by Commissioner Fennoy 2nd by Commissioner Harris to accept December / Year End Financial Report.
No Discussion; Unanimous Ayes; Motion Carries

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – The Greater Augusta Arts Council / *The Augusta Music & Songwriter Festival* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Sasser to approve sponsoring The Greater Augusta Arts Council / The Augusta Music & Songwriter Festival in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- B. Augusta Regional Airport (AGS) – American Heart Association / *CSRA Heart Walk* – Lauren Smith
Motion by Commissioner Harris 2nd by Commissioner Roland to approve sponsoring American Heart Association / CSRA Heart Walk in the amount of \$1,500.
No Discussion; Unanimous Ayes; Motion Carries
- C. Augusta Regional Airport (AGS) – Hearts of Serenity / *Community Support Services Resource Fair* – Lauren Smith
Motion by Commissioner Barrett 2nd by Commissioner Beman to approve sponsoring Hearts of Serenity / Community Support Services Resource Fair in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- D. Augusta Regional Airport (AGS) – PCNAA – Augusta Alumni Chapter / *Augusta Legacy Banquet* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Harris to approve sponsoring PCNAA – Augusta Alumni Chapter / Augusta Legacy Banquet in the amount of \$1,000.
No Discussion; Unanimous Ayes; Motion Carries
- E. Augusta Regional Airport (AGS) - Inside to Outdoor Xtreme Kids, Inc. / *ITO Xtreme Kid's Fishing Event* – Lauren Smith
Motion by Commissioner Fennoy 2nd by Commissioner Roland to approve sponsoring Inside to Outdoor Xtreme Kids, Inc. / ITO Xtreme Kid's Fishing Event in the amount of \$1,000.
Discussion; Unanimous Ayes; Motion Carries
- F. Augusta Regional Airport (AGS) – CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35 – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve CAT II Upgrades to Mark 1F Instrument Landing System (ILS) for Runway 35.
No Discussion; Unanimous Ayes; Motion Carries
- G. Augusta Regional Airport (AGS) – 2026 Miscellaneous On-Call Services – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve 2026 Miscellaneous On-Call Services.
No Discussion; Unanimous Ayes; Motion Carries
- H. Augusta Regional Airport (AGS) – Fuel Farm Improvements – Amendment #1 to Work Authorization #41 for CA/CO Services – Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Harris to approve Fuel Farm Improvements – Amendment #1 to Work Authorization #41 for CA/CO Services.
No Discussion; Unanimous Ayes; Motion Carries
- I. Augusta Regional Airport (AGS) – Recommendation of Award (ROA) & Construction Contract to Reeves Construction for Long-Term Parking Lot “A” Phase I – Elizabeth Giles
Motion by Commissioner Barrett 2nd by Commissioner Fennoy to approve Recommendation of Award (ROA) & Construction Contract to Reeves Construction for Long-Term Parking Lot “A” Phase I.
No Discussion; Unanimous Ayes; Motion Carries
- J. Augusta Regional Airport (AGS) – John Wayne Air Calvary Inc. Professional Service Agreement – Kenneth Hinkle
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve John Wayne Air Calvary Inc. Professional Service Agreement.
No Discussion; Unanimous Ayes; Motion Carries

- K. Augusta Regional Airport (AGS) – Autonoma, Inc. AutoVerse Simulation Program – Kenneth Hinkle
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve Autonoma, Inc. AutoVerse Simulation Program.
No Discussion; Unanimous Ayes; Motion Carries
- L. Augusta Regional Airport (AGS) – Memorandum of Agreement (MOA) with Richmond County Marshal’s Office – Lauren Smith
Motion by Commissioner Dr. Larke 2nd by Commissioner Fennoy to approve Memorandum of Agreement (MOA) with Richmond County Marshal’s Office.
No Discussion; Unanimous Ayes; Motion Carries
- M. Augusta Regional Airport (AGS) – Masters® 2026 Van Rentals
Motion by Commissioner Troutman 2nd by Commissioner Fennoy to approve Masters® 2026 Van Rentals
No Discussion; Unanimous Ayes; Motion Carries
- N. Augusta Regional Airport (AGS) – Vehicle Purchase for the Richmond County Marshal’s Office – Airport Division
Motion by Commissioner Troutman 2nd by Commissioner Roland to approve the Vehicle Purchase for the Richmond County Marshal’s Office – Airport Division
Discussion; Unanimous Ayes; Motion Carries

V. INFORMATION ITEMS

- A. Innovation Exchange – Diane Johnston
- B. Air Edu / Intern Introductions – Cody Mitchell
2026 Air Edu Interns introduced themselves and shared goals within the program. Interns: Bryson Holley, Mia Wilson, Krisha Patel, Ritchie Rowland, Diondra Neely, Leila Carter, Ja’Von Jonson, Thomas Lowry

VI. EXECUTIVE SESSION

The Augusta Aviation Commission did not enter Executive Session.

VII. COMMISSION COMMENTS / ACTION REQUESTS

- A. Recommendation from Nomination Committee for 2026 Aviation Chair & Vice-Chair Roles – Commissioner Randy Sasser
Motion by Commissioner Harris 2nd by Commissioner Fennoy to approve the Recommendation from the Nomination Committee for Commissioner Ronic West as the 2026 Augusta Aviation Commission Chairwoman and Commissioner Michael Cioffi as the 2026 Augusta Aviation Commission Vice-Chair.
No Discussion; Unanimous Ayes; Motion Carries
- B. Discuss Aviation Committees – Commissioner Ronic West
Commissioner Fennoy requested Point of Personal Privilege to introduce District Commissioner Lonnie Wimberly.

Commissioner Germany stated question for Airport Attorney, Mr. Robert Kerr: Can the chair & vice-chair serve as committee chair. Mr. Kerr’s response: According to the Bylaws, this is acceptable.

Commissioner Fennoy requested Commissioner Sasser be added to the Augusta Aviation Masters / Air Show Committee.

Motion by Commissioner Barrett 2nd by Commissioner Germany to remove “Special Projects Committee” from the list of Augusta Aviation Committees.
Discussion; Unanimous Ayes; Motion Carries

C. Recommendation from Nomination Committee for 2026 Aviation Committee Roles –
Commissioner Michael Cioffi

Motion by Commissioner Beman 2nd by Commissioner Dr. Larke to approve the formation of all 2026 Augusta Aviation Committees and Committee Members:

Standing Committees

Air Service Committee: Randy Sasser (Chair), Ronic West (Vice-Chair), Davis Beman, Dr. Charles Larke, Dan Troutman

Finance Committee: Davis Beman (Chair), James Germany (Vice-Chair), Marshall McKnight, Randy Sasser, Dan Troutman, Michael Cioffi

Marketing Committee: Michael Cioffi (Chair), Larry Harris (Vice-Chair), Dr. Charles Larke, Wilbert Barrett, Randy Sasser, William Fennoy

Personnel Committee: Kay Roland (Chair), James Germany (Vice-Chair), Dr. Charles Larke, Ronic West, Wilbert Barrett, Randy Sasser

Special Committees

Business Development Committee: Davis Beman (Chair), Ronic West (Vice-Chair), Randy Sasser, Michael Cioffi, Marshall McKnight, Larry Harris, James Germany

Construction Committee: Dan Troutman (Chair), Larry Harris (Vice-Chair), William Fennoy, Dr. Charles Larke, Michael Cioffi, Marshall McKnight

Masters / Air Show Committee: Dan Troutman (Chair), Michael Cioffi (Vice-Chair), Davis Beman, Wilbert Barrett, Kay Roland, Randy Sasser

No Discussion; Unanimous Ayes; Motion Carries

D. Budget Information – Commissioner Ronic West

GENERAL DISCUSSION

Commissioners discussed the possibility of amending the Augusta Aviation Commission Bylaws by specifying a more detailed policy for the nomination and assignment for the Chair and Vice-Chair prior to the beginning of business in a new year. Jennifer Humphrey volunteered to email current Augusta Aviation Commission Bylaws to all Commissioners.

ADJOURN MEETING

Motion to adjourn by Commissioner Cioffi 2nd by Commissioner Roland

No Discussion; Unanimous Ayes; Motion Carries

Meeting adjourned at 11:54am

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public.Services.Committee.Meeting

Meeting Date: 02/10/26

Augusta Regional Airport (AGS) – Northwest Development Access Road & Utility Improvements
(Amendment #1 to WA #9 24BFA383)

Department: Augusta Regional Airport (AGS)

Presenter: Herbert L. Judon, Jr., Airport Executive Director

Caption: Augusta Regional Airport (AGS) – Motion to approve Development Access Road & Utility Improvements Amendment #1 to Mead and Hunt for Work Authorization #9 to provide additional Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Northwest Development Access Road and Utility Improvements at Augusta Regional Airport (AGS) in the amount of \$53,565.00. This item was approved during the August 28, 2025, Augusta Aviation Commission Meeting. (24BFA383)

Background: Amendment #1 includes services not originally scoped within the original Design Work Authorization including, but not limited to, the design and permitting of a new lift station, additional survey outside of the original limits, and additional test holes / geotechnical testing.

In 2023, AGS submitted various projects to the offices of Senator Warnock and Ossoff in the hopes of finding funding through a Congressional Directed Spending (CDS) grant. During this same time, design efforts began for the Hangar N1 Development area which included new landside and airside facilities (Hangar, Ramp, etc.). To provide access to these airside development areas, the Northwest Roadway and Utility improvement project was proposed. This project intends to construct the necessary access roadway and make the necessary utility improvements so that the area identified as Airside (Hangar & Ramp) development will be useable in the near future. AGS was notified in Spring of 2024 that a CDS grant had been awarded for the construction of this project in which Mead & Hunt was tasked with developing a scope and fee associated with Design through Bidding. This proposal identifies all design phases and tasks associated with the Northwest Development Roadway & Utility project.

This Project will include Mobilization, Erosion Control, Stormwater analysis and improvements, demolition, excavation, paving, grading

utility installation, electrical improvements, seeding, and mulching within the project limits at an estimated cost of construction of \$2,262,600.00.

In order to continue development within the northwest, the Project, AGS – Design Northwest Access Roady & Utility Improvements, is hereby proposed.

Analysis:

This amendment will increase the original Work Authorization #9 fee to \$448,319.20.

This amendment is requested in a Lump-Sum fee amount and includes the efforts to develop Plans, Specifications and provide Bidding Services, per FAA Advisory Circulars, for the project.

This Work Authorization has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

Financial Impact:

This work authorization is proposed to be funded through the Airport Enterprise Fund and/or the Congressional Directed Spending (CDS) Grant.

Alternatives:

N/A

Recommendation:

Approve the Development Access Road & Utility Improvements Amendment #1 to Work Authorization #9 to provide additional Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Northwest Development Access Road and Utility Improvements at Augusta Regional Airport (AGS) in the amount of \$53,565.00.

Funds are available in the following accounts:

551081301-5412110

REVIEWED AND APPROVED BY:

N/A

Amendment #1 to Attachment A
North Development Access Road and Utility Improvements
Design Engineering Work Scope
 Augusta Regional Airport (AGS)
 Augusta, GA
 June 14, 2024

Project Description

This project is intended to connect Cargo Road to Doug Barnard Parkway at Dixon Airline Road and provide new access to Future Hangars N1, N2, and N3 ("The Project"). A proposed 8" sanitary sewer line and 12" waterline will also be installed along the new North Development Access Road. Upon completion of this project, the new hangar parking areas will have access from Cargo Road to the south or Doug Barnard Parkway to the north at Dixon Airline Road. Minor intersection improvements (new radius returns and pavement markings) to the intersection of Dixon Airline Road and Doug Barnard Parkway will be considered. The total project length is approximately 2,000 linear feet. A preliminary budget estimate for the complete construction of the Project is \$2,074,050 (Construction) + \$188,550 (CA/CO) = **\$2,262,600**.

The scope of services to be performed by Mead & Hunt, Inc. (Consultant) for Augusta Regional Airport (Client) includes all detailed work, services, materials, equipment and supplies necessary to provide Plans and Specifications, and perform bidding services for the North Development Access Road Project (Project). The project will be divided into four (4) phases, these services include:

PHASE I – PROJECT ADMINISTRATION

Project Administration will take place throughout the duration of the Project and will include communication of the Project progress with the Client, management of the team's activities, management of subconsultants work, quality control and quality assurance of checking of documentation, organizing the Project information and documentation and disseminating key issues. Other project administration responsibilities include overall project management, invoicing, accounting, and monitoring of the Project budget and project closeout. This phase also includes project scoping as detailed below.

PHASE II – DATA COLLECTION AND PRELIMINARY DESIGN (30%)

- Topographical Surveying – additional areas are required, refer to EMC proposal.
- Geotechnical Services – refer to NOVA proposal.
- Environmental Documentation and Permitting – Ongoing under a separate scope of work.
- Utility Coordination
- Subsurface Utility Engineering (SUE) – refer to Platinum Geomatics proposal.
- Preliminary Roadway Design
- Preliminary Hydrology and Hydraulics – refer to Aulick proposal.
- Preliminary Water Main Design
- Preliminary Sanitary Sewer Design

- Preliminary Electrical and Lighting Design

PHASE III – FINAL DESIGN AND CONSTRUCTION DOCUMENTS

- Final Roadway Design
- Final Hydrology and Hydraulics
- Final Water Main Design
- Final Sanitary Sewer Design
- Final Electrical and Lighting Design
- Water Quality Design

PHASE IV – BID ADMINISTRATION

The Consultant shall investigate and determine one or more recommendations for the most effective alignment location and construction of the North Development Access Road, water main extension and sanitary sewer extension during the preliminary phase of the project. The selected alternative will be shared with the Client prior to moving into the Final Design services phase of this scope of work. The Consultant will also review and analyze existing drainage systems within the project area to determine if improvements are necessary.

Construction Administration and Construction Observation services for the Project will be provided under a separate Work Authorization, to be negotiated at a later date.

The Consultant shall complete the scope of services in accordance with generally accepted standards of practice and shall include all work necessary to complete the tasks outlined in this Work Authorization.

Design Schedule

- Phase I – 1 weeks from Notice to Proceed (NTP)
- Phase II – 14 weeks from NTP
- Phase III – 20 weeks from NTP
- Phase IV – 24 weeks from NTP

This Project is proposed to be funded through a Congressional Directed Spending (CDS) Grant and will be completed in adherence to all FAA/Federal, GDOT, Augusta-Richmond County, and City of Augusta Utilities Department Standards.

PHASE I. Project Administration & Project Scoping

This phase involves those activities required for defining the scope of the project, project administration and project closeout work, including (but not limited to) the following activities:

Project Administration will take place throughout the duration of the Project and will include communication of the Project progress with the Client, management of the team's activities, management of subconsultants work, quality control and quality assurance of checking of documentation, organizing the Project information and documentation and disseminating key issues. Other project administration responsibilities include overall project management, invoicing, accounting, and monitoring of the Project budget.

1.0 Project Scoping

1.1 Preliminary Meetings with the Client

Consultant shall confer with the Client on, and ascertain, project requirements, finances, schedules, and other pertinent matters and shall meet with FAA/GDOT if needed and other concerned agencies and parties on matters affecting the project and shall arrive at a mutual understanding of such matters with the Client. The Consultant and Client shall discuss what type of environmental documentation (anticipated to be Categorical Exclusion) will be needed for the project and included in the work scope. Meetings with the Client shall also determine the need for topographical surveying and pavement/geotechnical testing. It is anticipated that there will be a maximum of three (3) meetings with the Client and/or the GDOT and/or the City of Augusta Utilities Department, with some meetings occurring at the project location and others being virtual.

1.2 Prepare Project Scope of Work and Proposal

This includes preparing the scope of work and fee proposal and negotiating the contract scope and fee with the Client. This also includes coordination with subconsultants for scopes and fees.

2.0 Prepare Contract and Subcontracts

This includes preparing the Consultant-Client contract and preparing subconsultant contracts.

3.0 Project Coordination (coordination with Client, State, etc.)

Consultant shall coordinate with the subconsultants, Client, State and other applicable agencies to complete the work elements described within Phase I.

4.0 Project Closeout

Prepare Project Financial Closeout Forms and Report and submit to the Client at the conclusion of the project.

PHASE II. Data Collection and Preliminary Design (30%)

5.0 Topographical Surveying – Scope to include locating the existing waterline/sewer along Doug Barnard Pkwy and Dixon Airline Road along with survey data along Dixon Airline Road where the proposed new sewer line is to be located and necessary survey data along Dixon Airline Road and

Doug Barnard Parkway associated with the proposed roadway design. See Survey proposal from EMC.

5.1 Coordination to collect existing data and locate utilities

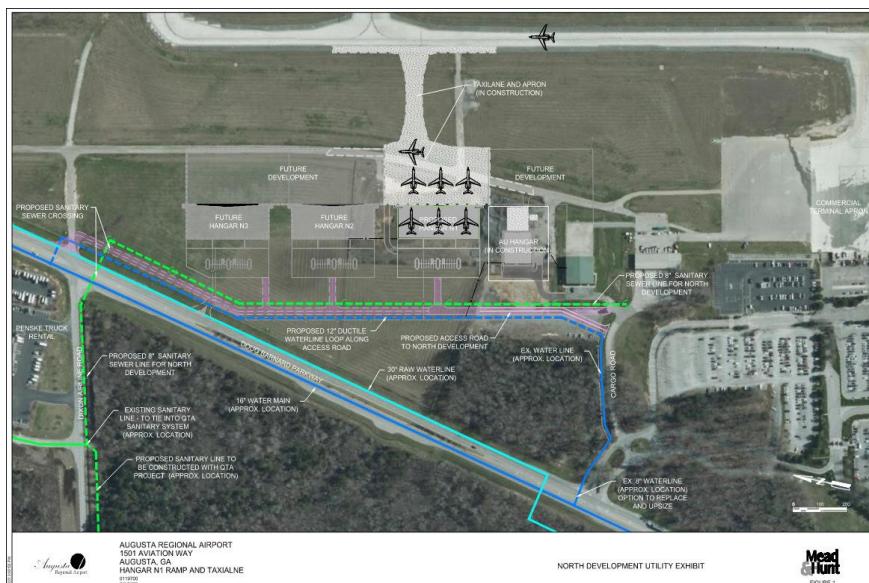
This task includes data collection and review of as-builts and available existing survey information to gather information on existing topography and utility information. This also includes coordination for field utility locates with the Airport. Coordination will be done with survey field crews to establish survey limits and coordination, survey schedule and available survey control information.

5.2 Survey Control

Survey control will be established based on existing USGS control information and used for design surveys. The Consultant shall provide a drawing showing the location of the existing or established control for the project. The Consultant shall perform necessary bench loop and traverse procedures to verify accuracy of vertical and horizontal control points.

5.3 Field Work

A topographic survey will be conducted by the Consultant. The data will be used to determine the existing pavement geometry, elevations, and drainage patterns. Ground shots will be taken in a minimum 25-foot grid pattern in paved areas, and a minimum of 50-foot grid pattern outside of paved areas. Locations of pavement markings, curbing, and utility structures will also be acquired via the topographic survey. Limits of survey work include the boundary highlighted in yellow on the aerial map attached. All utilities visible within the project limits and surface markings of existing utilities will be located within the project limits.



5.4 Convert survey data for design software.

This work includes analyzing the topographical surveying data and preparing the data for use with computer modeling. Included are the following separate tasks:

- Establish design coordinate plan with Client/State to be used for CADD Drawings
- Input raw survey data into the computer program to sort data into company standard layers for efficient analysis.
- Sort all data points by layers and description for computer modeling.
- Verify surveyor horizontal and vertical control.
- Prepare digital terrain model (DTM) of existing ground contours, pavement edges, roadways, drainage features, and other miscellaneous items.
- General three-dimensional contour model from the DTM.
- Prepare and process data for pavement profiles, grading and/or paving cross sections, and drainage features.

6.0 Geotechnical Investigation – See geotechnical proposal from NOVA

6.1 Coordination to schedule geotechnical work.

This task includes data collection, and such as review of as-builts and available existing geotechnical information to gather information on existing soil conditions and past geotechnical or pavement test results. Coordination will be done with the geotechnical sub-consultant to schedule work and establish any work constraint parameters.

6.2 Establish project testing requirements.

The Consultant shall determine the type and frequency of geotechnical testing required for the project. The testing shall consider such items as existing pavement type, thickness, and existing pavement condition. The Consultant shall use this information to perform the following tasks:

- Determine soil boring locations and frequency of testing.
- Develop a project sketch showing location and coordinates of borings.
- Determine soil sampling locations and types of soils testing required.

6.3 Field Work

- Three (3) STBs within the proposed access road drilled to depths of 10 feet below the existing ground surface, or shallower if refusal is encountered.
- Seven (7) STBs within the proposed 8" sanitary sewer alignment drilled to depths of 15 feet below the existing ground surface, or shallower if refusal is encountered.
- Five (5) STBs within the proposed 12" ductile waterline alignment drilled to depths of 15 feet below the existing ground surface, or shallower if refusal is encountered.

6.4 Analyze data

- A description of the site, field and laboratory testing, and general soil conditions encountered, with a Boring Location Plan and individual Boring Records.
- A discussion of geology for the subject area based upon readily available information.
- A discussion of subsurface conditions encountered including potential earthwork-related issues indicated by the exploration, such as materials that would require difficult excavation techniques, unsuitable or deleterious soils, unstable soils, and shallow groundwater table.
- Suitability of on-site soils for re-use as structural fill and backfill, including the criteria for suitable fill materials and the soil compaction requirements for foundations, structural fill, and pavements.
- Recommendations for controlling groundwater and/or run-off during construction and the need for permanent dewatering systems based on the anticipated post construction groundwater levels.
- Pavement design and preparation recommendations based on provided or assumed loading information.
- Recommended quality control measures (i.e. sampling, testing, and inspection requirements) for site grading and foundation construction.
- Recommendations for additional geotechnical evaluation, if appropriate.

7.0 Prepare Environmental Documentation

It is assumed that this project will require National Environmental Policy Act (NEPA) review and approval as this project is funded via federal dollars. In the event that NEPA is required, it is anticipated that an ongoing Focused Environmental Assessment (EA), not included within this scope of work, would suffice. If the Focused EA associated with the entirety of the development area is NOT completed or paused indefinitely due to reasons outside of the control by the Consultant and/or it is determined that wetlands (or other environmental concerns) are impacted by this construction, and mitigation is required, the required work must be done under an amendment to this scope.

7.1 Site visit and coordination

This subtask is expected to be completed under a separate agreement and is not included within this scope of work.

7.2 Wetland Delineation

If required, this subtask is expected to be completed under a separate agreement and is not included within this scope of work.

7.3 Jurisdictional Determination (JD) Request and 401/404 Permitting

This subtask is expected to be completed under a separate agreement and is not included within this scope of work.

7.4 Threatened and Endangered Species Survey

This subtask is expected to be completed under a separate agreement and is not included within this scope of work.

7.5 Cultural Resources Report

If a permit is necessary, a cultural resources report will be included as a contract amendment for this scope of services included with Task 7.0. This will require a separate fee, not included in this overall fee.

8.0 Utility Coordination and Subsurface Utility Engineering (SUE)

- 8.1 The Consultant shall identify and initiate early coordination with all utilities located within the project corridor which includes coordination with Georgia 811 to locate and identify all horizontal limits of utilities by performing a full SUE sweep by **Platinum Geomatics**.
- 8.2 The Consultant will be responsible for coordinating the design of the Project, its intentions, and the pertinent construction plans and documents with all utilities that may be affected by the proposed improvements and their potential conflicts.
- 8.3 The Consultant will conduct a preliminary utility meeting with the utility companies to assess and explain the impact of the Project to the utility companies (or their designated representatives) on site.
- 8.4 The Consultant will coordinate any potential relocations with the Project's design team and the Client because of the proposed Project.
- 8.5 Subsurface utilities will be marked prior to the survey and collected during the field surveys. Vertical locations of these utilities will be collected.

9.0 Preliminary Roadway Design

- 9.1 The Consultant will establish preliminary design criteria and typical sections for the improvements along the new connector road connecting Cargo Road to Doug Barnard Pkwy at Dixon Airline Road intersection.
- 9.2 This includes the development of a pavement design based upon the future use of the roadway by the Client as well as any other proposed improvements that will take place and connect to the Project.
- 9.3 Preliminary Horizontal and Vertical geometrics based upon the best fit alignment will be established by the Consultant and provided to the Client for review and approval.

9.4 The Consultant will take the preliminary engineering and design and use that to prepare preliminary plans.

- These plans will include roadway signing and marking elements to clearly delineate the proposed improvements as well as any signing or marking necessary at the intersection of Cargo Road and Doug Barnard Parkway.

9.5 The Consultant will utilize the preliminary plans to develop a preliminary summary of estimated quantities and a preliminary cost estimate.

9.6 The Consultant will attend one (1) preliminary design field visit with the Client to review the proposed plans after received by the Client.

9.7 The Consultant will prepare preliminary technical specifications.

9.8 The Consultant will prepare the preliminary contract documents including invitation for bids, instruction to bidders, proposal, equal employment opportunity clauses, construction contract agreement, performance bond, payment bond, State Requirements, Federal Requirements, Preliminary Bid Schedule, Wage Rates, and general provisions. Preparation will include establishing the location for the bid opening, dates for advertisement, and description of the work schedule. Preliminary contract documents will be prepared as early as possible during the design phase and submitted to the Client for review by the Client. Review and incorporation of the Airport's general provisions and contract clauses, as required.

9.9 Prepare Preliminary Special Provisions

The Consultant will prepare Special Provisions to address, or expand on, conditions that require additional clarification. They will include but are not limited to the following items:

- Description of Work
- Haul Roads/Project Access
- Airport Security
- Work Schedule
- Additional Quality Control Requirements
- Pre-Construction Conference
- Sequencing of the Work
- Accident Prevention
- Underground Cables/Utilities
- Guarantees/Insurance/Taxes/Permits
- Contracts/Subcontracts
- Liquidated Damages
- Safety Standards and Impacts
- Additional Acceptance Testing Issues
- Grade Control and Surface Tolerance for Paving Work

- Special Testing Considerations
- Project Closeout Forms
- Construction Superintendent
- Contractor Insurance Requirements
- State Revenue Withholding
- Sales Tax Exemption
- Precedence of Specifications
- Disposal of waste materials
- Contract Time
- Temp. Facilities for Contractor

10.0 Preliminary Water and Sewer Design

The Consultant will evaluate the existing water and sewer facilities within the project area and provide preliminary design for the extension of water and sewer improvements along the new alignment roadway, including and evaluation of services to current and future facilities adjacent to the proposed roadway. The preliminary design will be in accordance with the City of Augusta and GDOT specifications. The preliminary water and sewer design will be incorporated into the preliminary plan set. These tasks include:

- 10.1 The Consultant will establish preliminary design criteria for:
 - The connection of a sanitary sewer extension to existing sewer facilities Dixon Airline Road.
 - The connection of a water main extension to existing potable water facilities along Doug Barnard Parkway
 - This includes sizing of the proposed water and sewer extensions based upon current and future demands anticipated by the Client within the project area and identification of any required utility easements for connection to the existing water and sewer facilities.
- 10.2 Preliminary horizontal alignments and vertical profiles of the proposed water main and sanitary sewer line extensions will be prepared by the Consultant assuming that these alignments will parallel the proposed access road. These alignments and profiles will be provided to the Client and City of Augusta Utilities Department for review and approval.
- 10.3 The Consultant will take the preliminary alignments and profiles and use these to prepare preliminary plans consisting of plan and profile sheets for water and sewer line extensions, connection details to existing facilities, Location of boring/street crossings, location of valves/hydrants/manholes, and standard details for water and sewer appurtenances.
- 10.4 The Consultant will utilize the preliminary plans to develop a preliminary summary of estimated quantities and a preliminary cost estimate.

10.5 The Consultant will attend one (1) preliminary design field visit with the Client to review the proposed plans after received by the Client.

10.6 The Consultant will prepare preliminary technical specifications.

11.0 Preliminary Drainage Design / Erosion Control – see proposal from Aulick

The Consultant will perform all aspects of the preliminary hydraulics and drainage design including the evaluation of existing drainage elements (both open and closed systems), existing drainage areas, and all proposed drainage improvements. The preliminary drainage design will be incorporated into the preliminary plan set.

- Preliminary Drainage Design Report -The Consultant will compile the preliminary stormwater calculations, pre and post drainage areas, as well as other hydraulic elements into a preliminary drainage report with recommendations to be included into the final 90% construction plan set.
- Preliminary Erosion Control Plan - The Consultant will develop an Erosion Control Plan for the project that is in accordance with Best Management Practices (BMPs). The plan will detail types of erosion control measures recommended for the site in addition to other information needed for the NPDES permitting application. This information shall include, but not be limited to Project Location, Size of Disturbance of Project, Amount of Impervious Surface, Hydrologic Classification of Site, Receiving Waters and Site Drainage Overview.

12.0 Preliminary Lighting and Electrical Design

12.1 The Consultant will evaluate the existing lighting and electrical facilities within the project area to provide recommendations for the proposed improvements along the new alignment roadway between existing Lot E and Cargo Road. These recommendations will meet the National Electrical Code. This includes evaluation of existing facilities to replicate the existing lighting and electrical along Cargo Road. The preliminary lighting and electrical design will be incorporated into the preliminary plan set. These tasks include:

- Layout light locations.
- Site visit to inventory existing equipment
- Determine functional characteristics of the system (ex. voltage/current, facility control, etc.).
- Calculate voltage drop and estimate wire size to meet the National Electrical Code.
- Layout conduit locations and sizes.
- Calculate fault current.
- Prepare narrative discussion (layout, equipment selection, sizes, electrical calculations).

PHASE III. Final Design and Construction Documents

13.0 The 60% final construction plans and specifications will include the following:

- The preliminary roadway design, Task 9 and its subtasks.
- The preliminary water and sewer design, Task 10 and its subtasks.
- The preliminary hydrology, hydraulics, and erosion / sediment control plans, Task 11, and its subtasks. Stormwater / NPDES permits will be compiled and submitted.
- The preliminary lighting and electrical design, Task 12, and its subtasks.
- Field Plan Review and 60% final construction plans cost estimate.

14.0 The 90% final construction plans and specifications will involve the updating of the 60% final construction plans, specifications, and cost estimate. A field plan review will be conducted. During this time, a drinking water project submittal form along with required documents and calculations will be submitted to City of Augusta Utilities Department and Georgia Department of Environmental Protection for review and approval. A sanitary sewer extension submittal from along with required documents and calculations will be submitted to City of Augusta Utilities Department and Georgia Department of Environmental Protection for review and approval.

15.0 The final design elements will be combined into a total 100% final construction plan set and final construction documents to assemble final quantities and a final construction cost estimate.

16.0 Prepare Advertisement for Bids
Provided by Augusta-Richmond County Procurement Department

17.0 Project Meetings
The Consultant will arrange and lead the meetings as described in the subtasks below. The Consultant will produce drawings and handouts as needed for the purpose of conducting each meeting.

17.1 Final Design Review
The Consultant will prepare and conduct a meeting at the Airport to present the final design documents.

17.2 Coordination meetings (with State, Local Agencies, Subconsultants, etc.)

17.3 Tenant coordination meeting
The Consultant will prepare and conduct up to two coordination meetings at the Airport to present design and phasing concepts.

PHASE V. Bid Administration

18.0 Furnish Bid Documents

Consultant shall prepare, submit, and provide electronic bid documents to the Augusta-Richmond Procurement Department for distribution.

19.0 Respond to Bidders Questions

During the bidding process, the Consultant will be available to clarify bidding issues with contractors and suppliers, and for consultation with the various entities associated with the project. This item also includes contacting bidders to generate interest in the project. All responses to questions will be provided to the Augusta-Richmond Procurement Department for distribution.

20.0 Prepare Addendums

Consultant shall prepare addenda as appropriate to interpret, clarify, or change the bidding documents as required by the Client or the FAA. Addenda will be submitted to the Augusta-Richmond Procurement Department for review and distribution. Any addenda that are generated as a sole result of the Client's error or omission will be considered as extra services and the Consultant shall be reimbursed for this effort as an amendment to this contract.

21.0 Pre-Bid Conference

Consultant shall attend the Pre-Bid Conference. The Project Manager and Project Engineer will attend the Pre-Bid Meeting with potential contractors and the Client to review the project and answer questions. The meeting will be conducted at the Augusta-Richmond Procurement Department offices and will include a site inspection at the Airport.

22.0 Bid Opening

Consultant shall attend the bid opening at the Augusta-Richmond Procurement Department, as identified in the Bid Advertisement and to process the bid documents.

23.0 Bid Review and Bid Tabulation

Consultant shall advise Client as to the acceptability of any subcontractors, suppliers, and other persons and organizations proposed by the bidders and as to the acceptability of substitute materials and equipment proposed by bidders. The Consultant shall prepare a spreadsheet that includes all bid items for the purpose evaluating the lowest bidder. The Consultant shall input the as-bid unit prices into the spreadsheet and to verify mathematical computations of the bids. The Consultant will then provide recommendations to the Client as to the name of the Apparent Low Bidder.

24.0 Prepare Recommendation for Award

The Consultant will prepare a recommendation of award for the Client to accept or reject the bids submitted. If rejection is recommended, the Consultant will supply an explanation for their recommendation and possible alternative actions the Client can pursue to complete the project. Once the Contract Award is made the Consultant will distribute the bid tabulations on request of the Client.

Schedule

The design for this project will take approximately 295 days to complete, not including Sponsor, FAA and GDOT review periods. The design schedule will be coordinated with the Sponsor. It is anticipated competitive bids will be received for the project in May of 2025 and a grant for construction will be awarded shortly after.

SPONSOR Responsibilities

The SPONSOR shall be responsible to provide the following information and activities:

- Provide access to the project site and assist with locating any known utilities.
- Provide a single point of contact with authority to review all documents and make decisions.
- Provide any known record drawing information to the Consultant.
- Provide coordination regarding construction safety and phasing plan reviews and project scheduling with airport tenants.

TASKS EXCLUDED FROM SCOPE OF SERVICES

The following items are excluded from this agreement. These services may be provided, if requested by the Owner, under an amendment or other contract and may require additional compensation.

- Any additional Environmental work
- Re-Design services, in the event of lack of funding, contractor pricing, bids exceeding project budget, changes in Owner or Tenant direction, or proposed changes by the contractor or other issues.
- Printing and distribution of documents for bidding or for construction use by the Contractor.
- Permitting services or fees other than those specifically noted.
- Wetland mitigation.

AMENDMENT #1 TO WORK AUTHORIZATION # 9
TO
PROFESSIONAL SERVICES AGREEMENT

BETWEEN: Augusta Regional Airport (AGS) (AIRPORT)
 Augusta, Georgia

AND: Mead & Hunt, Inc. (CONSULTANT)
A Wisconsin Corporation

DATE PREPARED: August 14, 2025

RECITALS

This is the first (1st) Amendment to Work Authorization #9 to the Professional Services Agreement dated effective October 17, 2023, between the Augusta Aviation Commission (AIRPORT) and Mead & Hunt, Inc. (CONSULTANT), referred to herein as the Contract.

This Amendment #1 to Work Authorization # 9 is hereby effective as of , 2025.

AGREEMENT

Services to be Provided. Amendment #1 includes services not originally scoped within the original Design Work Authorization including, but not limited to, the design and permitting of a new lift station, additional survey outside of the original limits, and additional test holes / geotechnical testing.

Work Authorization #9 includes all detailed work, services, materials, equipment and supplies necessary to provide Plans and Specifications, and perform bidding services for the Northwest Development Roadway & Utility Improvements (“the Project”). This Project includes Surveying, Subsurface Utility Engineering, and Geotechnical services.

In 2023, Augusta Regional Airport (AGS) submitted various projects to the offices of Senator Warnock and Ossoff in the hopes of finding funding through a Congressional Directed Spending (CDS) grant. During this same time, design efforts began for the Hangar N1 Development area which included new landside and airside facilities (Hangar, Ramp, etc.). To provide access to these airside development areas, the Northwest Roadway and Utility improvement project was proposed. This project intends to construct the necessary access roadway and make the necessary utility improvements so that the area identified as Airside (Hangar & Ramp) development would be useable. AGS was notified in Spring of 2024 that a CDS grant had been awarded for the construction of this project in which Mead & Hunt was tasked with developing a scope and fee associated with Design through Bidding. This proposal identifies all design phases and tasks associated with the Northwest Development Roadway & Utility project. Construction of this Project will include Mobilization, Erosion Control, Stormwater analyzation and improvements, demolition, excavation, paving, grading, utility installation, electrical improvements, seeding, and mulching within the project limits at an estimated cost of construction of **\$2,262,600.00**.

The services will be provided on a lump sum basis billed on a percentage complete basis by task. A breakdown of the fee is included in Attachment B. Progress payments shall be made in accordance with the Contract.

	Consideration for Professional Services	Contract Length	Invoice Method
Design – Northwest Development Access Road and Utility Improvements	\$ 394,754.12	295 days	Lump Sum
Amendment #1 – Northwest Development Access Road and Utility Improvements	\$ 53,565.00	0 days	Lump Sum
Total	\$448,319.20	295 days	Lump Sum

APPROVAL AND ACCEPTANCE: Approval and acceptance of the WORK AUTHORIZATION including any attachments shall incorporate this document as part of the CONTRACT between the AIRPORT and the CONSULTANT dated October 17, 2023. All work and services defined in this WORK AUTHORIZATION shall be performed in accordance with the terms and conditions of the aforementioned CONTRACT between the AIRPORT and CONSULTANT.

AUGUSTA AVIATION COMMISSION

By: _____

Name: Ronic West
Title: Aviation Commission Chairman

Date: _____

Attest:

By: _____

Name: _____
Title: AGS Administration Manager

Date: _____

MEAD & HUNT, INC.

By: _____

Name: Edwin Scott
Title: Department Manager/VP

Date: _____

Design Engineering Fee

AIRPORT: Augusta Regional Airport at Bush Field (AGS)
 LOCATION: Augusta, GA
 PROJECT DESCRIPTION: NW Development Connector Road
 CALENDAR DAYS IN CONTRACT:

PROJECT NUMBER: 0119700-221068.01
 DATE: 8/14/2025
 REV. NO: Amendment #1

MEAD & HUNT PROJECT COST BY PHASE		DIRECT LABOR	OVERHEAD 1.8672	FIXED FEE 11%	TOTAL LABOR FEE	EXPENSES	TOTAL
PHASE I PROJECT ADMINISTRATION							
1.0 Project Scoping		\$5,680.00	\$10,605.70	\$1,791.43	\$18,077.13		
2.0 Prepare Contract and Sub-Contracts		\$312.00	\$582.57	\$98.40	\$992.97		
3.0 Project Coordination		\$1,464.00	\$2,733.58	\$461.73	\$4,659.31		
4.0 Project Closeout		\$688.00	\$1,284.63	\$216.99	\$2,189.62		
TOTAL PHASE I CONTRACT ADMINISTRATION		\$8,144.00	\$15,206.48	\$2,568.55	\$25,919.03	\$0.00	\$25,919.03
PHASE II DATA COLLECTION AND PRELIMINARY DESIGN (30%)							
5.0 Topographic Surveying		\$0.00	\$0.00	\$0.00	\$0.00		
6.0 Geotechnical Investigation		\$0.00	\$0.00	\$0.00	\$0.00		
7.0 Prepare Environmental / Permitting Documentation		\$0.00	\$0.00	\$0.00	\$0.00		
8.0 Utility Coordination and SUE		\$6,540.00	\$12,211.49	\$2,062.66	\$20,814.15		
9.0 Preliminary Roadway Design		\$4,488.00	\$8,379.99	\$1,415.48	\$14,283.47		
9.0 Prepare Preliminary Cost Estimate		\$1,584.00	\$2,957.64	\$499.58	\$5,041.22		
9.0 Prepare Preliminary Design Report		\$1,314.00	\$2,453.50	\$414.43	\$4,181.93		
10.0 Preliminary Water and Sewer Line Design-see task break		\$14,941.00	\$27,897.84	\$4,712.27	\$47,551.11		
11.0 Preliminary Drainage Design / Erosion Control		\$3,016.00	\$5,631.48	\$951.22	\$9,598.70		
12.0 Preliminary Lighting and Electrical Design		\$2,328.00	\$4,346.84	\$734.23	\$7,409.07		
TOTAL PHASE II PRELIMINARY DESIGN		\$34,211.00	\$63,878.78	\$10,789.87	\$108,879.65	\$0.00	\$108,879.65
PHASE III FINAL DESIGN AND CONSTRUCTION DOCUMENTS							
13.0 Prepare 60% Final Construction Plans		\$17,920.00	\$33,460.22	\$5,651.82	\$57,032.04		
13.0 Prepare 60% Final Construction Plans Specifications		\$3,712.00	\$6,931.05	\$1,170.74	\$11,813.79		
13.0 Prepare Cost Estimate at 60% Complete		\$1,137.00	\$2,123.01	\$358.60	\$3,618.61		
13.0 Conduct Plan Review at 60% Complete		\$688.00	\$1,284.63	\$216.99	\$2,189.62		
14.0 Update Plans to 90%		\$2,340.00	\$4,369.25	\$738.02	\$7,447.27		
14.0 Update Specifications to 90%		\$600.00	\$1,120.32	\$189.24	\$1,909.56		
14.0 Conduct Plan Review at 90% Complete		\$600.00	\$1,120.32	\$189.24	\$1,909.56		
15.0 Prepare and Submit 100% Final Plans, Specs and Cost E		\$920.00	\$1,717.82	\$290.16	\$2,927.98		
16.0 Prepare Advertisement for Bids		\$688.00	\$1,284.63	\$216.99	\$2,189.62		
17.0 Project Meetings		\$2,540.00	\$4,742.69	\$801.10	\$8,083.79		
TOTAL PHASE III FINAL DESIGN		\$31,145.00	\$58,153.94	\$9,822.90	\$99,121.84	\$0.00	\$99,121.84
PHASE IV BID ADMINISTRATION							
39.0 Furnish Bid Documents		\$1,120.00	\$2,091.26	\$353.24	\$3,564.50		
40.0 Respond to Bidders Questions		\$1,976.00	\$3,689.59	\$623.21	\$6,288.80		
41.0 Prepare and Distribute Addendums		\$1,976.00	\$3,689.59	\$623.21	\$6,288.80		
42.0 Pre-Bid Conference		\$776.00	\$1,448.95	\$244.74	\$2,469.69		
43.0 Bid Opening		\$776.00	\$1,448.95	\$244.74	\$2,469.69		
44.0 Bid Review and Bid Tabulation		\$776.00	\$1,448.95	\$244.74	\$2,469.69		
45.0 Prepare Recommendation for Award		\$194.00	\$362.24	\$61.19	\$617.43		
TOTAL PHASE IV BID ADMINISTRATION		\$7,594.00	\$14,179.53	\$2,395.07	\$24,168.60	\$1,310.00	\$25,478.60
TOTAL MEAD & HUNT FEES		\$81,094.00	\$151,418.73	\$25,576.39	\$258,089.12	\$1,310.00	\$259,399.12

DIRECT SUB CONSULTANTS		Fee
Drainage / Erosion Control - Aulick		\$85,800.00
Survey-EMC		\$13,450.00
SUE-Platinum Geomatics		\$36,475.00
Geotechnical Testing-NOVA		\$15,105.00
Sanitary / Lift Station - Cranston		\$38,090.00
TOTAL DIRECT SUB CONSULTANTS		\$188,920.00
TOTAL DESIGN ENGINEERING FEE		\$448,319.12
Mead & Hunt total		\$259,399.12

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$39.00	Project Planner \$64.00	Total Hours		Cost Summary
PHASE I - PROJECT ADMINISTRATION												
1.0 Project Scoping												
Preliminary meetings with the Sponsor	24	16	0	0	0	0	0	0	0	40		\$3,528.00
Prepare project scope of work and proposal	16	8	0	0	0	0	0	0	0	24		\$2,152.00
Estimated Total Man-hours	40	24	0	0	0	0	0	0	0	64		
Summary Costs	\$3,880.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$5,680.00
2.0 Prepare Contract and Sub-Contracts												
Estimated Total Man-hours	0	0	0	0	0	0	0	8	0	8		\$312.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$312.00	\$0.00			\$312.00
3.0 Project Coordination												
Estimated Total Man-hours	12	4	0	0	0	0	0	0	0	16		\$1,464.00
Summary Costs	\$1,164.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$1,464.00
4.0 Project Closeout												
Estimated Total Man-hours	4	4	0	0	0	0	0	0	0	8		\$688.00
Summary Costs	\$388.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$688.00
Expenses												
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$90.00	\$0.00
Mileage	0	0	0	0	0	0	0	0	0	0 Miles	\$0.655	\$0.00
Lodging	0	0	0	0	0	0	0	0	0	0 Days	\$130.00	\$0.00
Meals/Day	0	0	0	0	0	0	0	0	0	0 Days	\$50.00	\$0.00
Meals/Trip	0	0	0	0	0	0	0	0	0	0 Trips	\$17.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Total Expenses												\$0.00
PHASE I - PROJECT ADMINISTRATION TOTAL												
												\$8,144.00

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$20.00	Project Planner \$39.00	Total Hours	Cost Summary
PHASE II - DATA COLLECTION AND PRELIMINARY DESIGN (30%)											
5.0 Topographic Surveying											
Coordination (collect existing data, locate utilities)	0	0	0	0	0	0	0	0	0	0	\$0.00
Survey control	0	0	0	0	0	0	0	0	0	0	\$0.00
Field work	0	0	0	0	0	0	0	0	0	0	\$0.00
Convert survey data for design software	0	0	0	0	0	0	0	0	0	0	\$0.00
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
6.0 Geotechnical Investigation											
Coordination to schedule geotechnical work	0	0	0	0	0	0	0	0	0	0	\$0.00
Establish project testing requirements	0	0	0	0	0	0	0	0	0	0	\$0.00
Field work	0	0	0	0	0	0	0	0	0	0	\$0.00
Analyze data	0	0	0	0	0	0	0	0	0	0	\$0.00
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	\$0.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
7.0 Prepare Environmental / Permitting Documentation											
Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	0	\$0.00
Direct Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
8.0 Utility Coordination and SUE											
Estimated Total Man-hours	20	0	0	92	0	0	0	0	0	112	\$6,540.00
Summary Costs	\$1,940.00	\$0.00	\$0.00	\$4,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
9.0 Preliminary Roadway Design											
Estimated Total Man-hours	4	8	40	18	0	0	0	0	0	70	\$4,488.00
Summary Costs	\$388.00	\$600.00	\$2,600.00	\$900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
9.0 Prepare Preliminary Cost Estimate											
Calculate estimated preliminary quantities	1	0	6	12	0	0	0	0	0	19	\$1,087.00
Prepare preliminary cost estimates	1	0	0	8	0	0	0	0	0	9	\$497.00
Estimated Total Man-hours	2	0	6	20	0	0	0	0	0	28	\$1,584.00
Summary Costs	\$194.00	\$0.00	\$390.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
9.0 Prepare Preliminary Design Report											
Estimated Total Man-hours	2	8	8	0	0	0	0	0	0	18	\$1,314.00
Summary Costs	\$194.00	\$600.00	\$520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
10.0 Preliminary Water and Sewer Line Design-see task breakout											
Estimated Total Man-hours	53	0	0	196	0	0	0	0	0	249	\$14,941.00
Summary Costs	\$5,141.00	\$0.00	\$0.00	\$9,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
11.0 Preliminary Drainage Design / Erosion Control											
Estimated Total Man-hours	8	16	16	0	0	0	0	0	0	40	\$3,016.00
Summary Costs	\$776.00	\$1,200.00	\$1,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
12.0 Prepare Lighting and Electrical Design											
Estimated Total Man-hours	0	16	0	0	24	0	0	0	0	40	\$2,328.00
Summary Costs	\$0.00	\$1,200.00	\$0.00	\$0.00	\$1,128.00	\$0.00	\$0.00	\$0.00	\$0.00		
	Estimated Total Man-hours	0	0	0	0	0	0	0	0	0	\$0.00
	Summary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Expenses											
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$90.00
Mileage	0	0	0	0	0	0	0	0	0	0 Miles	\$0.655
Lodging	0	0	0	0	0	0	0	0	0	0 Days	\$130.00
Meals/Day	0	0	0	0	0	0	0	0	0	0 Days	\$50.00
Meals/Trip	0	0	0	0	0	0	0	0	0	0 Trips	\$17.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00
										Total Expenses	\$0.00
PHASE II - DATA COLLECTION AND PRELIMINARY DESIGN (30%) TOTAL											
\$34,211.00											

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$39.00	Project Planner \$64.00	Total Hours		Cost Summary
PHASE III - FINAL DESIGN AND CONSTRUCTION DOCUMENTS												
13.0 Prepare 60% Final Construction Plans												
General												
Cover Sheet, Sheet Index & Symbols	0	0	1	0	0	0	0	0	0	1		\$65.00
Legend & Abbreviations	0	0	1	0	0	0	0	0	0	1		\$65.00
General Notes	0	0	1	0	0	0	0	0	0	1		\$65.00
Project Layout Plan	0	0	1	0	0	0	0	0	0	0	1	\$65.00
Survey Control Plan	0	0	1	0	0	0	0	0	0	0	1	\$65.00
Project Quantity Tables	0	0	1	0	0	0	0	0	0	0	1	\$65.00
Construction & Phasing Plan	2	0	8	0	0	0	0	0	0	0	10	\$714.00
Geotechnical												
Plan & Log of Soil Borings	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - General												
Civil Legend	0	0	1	0	0	0	0	0	0	1		\$65.00
Erosion Control Plans	0	0	8	0	0	0	0	0	0	0	8	\$520.00
Erosion Control Details	0	0	2	0	0	0	0	0	0	0	2	\$130.00
Storm Water Management Plans	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Demolition Plans	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Demolition Details	0	1	0	0	0	0	0	0	0	0	1	\$75.00
Geometrics	0	1	12	0	0	0	0	0	0	0	13	\$855.00
Existing Contours	0	0	4	0	0	0	0	0	0	0	4	\$260.00
Civil - Site												
Grading & Drainage Plans	0	0	8	0	0	0	0	0	0	0	8	\$520.00
Intersection Details	0	0	16	0	0	0	0	0	0	0	16	\$1,040.00
Plan & Profiles	0	0	16	0	0	0	0	0	0	0	16	\$1,040.00
Typical Sections	0	0	4	0	0	0	0	0	0	0	4	\$260.00
Paving Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Jointing Plans	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Jointing Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Pavement Grooving Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - Utility												
Plan & Profiles	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - Sewer												
Plan & Profiles	8	0	0	40	0	0	0	0	0	0	48	\$2,776.00
Sewer Details / Permits to GADEQ	6	0	0	28	0	0	0	0	0	0	34	\$1,982.00
Civil - Water												
Water Distribution Plan	8	0	0	40	0	0	0	0	0	0	48	\$2,776.00
Water Details / Permits to GADEQ	6	0	0	28	0	0	0	0	0	0	34	\$1,982.00
Civil - Storm Sewer												
Plan & Profiles	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Drainage Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Inlet Layout Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - Gas												
Gas Distribution Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Gas Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - Fencing												
Fencing Plans	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Fencing Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Gate Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Civil - Marking												
Marking Plans	0	0	2	0	0	0	0	0	0	0	2	\$130.00
Marking Details	0	0	1	0	0	0	0	0	0	0	1	\$65.00
Signing Plans	0	0	2	0	0	0	0	0	0	0	2	\$130.00
Signing Details	0	0	2	0	0	0	0	0	0	0	2	\$130.00
Civil - X-Sections												
Cross Sections	0	0	32	0	0	0	0	0	0	0	32	\$2,080.00
Electrical												
Electrical Removals Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Electrical Layout Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Existing Signage Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Proposed Signage Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Sign Legend	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Electrical Vault Layout	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Existing Signage Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
Electrical Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
NAVAIDS Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$39.00	Project Planner \$64.00	Total Hours		Cost Summary
	Estimated Total Man-hours	30	2	124	136	0	0	0	0	292		
	Summary Costs	\$2,910.00	\$150.00	\$8,060.00	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00			\$17,920.00
13.0 Prepare 60% Final Construction Plans Specifications												
Prepare preliminary technical specifications	0	4	12	0	0	0	0	0	0	16		\$1,080.00
Prepare preliminary contract documents	2	6	12	0	0	0	0	0	0	20		\$1,424.00
Prepare preliminary special provisions	4	4	8	0	0	0	0	0	0	16		\$1,208.00
	Estimated Total Man-hours	6	14	32	0	0	0	0	0	52		
	Summary Costs	\$582.00	\$1,050.00	\$2,080.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$3,712.00
13.0 Prepare Cost Estimate at 60% Complete												
Calculate estimated quantities	0	0	8	0	0	0	0	0	0	8		\$520.00
Prepare cost estimate	1	0	8	0	0	0	0	0	0	9		\$617.00
	Estimated Total Man-hours	1	0	16	0	0	0	0	0	17		
	Summary Costs	\$97.00	\$0.00	\$1,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$1,137.00
13.0 Conduct Plan Review at 60% Complete												
	Estimated Total Man-hours	4	4	0	0	0	0	0	0	8		\$688.00
	Summary Costs	\$388.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$688.00
14.0 Update Plans to 90%												
Cover Sheet	0	0	0	0	0	0	0	0	0	0		\$0.00
Index to Drawings	0	0	0	0	0	0	0	0	0	0		\$0.00
Project Layout Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Construction Operations and Safety Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Soil Boring Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Safety Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Survey Control Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Construction Phasing Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Demolition Sheets	0	0	0	0	0	0	0	0	0	0		\$0.00
Grading and Drainage Sheets	0	0	0	0	0	0	0	0	0	0		\$0.00
Typical Sections and Details	0	0	0	0	0	0	0	0	0	0		\$0.00
Drainage Details	0	0	0	0	0	0	0	0	0	0		\$0.00
Pavement Marking Layout and Details	0	0	0	0	0	0	0	0	0	0		\$0.00
Erosion Control Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Electrical Layout Plan	0	0	0	0	0	0	0	0	0	0		\$0.00
Lighting Control System	0	0	0	0	0	0	0	0	0	0		\$0.00
Electrical Details	0	0	0	0	0	0	0	0	0	0		\$0.00
Mechanical Layout Plans	0	0	0	0	0	0	0	0	0	0		\$0.00
Utility Layout Plan	8	0	0	8	0	0	0	0	0	16		\$1,176.00
Subtotal Final Plans	0	0	0	0	0	0	0	0	0	0		\$0.00
Final Specifications and Contract Documents	0	0	0	0	0	0	0	0	0	0		\$0.00
Roadway Lighting Plan	0	8	0	0	12	0	0	0	0	20		\$1,164.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Other	0	0	0	0	0	0	0	0	0	0		\$0.00
Estimated Total Man-hours	8	8	0	8	12	0	0	0	0	36		
Summary Costs	\$776.00	\$600.00	\$0.00	\$400.00	\$564.00	\$0.00	\$0.00	\$0.00	\$0.00			\$2,340.00
14.0 Update Specifications to 90%												
	Estimated Total Man-hours	0	8	0	0	0	0	0	0	8		\$600.00
	Summary Costs	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$600.00
14.0 Conduct Plan Review at 90% Complete												
	Estimated Total Man-hours	0	8	0	0	0	0	0	0	8		\$600.00
	Summary Costs	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$600.00
15.0 Prepare and Submit 100% Final Plans, Specs and Cost Estimate												
Calculate estimated final quantities	0	4	0	0	8	0	0	0	0	12		\$676.00
Prepare final cost estimate	0	2	0	0	2	0	0	0	0	4		\$244.00
	Estimated Total Man-hours	0	6	0	0	10	0	0	0	16		
	Summary Costs	\$0.00	\$450.00	\$0.00	\$0.00	\$470.00	\$0.00	\$0.00	\$0.00			\$920.00
16.0 Prepare Advertisement for Bids												
	Estimated Total Man-hours	4	4	0	0	0	0	0	0	8		\$688.00
	Summary Costs	\$388.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$688.00
17.0 Project Meetings												
Final design review	8	0	0	8	0	0	0	0	0	16		\$1,176.00
Coordination meetings	12	0	0	4	0	0	0	0	0	16		\$1,364.00

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$39.00	Project Planner \$64.00	Total Hours		Cost Summary
Estimated Total Man-hours	20	0	0	12	0	0	0	0	0	32		
Summary Costs	\$1,940.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$2,540.00
Expenses												
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$90.00	\$0.00
Mileage	0	0	0	0	0	0	0	0	0	0 Miles	\$0.655	\$0.00
Lodging	0	0	0	0	0	0	0	0	0	0 Days	\$130.00	\$0.00
Meals/Day	0	0	0	0	0	0	0	0	0	0 Days	\$50.00	\$0.00
Meals/Trip	0	0	0	0	0	0	0	0	0	0 Trips	\$17.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
										Total Expenses		\$0.00
PHASE III - FINAL DESIGN AND CONSTRUCTION DOCUMENTS TOTAL												\$31,145.00

Item No.	Sr Project Engineer \$97.00	Project Engineer \$75.00	Senior Engineer \$65.00	Engineer 3 \$50.00	Engineer Tech 4 \$47.00	Engineer Tech 2 \$37.00	Engineer Tech 1 \$28.00	Admin Asst \$39.00	Project Planner \$64.00	Total Hours	Cost Summary	
PHASE IV - BID ADMINISTRATION												
18.0 Furnish Bid Documents										16	\$1,120.00	
Estimated Total Man-hours	0	8	8	0	0	0	0	0	0	16	\$1,120.00	
Summary Costs	\$0.00	\$600.00	\$520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,120.00	
19.0 Respond to Bidders Questions										32	\$1,976.00	
Estimated Total Man-hours	8	0	0	24	0	0	0	0	0	32	\$1,976.00	
Summary Costs	\$776.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,976.00	
20.0 Prepare and Distribute Addendums										32	\$1,976.00	
Estimated Total Man-hours	8	0	0	24	0	0	0	0	0	32	\$1,976.00	
Summary Costs	\$776.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,976.00	
21.0 Pre-Bid Conference										8	\$776.00	
Estimated Total Man-hours	8	0	0	0	0	0	0	0	0	8	\$776.00	
Summary Costs	\$776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$776.00	
22.0 Bid Opening										8	\$776.00	
Estimated Total Man-hours	8	0	0	0	0	0	0	0	0	8	\$776.00	
Summary Costs	\$776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$776.00	
23.0 Bid Review and Bid Tabulation										8	\$776.00	
Estimated Total Man-hours	8	0	0	0	0	0	0	0	0	8	\$776.00	
Summary Costs	\$776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$776.00	
24.0 Prepare Recommendation for Award										2	\$194.00	
Estimated Total Man-hours	2	0	0	0	0	0	0	0	0	2	\$194.00	
Summary Costs	\$194.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$194.00	
Expenses											Rate	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$90.00	\$0.00
Mileage	2000	0	0	0	0	0	0	0	0	2000 Miles	\$0.655	\$1,310.00
Lodging	0	0	0	0	0	0	0	0	0	0 Days	\$130.00	\$0.00
Meals/Day	0	0	0	0	0	0	0	0	0	0 Days	\$50.00	\$0.00
Meals/Trip	0	0	0	0	0	0	0	0	0	0 Trips	\$17.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
											Total Expenses	\$1,310.00
PHASE IV - BID ADMINISTRATION TOTAL												
\$8,904.00												



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Augusta Aviation Commission Meeting Minutes

August 28, 2025
10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commissioner Members: Commissioner Dan Troutman; Commissioner James Germany; Commissioner Randy Sasser; Commissioner William Fennoy; Commissioner Larry Harris; Commissioner Kay Roland; Commissioner Ronic West; Commissioner Michael Cioffi; Commissioner Davis Beman; Commissioner Marshall McKnight

Staff: Mr. Herbet Judon; Ms. Elizabeth Giles; Ms. Risa Bingham; Ms. Diane Johnston; Mr. Ken Hinkle; Mr. Tyler Good; Ms. Jennifer Humphrey; Chief Michael Beal; Chief Fred Shaver; Mr. Robert Kerr- Staff Attorney; Mr. DeAndre Davis; Mr. Bruce Keller

Others: Mr. Edwin Scott – Mead & Hunt (online); Terry Helms – Mead & Hunt; Debbie Dent – Mead & Hunt; Mr. Matt Tyndall – AGS Marshall Department; Mr. Alex – Destination Augusta; Dana Lynn McIntyre - Mr. Robert Moore – Foth; Mr. Jon Quinn – Foth; Ms. Nancy Williams & Mr. Andy Penick – Augusta-Richmond County Procurement Dept.; Ms. Pamela Davison - BravoAir

CALL TO ORDER & PRAYER – Chairwoman Ronic West called the meeting to order at 10:01 a.m., Prayer by Commissioner Troutman

I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West

August 28, 2025

Page 2 of 2

- A. August 28, 2025, Meeting Agenda
- B. July 31, 2025, Aviation Commission Meeting Minutes
- C. July Statistics
- D. Consent Items
 - 1. Director Action Requests A – G (Approved in Construction/Special Projects Committee Meeting)
Motion by Commissioner Troutman 2nd by Commissioner Beman to approve August 28, 2025, Aviation Commission Meeting Agenda, July 31, 2025, Aviation Commission Meeting Minutes, July Statistics, and Consent Items, Director Action Requests A – G.
No Discussion, Unanimous Ayes; Motion Carries

At the preference of Chairwoman West, Mr. Judon presented information items.

II. COMMITTEE REPORTS

- A. Construction/Special Projects Committee Report – Commissioner Dan Troutman

III. FINANCIALS

- A. July Financials

Motion by Commissioner Sasser 2nd by Commission Beman to accept as information July Financials.

IV. DIRECTOR ACTION REQUESTS:

- A. Augusta Regional Airport (AGS) – GDOT FY 2025 Grant Acceptance – Elizabeth Giles
- B. Augusta Regional Airport (AGS) –Southeast Apron – Phase I (ROA & Contract) – Elizabeth Giles
- C. Augusta Regional Airport (AGS) – Drainage Ditch Phase II (Contract Revised) – Elizabeth Giles
- D. Augusta Regional Airport (AGS) – Northwest Development Access Road & Utility Improvements (Amendment #1 to WA #9) – Elizabeth Giles
- E. Augusta Regional Airport (AGS) - Eastside Parking Area Design (WA #19) – Elizabeth Giles
- F. Augusta Regional Airport (AGS) –2025 Miscellaneous On-Call Services (Amendment #1 WA #12) – Elizabeth Giles
- G. Augusta Regional Airport (AGS) – ARFF Vehicle F3 Foam Purchase – Fire Chief Michael Beal, Assistant Fire Chief Frederick Shaver
- H. Augusta Regional Airport (AGS) – ARFF KovaCorp Crash Phones – Fire Chief Michael Beal, Assistant Fire Chief Frederick Shaver
Motion by Commissioner Harris 2nd by Commissioner Fennoy to approve purchase of ARFF KovaCorp Crash Phones
No Discussion; Unanimous Ayes; Motion Carries
- I. Augusta Regional Airport (AGS) – Budget Amendment Upon Acceptance of FY 2025 GDOT Grant – Risa Bingham

August 28, 2025

Page 2 of 2

Motion by Commissioner Troutman 2nd by Commissioner Sasser to approved Budget Amendment Upon Acceptance of FY 2025 GDOT Grant

No Discussion; Unanimous Ayes; Motion Carries

J. Augusta Regional Airport (AGS) – Mass Media Marketing, LTD One Year Renewal Option – DeAndre Davis

Motion by Commissioner Fennoy 2nd by Commissioner Sasser to approve Mass Media Marketing, LTD One Year Renewal Option

No Discussion; Unanimous Ayes; Motion Carries

K. Augusta Regional Airport (AGS) – Memorandum of Understanding (MOU) between Augusta Regional Airport (AGS), Daniel Field Airport (DNL) and the Richmond County Board of Education (RCBOE) – DeAndre Davis

Motion by Commissioner Beman 2nd by Commissioner Sasser to approve Memorandum of Understanding (MOU) between Augusta Regional Airport (AGS), Daniel Field Airport (DNL) and the Richmond County Board of Education (RCBOE)

No Discussion; Unanimous Ayes; Motion Carries

L. Augusta Regional Airport (AGS) – Memorandum of Understanding (MOU) between Augusta Regional Airport (AGS), Daniel Field Airport (DNL) and the Burke County Public Schools (BCPS) – DeAndre Davis

Motion by Commissioner Harris 2nd by Commissioner Roland to approve Memorandum of Understanding (MOU) between Augusta Regional Airport (AGS), Daniel Field Airport (DNL) and the Burke County Public Schools (BCPS)

No Discussion; Unanimous Ayes; Motion Carries

M. Augusta Regional Airport (AGS) – Proposed 2026 Air Dot Show Tour Date – Herbert L. Judon, Jr., Randy Sasser

Commissioner Sasser provided update regarding the Proposed 2026 Air Dot Show Tour Date for the weekend of March 28, 2026 – this date is not available. Commissioner Sasser will keep the Aviation Commission informed if any other options become available.

V. EXECUTIVE SESSION

Motion by Commissioner Sasser 2nd by Commissioner Beman to move into Executive Session to discuss real estate.

No Discussion; Unanimous Ayes; Motion Carries

A. To Discuss Real Estate

Motion by Commissioner Sasser 2nd by Commissioner Roland to accept the 2nd Amendment to NetJets Services, Inc. Lease Agreement.

No Discussion; Unanimous Ayes; Motion Carries

VI. INFORMATION ITEM

VII. COMMISSION COMMENTS/ACTION REQUESTS

August 28, 2025

Page 2 of 2

A. Revise Aviation Commission Meeting Date from December 11, 2025, to November 13, 2025 – Jennifer Humphrey

Motion by Commissioner Troutman 2nd by Commissioner Roland to revise the Aviation Commission Meeting Date from December 11, 2025, to November 13, 2025.

No Discussion; Unanimous Ayes; Motion Carries

B. Travel Approval for Aviation Chairwoman Ronic West to attend Georgia Airports Association (GAA) Annual Conference & Expo October 15 – 17, 2025 – Vice Chairman Michael Cioffi

Motion by Commissioner Cioffi 2nd by Commissioner Troutman to amend and approve travel for Aviation Chairwoman Ronic West to attend Georgia Airports Association (GAA) Annual Conference & Expo October 16 – 17, 2025, and Aviation Commissioner Fennoy to attend Georgia Airports Association (GAA) Annual Conference & Expo October 15 – 17, 2025.

No Discussion; Unanimous Ayes; Motion Carries

ADJOURN MEETING

Motion to adjourn by Commissioner Troutman 2nd by Commissioner Harris

No Discussion; Unanimous Ayes; Motion Carries

Meeting adjourned at 11:21am

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public Services Committee

Meeting Date: Tuesday, January 13, 2026

Change Order # 2 for Jamestown Park Improvement Project

Department:	Central Services and Recreation and Parks Department(s)
Presenter:	Ron Lampkin and Tameka Williams
Caption:	Motion to approve Change Order #2 to Horizon Construction and Associates, Inc. in the amount of \$591,628.62.
Background:	Jamestown Park is funded through SPLOST 5, 6 and 7. Change Order #2 includes the remaining construction items needed to close out the Jamestown Park Improvement Project. These additional activities involve resurfacing the existing parking lot and installing a concrete retaining wall with a handrail. Completion of these items is necessary to finalize the project and ensure the site meets current standards.
Analysis:	Horizon Construction and Associates, Inc. will complete the items identified in the detailed cost estimate. Construction is expected to be completed within four (4) months.
Financial Impact:	The total cost is \$591,628.62 as itemized in the attachment.
Alternatives:	<ol style="list-style-type: none"> 1) To approve the change order. 2) To not approve the change order.
Recommendation:	To approve Change Order #2 to Horizon Construction and Associates, Inc. in the amount of \$591,628.62.
Funds are available in the following accounts:	<p>GL 325-06-1110-JL 222065232 - \$4,058.62 (SPLOST V)</p> <p>GL 326-06-1110 JL221066900- \$147,330.00 (SPLOST VI recapture)</p> <p>GL 329-06-1110 JL 225057900-\$26,300.00 (SPLOST 7 recapture)</p> <p>GL 330-06-1110 JL 226068900- \$413,940.00 (SPLOST 8 recapture)</p>

REVIEWED AND APPROVED BY:



MEMORANDUM

TO: Andy Penick, Director-Procurement

FROM: Tameka D. Williams, *TDW*, CPRP, CYSA, Director-Recreation & Parks

DATE: January 7, 2025

RE: Change Order for Jamestown Park Project

The Jamestown Park improvement project was initially bid as a total lump sum project without a basic scope. The ARPD/ISM/Central Services Departments decided to itemize necessary activities to complete the project. The unit prices appear to be fair and in line with other contractor(s). Those proposed items are attached. It is recommended that the change order be approved to continue work for this project.

Jamestown Park Parking Lot and Sidewalk Additional Work Request

DETAIL COST ESTIMATE

PAY ITEM	DESCRIPTION	UNITS	QTY	UNIT PRICE	AMOUNT
1	GDOT SECTION 424 USING#78 STONE WITH 1.5"	SY	5,280	45.50	240,240.00
2	REPAIR DAMAGE AREAS OF PARKING LOT BEFORE	SY	820	56.00	45,920.00
3	STRIPING	LF	2,832	4.85	13,735.20
4	H/C STAMPS	EA	4	500.00	2,000.00
5	NEW H/C ADA VAN ACCESSIBLE SIGN	EA	2	450.00	900.00
6	RELOCATE EXISTING H/C ADA SIGN	EA	2	400.00	800.00
7	NEW SPEED HUMP	EA	3	3,250.00	9,750.00
8	NEW WALL ON THE BACKSIDE OF SIDEWALK	LS	1	72,524.00	72,524.00
9	NEW WALL WITH HANDRAIL ON THE FRONT SIDE OF	LS	1	34,150.00	34,150.00
10	LIGHT POLE HEADS & BRACKETS	LS	1	63,500.00	63,500.00
11	PLUMBING CHANGE ORDER	LS	1	31,900.00	31,900.00
12	RESET ENTRANCE GATE	LS	1	4,925.00	4,925.00
13	BUILDING PERMIT	LS	1	2,500.00	2,500.00
14	FENCING	LF	300	50.00	15,000.00
15	CONTINGENCY 10%	LS	1		53,784.42
TOTAL				214,255.35	591,628.62

Note: Please reference revised plan sheets C2.1 AND C2.2 for layout and grade elevations
 All quantities will be field measurements for payment unless it is a lump sum item.



Administrative Services Committee Meeting

Meeting Date:

2026 – UTIL-FM – Mini Compact Excavator – Bid #25-249

Department:	Central Services – Fleet Management
Presenter:	Horace Green; Central Services Director
Caption:	Motion to approve the purchase of one mini compact excavator, at a total cost of \$88,752 from Yancey Brothers of Augusta, GA for the Utilities Department. (Bid 25-249)
Background:	The Augusta Utilities Facilities Maintenance division is requesting the purchase of a mini compact excavator to be used by the fiber optic crews. The crews currently utilize only one mini excavator. An additional mini excavator will allow the crew to continue operations if one machine needs repairs and maintenance and allows the crew to carry approximately 3000 more pounds than the current one. The new machine will allow the division to utilize various buckets and attachments that will expand their abilities at Raw Water and help to keep the canal cleaner.
Analysis:	The Procurement Department published a competitive bid using the Demand Star application for a Mini Compact Excavator. Invitations to bid were sent to 15 vendors with 9 compliant bids received. Yancey Brothers of Augusta, Georgia offer meets all the requirements of the specifications.
Financial Impact:	<ul style="list-style-type: none"> Utilities – 506-04-3580/54-21110
Alternatives:	(1) Approve (2) Do not approve
Recommendation:	Motion to approve the purchase of one mini compact excavator, at a total cost of \$88,752 from Yancey Brothers of Augusta, GA for the Utilities Department.
Funds are available in the following accounts:	<ul style="list-style-type: none"> Utilities - 506-04-3580/54-21110
<u>REVIEWED AND APPROVED BY:</u>	N/A

Invitation to Bid

Sealed bids will be received at this office until **Monday, October 20, 2025 @ 3:00 p.m.** via ZOOM Meeting ID: 876 1017 5989; Passcode: 25249 for furnishing:

Bid Item #25-249

**Mini Compact Excavator for Augusta, GA – Central Services Department
Fleet Management Division**

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

Andy Penick, Procurement Director
Augusta Procurement Department
535 Telfair Street - Room 605
Augusta, Georgia 30901

Bid documents may be viewed on the Augusta, Georgia web site under the Procurement Department **ARCbid**. Bid documents may be obtained at the offices of Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 (**706-821-2422**).

All questions must be submitted in writing by email to procbidandcontract@augustaga.gov to the office of the Procurement Department by Friday, October 3, 2025 @ 5:00 P.M. No bid will be accepted by fax or email; all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

No bids may be withdrawn for a period of ninety (**90**) days after bids have been opened, pending the execution of contract with the successful bidder.

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

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over \$2,499 in value to enroll in E-Verify, regardless of the number of employees. They may be exempt from this requirement if they have no employees and do not plan to hire employees for the purpose of completing any part of the public contract. Certain professions are also exempt. All requests for proposals issued by a city must include the contractor affidavit as part of the requirement for their bid to be considered.

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

Correspondence must be submitted via mail or email as follows:

Augusta Procurement Department
Attn: Andy Penick, Procurement Director
535 Telfair Street, Room 605
Augusta, GA 30901
Email: procbidandcontract@augustaga.gov

No bid will be accepted by fax or email, all must be received by mail or hand delivered.

Andy Penick, Procurement Director

Publish:

Augusta Chronicle	September 11, 18, 25 and October 2, 2025
Metro Courier	September 11, 2025



Bid Opening: Bid Item #25-249 Mini Compact Excavator
 for Augusta, GA-Central Services Department/Fleet Management
 Bid Due: Monday, October 20, 2025 @ 3:00 p.m.

Total Number Specifications Mailed Out: 15

Total Number Specifications Download (Demandstar): 5

Total Electronic Notifications (Demandstar): 80

Georgia Procurement Registry: 264

Total Packages Submitted: 9

Total Non-Compliant: 1

Vendors	Blanchard Equipment Augusta 41266 Bel Air Frontage Road Augusta, GA 30909	J and B Tractor Co, Inc. 3585 Mike Padgett Hwy Augusta, GA 30906	WESPro JCB 1501 Atlanta Industrial Way Atlanta, GA 30031	Bobcat of Augusta 2803 Wylds Rd Ext. Augusta, GA 30909	Dobbs Equipment 1900 Williams Few Pkwy Grovetown, GA 30813	Ventris Health 8735 Dunwoody Place #8393 Atlanta, GA 30350	AG-PRO 1377 Dogwood Dr SW Conyers, GA 30012	Yancey Brothers 4165 Mike Padgett Hwy Augusta, GA 30906	Siak Enterprise LLC 901 Hampton Hill Court Lawrenceville, GA 30044
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Attachment B	YES	YES	YES	YES	YES	Non-Compliant	YES	YES	YES
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Addendum 1	YES	YES	YES	YES	YES	Non-Compliant	YES	YES	YES
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E-Verify Number	605432	515905	2528203	705362	1886290	Non-Compliant	675168	1463813	2516665
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SAVE Form	YES	YES	YES	YES	YES	Non-Compliant	YES	YES	YES
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Exceptions	YES	YES	YES	NO	NO	Non-Compliant	YES	NO	NO
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6.00 Specialty Items Required

6.01	0	INCLUDED	0	INCLUDED	\$30.00	Non-Compliant	0	0	0
6.02	\$350.00	INCLUDED	\$100.00	INCLUDED	\$275.00	Non-Compliant	\$349.00	0	\$184.53
6.03	0	INCLUDED	\$1,500.00	INCLUDED	\$550.00	Non-Compliant	0	\$100.00	0
6.04	0	INCLUDED	0	INCLUDED	0	Non-Compliant	0	0	0

7.00 Manufacturer Options

7.01	\$2,537.00	\$3,300.00	\$2,500.00	INCLUDED	\$2,260.00	Non-Compliant	\$3,307.00	0	\$5,117.20
7.02	\$500.00	\$250.00	0	INCLUDED	\$200.00	Non-Compliant	\$399.00	\$675.00	\$412.80
7.03	\$1,814.00	\$950.00	\$650.00	INCLUDED	\$830.00	Non-Compliant	\$1,621.00	\$1,021.00	\$1,560.90
7.04	\$2,415.00	\$2,100.00	\$800.00	INCLUDED	\$1,050.50	Non-Compliant	\$2,225.00	\$1,255.00	\$2,101.00

2025/2026 Mini Compact Excavator

Year	2025	2025/2026	2025	2025	2025	Non-Compliant	2026	2025	2025
Make	JOHN DEERE	KUBOTA	JCB	BOBCAT	JOHN DEERE	Non-Compliant	JOHN DEERE	CAT	BOBCAT
Model	60-P CAB EXCAVATIR	KX057-5R3AP	55Z	E60	60-P	Non-Compliant	60-P	306	E60 R2 SERIES
Bid Price	\$96,141.00	\$83,400.00	\$80,000.00	\$99,994.00	\$98,650.00	Non-Compliant	\$96,369.00	\$88,752.00	\$111,126.06
Approximate Delivery Time	2 WEEKS FROM AWARD DATE	WITHIN 120 DAYS	Oct-25	90 DAYS	1-2 WEEKS	Non-Compliant	2-4 WEEKS	11/15/2025	7 DAYS



Central Services Department

Horace Green, Director
LaQuona Porter, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Andy Penick, Director, Procurement Department

FROM: Horace Green, Director, Central Services Department

DATE: November 13, 2025

SUBJECT: Recommendation for Bid #25-249, Mini Compact Excavator

On October 20, 2025, nine proposals were received for bid #25-249, Mini Compact Excavator. After consultation with the Utilities department, Fleet Management recommends awarding Yancy Brothers of Augusta, GA in the amount of \$88,752.

The lowest bidder at \$80,000 is WESPro JCB offering a JCB 55Z with exceptions to the requested bid specifications. This vendor does not have a service center within 25miles of Augusta, GA which can cause significant downtime due to the time to haul the machine to a authorized JCB shop for warranty repairs.

The second lowest bidder at \$83,400 is J and B Tractor Co., Inc. offering a Kubota KX057-5R3AP. The model offers 12 more horsepower than the Utilities department and will allow a 12.9 foot digging depth. However, the hydraulic flow is 14.8gallons which will not be sufficient for the mulching head attachment being requested on a separate bid.

The third lowest bidder at \$88,752 is Yancey Brothers offering a CAT 306. This machine allows 25 more horsepower than the department's current machine. The digging depth can reach up to 13.5feet. The hydraulic flow is 9 more gallons than the Kubota KX057-5R3AP. This will enable the department to reach further down slopes, handle heavier trees and debris.

Please advise this office upon completion of notifications so that we may proceed with the acquisition process.

If you need further information or if you have any questions regarding this recommendation, please contact the Fleet Management Office at 706-821-2892.

HG/kg

Bid Opening: Bid Item #25-249 Mini Compact Excavator
for Augusta, GA-Central Services Department/Fleet Management
Bid Due: Monday, October 20, 2025 @ 3:00 p.m.

John Deere
S. D. Deere & Sons, Inc.

Total Number Specifications Mailed Out: 15

Total Number Specifications Download (Demandstar): 30

Total Electronic Notifications (Demandstar): 30

Georgia Procurement Registry: 264

Total Packages Submitted: 9

Total Non-Compliant: 1

2025-2026 Mini Compact Excavator									
Attachment B	Vendor	Blanchard Equipment Augusta 4266 Bel Air Frontage Road Augusta, GA 30909	J and B Tractor Co., Inc. 3585 Mike Padgett Hwy Augusta, GA 30906	WESPro JCB 1501 Atlanta Industrial Way Atlanta, GA 30031	Bobcat of Augusta 2003 Wyld Rd Ext Augusta, GA 30909	Dobbs Equipment 1900 William Fox Hwy Grovetown, GA 30633	Ventris Health 6735 Dunwoody Place #8393 Atlanta, GA 30350	AG-PRO 1377 Dogwood Dr SW Conyers, GA 30012	Yancey Brothers 4155 Mike Padgett Hwy Augusta, GA 30906
Addendum 1	YES	YES	YES	YES	YES	YES	Non-Compliant	YES	YES
E-Verify Number	605432	545905	2528208	705362	1886290	Non-Compliant	675168	1463813	2516655
SAVE Form	YES	YES	YES	YES	YES	Non-Compliant	YES	YES	YES
Exceptions	YES	YES	YES	NO	NO	Non-Compliant	YES	NO	NO
<u>6.00 Specialty Items Required</u>									
6.01	0	INCLUDED	0	INCLUDED	\$30.00	Non-Compliant	0	0	0
6.02	\$350.00	INCLUDED	\$100.00	INCLUDED	\$275.00	Non-Compliant	\$349.00	0	\$184.53
6.03	0	INCLUDED	\$1,500.00	INCLUDED	\$550.00	Non-Compliant	0	\$100.00	0
6.04	0	INCLUDED	0	INCLUDED	0	Non-Compliant	0	0	0
<u>7.00 Manufacturer Options</u>									
7.01	\$2,537.00	\$3,300.00	\$2,500.00	INCLUDED	\$2,260.00	Non-Compliant	\$3,307.00	0	\$5,117.20
7.02	\$500.00	\$250.00	0	INCLUDED	\$200.00	Non-Compliant	\$399.00	\$675.00	\$412.80
7.03	\$1,814.00	\$950.00	\$650.00	INCLUDED	\$850.00	Non-Compliant	\$1,621.00	\$1,021.00	\$1,560.90
7.04	\$2,415.00	\$2,100.00	\$600.00	INCLUDED	\$1,050.50	Non-Compliant	\$2,225.00	\$1,255.00	\$2,101.00
<u>2025-2026 Mini Compact Excavator</u>									
Year	2025	2025/2026	2025	2025	2025	Non-Compliant	2026	2025	2025
Make	JOHN DEERE	KUBOTA	JCB	BOBCAT	JOHN DEERE	Non-Compliant	JOHN DEERE	CAT	BOBCAT
Model	60-P CAB EXCAVATOR	KD057-5R5AP	55Z	E60	60-P	Non-Compliant	60-P	306	E60 H2 SERIES
Bid Price	\$96,141.00	\$83,400.00	\$80,000.00	\$98,650.00	\$98,994.00	Non-Compliant	\$96,369.00	\$88,752.00	\$111,126.00
Approximate Delivery Time	2 WEEKS FROM AWARD DATE	WITHIN 120 DAYS	Oct-25	90 DAYS	1-2 WEEKS	Non-Compliant	2-4 WEEKS	11/15/2025	7 DAYS

Item 10.



Central Services Department

Horace Green, Director
LaQuona Porter, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Andy Penick, Director, Procurement Department *(ap 11/26/25)*
FROM: Horace Green, Director, Central Services Department *(RJ)*
DATE: November 15, 2025
SUBJECT: Recommendation for Bid #25-249, Mini Compact Excavator

NOV 18 '25 PM 3:34

On October 20, 2025, nine proposals were received for bid #25-249, Mini Compact Excavator. After consultation with the Utilities department, Fleet Management recommends awarding Yancy Brothers of Augusta, GA in the amount of \$88,752.

The lowest bidder at \$80,000 is WESPro JCB offering a JCB 55Z with exceptions to the requested bid specifications. This vendor does not have a service center within 25miles of Augusta, GA which can cause significant downtime due to the time to haul the machine to a authorized JCB shop for warranty repairs.

The second lowest bidder at \$83,400 is J and B Tractor Co., Inc. offering a Kubota KX057-5R3AP. The model offers 12 more horsepower than the Utilities department and will allow a 12.9 foot digging depth. However, the hydraulic flow is 14.8 gallons which will not be sufficient for the mulching head attachment being requested on a separate bid.

The third lowest bidder at \$88,752 is Yancey Brothers offering a CAT 306. This machine allows 25 more horsepower than the department's current machine. The digging depth can reach up to 13.5feet. The hydraulic flow is 9 more gallons than the Kubota KX057-5R3AP. This will enable the department to reach further down slopes, handle heavier trees and debris.

Please advise this office upon completion of notifications so that we may proceed with the acquisition process.

If you need further information or if you have any questions regarding this recommendation, please contact the Fleet Management Office at 706-821-2892.

HG/kg

Bid Opening: Bid Item #25-249 Mini Compact Excavator
for Augusta, GA-Central Services Department/Fleet Management
Bid Due: Monday, October 20, 2025 @ 3:00 p.m.

Total Number Specifications Mailed Out: 15
Total Number Specifications Download (Demand/Standby): 5
Total Electronic Notifications (Demand/Standby): 80
Georgia Procurement Registry: 264
Total Packages Submitted: 9
Total Non-Compliant: 1

Vendors	Standard Equipment Augusta 4266 8th Air Frontage Road Augusta, GA 30909	WESPRO JCB 1501 Atlanta Industrial Way Atlanta, GA 30301	Bobcat of Augusta 2003 Wyo Rd Ext. Augusta, GA 30909	Dobbs Equipment 1900 William Few Pkwy Grovetown, GA 30613	Ventis Health 8735 Diumwoody Place Atlanta, GA 30335	AG-PRO 1377 Dogwood Dr SW Conyers, GA 30012	Yancy Brothers 4165 Mike Padgett Hwy Augusta, GA 30906	Stak Enterprise LLC 901 Hampton Hill Court Lawrenceville, GA 30046
Attachment 8	YES	YES	YES	YES	YES	YES	YES	YES
Attachment 1	YES	YES	YES	YES	YES	YES	YES	YES
E-Verify Number	605492	515905	2528208	705362	1896290	Non-Compliant	675168	1463813
SAVE Form	YES	YES	YES	YES	YES	Non-Compliant	YES	YES
Exceptions	YES	YES	YES	NO	NO	Non-Compliant	YES	NO
<u>Non-Specify Item Required</u>								
6.01	0	INCLUDED	0	INCLUDED	\$30.00	Non-Compliant	0	0
6.02	\$350.00	INCLUDED	\$100.00	INCLUDED	\$275.00	Non-Compliant	\$349.00	0
6.03	0	INCLUDED	\$1,500.00	INCLUDED	\$550.00	Non-Compliant	0	\$100.00
6.04	0	INCLUDED	0	INCLUDED	0	Non-Compliant	0	0
<u>7.00 Manufacturer Options</u>								
7.01	\$2,537.00	\$3,300.00	\$2,500.00	INCLUDED	\$2,260.00	Non-Compliant	\$3,307.00	0
7.02	\$500.00	\$250.00	0	INCLUDED	\$200.00	Non-Compliant	\$399.00	\$675.00
7.03	\$1,814.00	\$950.00	\$650.00	INCLUDED	\$310.00	Non-Compliant	\$1,621.00	\$1,021.00
7.04	\$2,415.00	\$2,100.00	\$600.00	INCLUDED	\$1,050.50	Non-Compliant	\$2,225.00	\$1,255.00
<u>2025-2026 Mini Compact Excavator</u>								
Year	2025	2025/2026	2025	2025	Non-Compliant	2026	2025	2025
Name	JOHN DEERE	KUBOTA	JCB	BOBCAT	JOHN DEERE	Non-Compliant	CAT	BOBCAT
Model	60-P CAB EXCAVATOR	KC057-SE3AP	55Z	E60	60-P	Non-Compliant	60-P	E60 P2 SERIES
Bid Price	\$96,191.00	\$45,400.00	\$80,000.00	\$89,994.00	\$96,450.00	Non-Compliant	\$96,369.00	\$88,752.00
Approximate Delivery Time	2 WEEKS FROM AWARD DATE	WITHIN 120 DAYS	Oct-25	90 DAYS	1-2 WEEKS	Non-Compliant	2-4 WEEKS	11/15/2025
								7 DAYS

Item 10.

J & B Tractor

3585 Mike Padgett Hwy, Augusta,
GA 30906

Blanchard Equipment Co.

4266 Belair Frontage Rd, Augusta,
GA 30909

Jenkins Tractor Company

3585 Mike Padgett Highway
Augusta, GA 30906

Bobcat of Augusta

2803 Wylds Road
Augusta, GA 30909-4449

Yancey Brothers Company

4165 Mike Padgett Highway
Augusta, GA 30906

Horace "James" Green

Central Service

**Bid Item #25-249 Mini Compact
Excavator for Augusta, Ga-Central
Services Department**

**Bid Date: Mon, 10/20/2025 @ 3:00
p.m.**

AG-Pro

1377 Dogwood Drive SW
Conyers, GA 30012

United Rentals

4316 Belair Frontage Road
Augusta GA 30906
(RETURN MAIL)

Stith Tractor & Equip Co.

3809 Old Savannah Road
Augusta, GA 30809

Flint Construction & Forestry

1900 William Few Parkway
Grovetown, GA 30813

Vermeer Southeast

1320 Gresham Road
Marietta, GA 30062

Kaycee Gordy

Fleet Management

**Bid Item #25-249 Mini Compact
Excavator for Augusta, Ga-Central
Services Department**

Mail Date: 9/11/2025

Reliable Equipment Rental

4001 Washington Rd
Augusta, GA 30907

Low Country JCB

1008 Highway 80E
Pooler, GA 31322

Rhinehart Equipment Co.

3556 Martha Berry Hwy
Rome, GA 30165

Hills Machinery

1014 Atlas Way
Columbia, SC 29209

Ditch Witch of Georgia

5430 GA Highway 85
Forest Park, GA 30297-2486

Dr. Yolonda Jackson

Compliance



Administrative Services Committee Meeting

Meeting Date:

2026 – UTIL-FM – Compact Track Loader – Bid #25-254

Department:	Central Services – Fleet Management
Presenter:	Horace Green; Central Services Director
Caption:	Motion to approve the purchase of one compact track loader, at a total cost of \$78,890, from J and B Tractor Co., Inc. of Augusta, GA for the Utilities Department. (Bid 25-254)
Background:	The Augusta Utilities Facilities Maintenance division is requesting the purchase of a compact track loader. The new machine weighing over 12,000 pounds and boasting a flow rate of 30 gallons per minute, empowers us to undertake a wide range of tasks. The primary objective is to acquire a mulching head capable of efficiently clearing debris and other brushes that frequently accumulates in our lift stations and tanks. The track loader will be accessible to the fiber optic crews, canal and electricians as needed. By acquiring this new skid steer, it ensures that even if one is in the shop, operations can continue without interruption
Analysis:	The Procurement Department published a competitive bid using the Demand Star application for a Compact Track Loader. Invitations to bid were sent to 15 vendors with 5 compliant bids received. J and B Tractor Co., Inc. Augusta, Georgia offer meets all the requirements of the specifications.
Financial Impact:	<ul style="list-style-type: none"> Utilities – 506-04-3580/54-21110
Alternatives:	(1) Approve (2) Do not approve
Recommendation:	Motion to approve the purchase of one compact track loader, at a total cost of \$78,890, from J and B Tractor Co., Inc. of Augusta, GA for the Utilities Department.
Funds are available in the following accounts:	<ul style="list-style-type: none"> Utilities - 506-04-3580/54-21110
<u>REVIEWED AND APPROVED BY:</u>	N/A

Invitation to Bid

Sealed bids will be received at this office until **Friday, October 24, 2025 @ 11:00 a.m.** via ZOOM Meeting ID: 838 1105 3600; Passcode: 25254 for furnishing:

Bid Item #25-254 **Loader, Tracked, Closed Cab, Compact, Kubota SLV97-3 or Approved Equivalent for Augusta, GA – Central Services Department-Fleet Management Division**

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

Andy Penick, Procurement Director
 Augusta, GA Procurement Department
 535 Telfair Street - Room 605
 Augusta, Georgia 30901

Bid documents may be obtained through the Augusta, Georgia web site under the Procurement Department **ARCbid, Euna OpenBids, and Georgia Procurement Registry**. Bid documents may be obtained at the office of Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 **(706-821-2422)**.

All questions must be submitted in writing by email to procbidandcontract@augustaga.gov to the office of the Procurement Department by Friday, October 10, 2025 @ 5:00 P.M. No bid will be accepted by email; all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday.

No bids may be withdrawn for a period of ninety **(90)** days after bids have been opened, pending the execution of contract with the successful bidder.

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

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over \$2,499 in value to enroll in E-Verify, regardless of the number of employees. They may be exempt from this requirement if they have no employees and do not plan to hire employees for the purpose of completing any part of the public contract. Certain professions are also exempt. All requests for proposals issued by a city must include the contractor affidavit as part of the requirement for their bid to be considered.

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

Correspondence must be submitted via mail or email as follows:

Augusta Procurement Department
 Attn: Andy Penick, Procurement Director
 535 Telfair Street, Room 605
 Augusta, GA 30901
 Email: procbidandcontract@augustaga.gov

No bid will be accepted by email; all must be received by mail or hand delivered.

Andy Penick, Procurement Director

Publish:

Augusta Chronicle	September 18, 25 and October 2, 9, 2025
Metro Courier	September 18, 2025



**Bid Opening: Bid Item #25-254 Compact Track Loader
for Augusta, GA-Central Services Department – Fleet Management
Bid Due: Friday, October 24, 2025 @ 11:00 a.m.**

Total Number Specifications Mailed Out: 15

Total Number Specifications Download (Demandstar): 4

Total Electronic Notifications (Demandstar): 45

Georgia Procurement Registry: 236

Total Packages Submitted: 5

Total Non-Compliant: 0

Vendors	Blanchard Equipment Augusta 4266 Bel Air Frontage Road Augusta, GA 30909	WesPro JCB 1501 Atlanta Industrial Way Atlanta, GA 30331	Dobbs Equipment 1900 William Few Pkwy Grovetown, GA 30813	J and B Tractor Co., Inc 3585 Mike Padgett Hwy Augusta, GA 30906	Bobcat of Augusta 2803 Wylds Rd Augusta, GA 30909
Attachment B	YES	YES	YES	YES	YES
E-Verify Number	605432	2528203	1886290	515905	705362
SAVE Form	YES	YES	YES	YES	YES
Exceptions	YES	YES	NO	NO	YES
Compact Track Loader					
Year	2025	2025	2025	2025/2026	2025
Make	JOHN DEERE	JCB	JOHN DEERE	KUBOTA	BOBCAT
Model	331-P	400T	331-P	SVL97-3	T770
Bid Price	\$97,988.00	\$97,000.00	\$84,500.00	\$78,890.00	\$73,490.00
Approximate Delivery Time	TWO WEEKS AFTER AWARD	Dec-25	1-2 WEEKS	30 DAYS AFTER PO	30 DAYS

Kaycee Gordy

From: Stephen Orton
Sent: Wednesday, January 21, 2026 7:31 AM
To: Kaycee Gordy
Subject: FW: [EXTERNAL] Skid steer justification

Stephen H. Orton MSc, PE, CAP, CCST, Master Electrician
 Augusta Utilities Department
 Maintenance Superintendent
 Cell - (706) 836-7283
sorton@augustaga.gov

Surround yourself with the best people you can find, delegate authority, and don't interfere as long as the policy you've decided upon is being carried out.

Ronald Reagan



www.ISA.Org

From: John Goodenough <john.goodenough@bellsouth.net>
Sent: Tuesday, January 20, 2026 6:31 PM
To: Stephen Orton <SOrton@augustaga.gov>
Subject: [EXTERNAL] Skid steer justification

This new skid steer, weighing over 12,000 pounds and boasting a flow rate of 30 gallons per minute, empowers us to undertake a wide range of tasks. Our primary objective is to acquire a mulching head capable of efficiently clearing debris and other brush that frequently accumulates in our lift stations and tanks. During the recent hurricane, our sole skid steer was in the shop for three months, necessitating a rental during that period. We retrieved the equipment less than a month later but were forced to return to the shop for further repairs. While our current skid steer has low hours, it consistently fails to receive proper repairs. By acquiring this new skid steer, we ensure that even if one is in the shop, we can continue our operations without interruption.

This new skid steer will be accessible to the fiber crew when required. Electricians can utilize either skid steer to drill holes for electrical poles. Additionally, we can deploy this skid steer at Raw Water, the

canal, or any other location where we need to complete our tasks. Furthermore, this skid steer can [redacted] Item 11.

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AED:104.1



Central Services Department

Horace Green, Director
LaQuona Porter, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Andy Penick, Director, Procurement Department
FROM: Horace Green, Director, Central Services Department
DATE: November 7, 2025
SUBJECT: Recommendation for Bid #25-254, Compact Track Loader

On October 24, 2025, five proposals were received for bid #25-254, Compact Track Loader. Fleet Management recommends awarding J and B Tactor Co., Inc. of Augusta GA in the total amount of \$78,890 with an estimated delivery of 30 days after purchase order is received.

J and B Tactor Co., Inc. proposal met all requirements of the bid and provides all the accessories and/or options. The 2025/2026 Kubota SLV97-3 is \$78,890. The specifications and exceptions have been reviewed and confirmed by the department that the compact track loader is equipped to be used for the department's day-to-day operations.

The lowest bidder at \$73,490 is Bobcat of Augusta, which did not meet the following specifications:

Section 2

- 5.02 – Operating weight – approximately 11,299 pounds – Bobcat Exception – 10,515lbs
- 6.01 – 96hp – Bobcat Exception – 92hp
- 7.02 – Pump flow – 40gpm – Bobcat Exception – 36.6gpm
- 13.01 - Pump flow – 40gpm – Bobcat Exception – 36.6gpm
- 13.07 – 14 Pin connector – Bobcat Exception – 7 Pin

Please advise this office upon completion of notifications so that we may proceed with the acquisition process.

If you need further information or if you have any questions regarding this recommendation, please contact the Fleet Management Office at 706-821-2892.

HG/kg



Bid Opening: Bid Item #25-254 Compact Track Loader
 for Augusta, GA-Central Services Department – Fleet Management
 Bid Due: Friday, October 24, 2025 @ 11:00 a.m.

Total Number Specifications Mailed Out: 15

Total Number Specifications Download (Demandstar): 4

Total Electronic Notifications (Demandstar): 45

Georgia Procurement Registry: 236

Total Packages Submitted: 5

Total Non-Compliant: 0

Vendors	Blanchard Equipment Augusta 4266 Bel Air Frontage Road Augusta, GA 30909	WesPro JCB 1501 Atlanta Industrial Way Atlanta, GA 30331	Dobbs Equipment 1900 William Few Pkwy Grovetown, GA 30813	J and B Tractor Co., Inc 3585 Mike Padgett Hwy Augusta, GA 30906	Bobcat of Augusta 2803 Wylds Rd Augusta, GA 30909
Attachment B	YES	YES	YES	YES	YES
E-Verify Number	605432	2528203	1886290	515905	705362
SAVE Form	YES	YES	YES	YES	YES
Exceptions	YES	YES	NO	NO	YES
Compact Track Loader					
Year	2025	2025	2025	2025/2026	2025
Make	JOHN DEERE	JCB	JOHN DEERE	KUBOTA	BOBCAT
Model	331-P	400T	331-P	SVL97-3	7770
Bid Price	\$97,988.00	\$97,000.00	\$84,500.00	\$78,890.00	\$73,490.00
Approximate Delivery Time	TWO WEEKS AFTER AWARD	Dec-25	1-2 WEEKS	30 DAYS AFTER PO	30 DAYS



EXCEPTION SHEET

If the commodity (ies) and/or services proposed in the response to this bid is in anyway different from that contained in this bid, the bidder is responsible to clearly identify by specification section number, all such differences in the space provided below. Otherwise, it will be assumed that bidder(s) offer is in total compliance with all aspects of the bid.

Below are the exceptions to the stated specifications:

5.02 10,515 lbs
 6.01 92 hp
 7.02 36.6 gpm
 13.01 36.6 gpm
 13.07 7 pin (optional 14-7 pin connector av.)

Cathy

Signature

10/22/25

Date

Bobcat of Augusta

Company

Governmental Sales Mgr

Title

Return with submittal if the commodity and/or services proposed in the response to this bid are in any way different from that contained in the specifications.

J & B Tractor

3585 Mike Padgett Hwy
Augusta, GA 30906

Blanchard Equipment Co.

4266 Belair Frontage Rd
Augusta, GA 30909

Jenkins Tractor Company

3585 Mike Padgett Highway
Augusta, GA 30906

Bobcat of Augusta

2803 Wylds Road
Augusta, GA 30909-4449

Yancey Brothers Company

4165 Mike Padgett Highway
Augusta, GA 30906

AG-Pro

1377 Dogwood Drive SW
Conyers, GA 30012

United Rentals

4316 Belair Frontage Road
Augusta GA 30906

Stith Tractor & Equip Co.

3809 Old Savannah Road
Augusta, GA 30809

Flint Construction & Forestry

1900 William Few Parkway
Grovetown, GA 30813

Vermeer Southeast

1320 Gresham Road
Marietta, GA 30062

Reliable Equipment Rental

4001 Washington Rd
Augusta, GA 30907

Low Country JCB

1008 Highway 80E
Pooler, GA 31322

Rhinehart Equipment Co.

3556 Martha Berry Hwy
Rome, GA 30165

Hills Machinery

1014 Atlas Way
Columbia, SC 29209

Ditch Witch of Georgia

5430 GA Highway 85
Forest Park, GA 30297-2486

James Green

Central Services

Kaycee Gordy

Fleet Management

Dr. Yolonda Jackson

Compliance

Bid Item #25-254 Compact Track Loader for Augusta, GA- Central Services-Fleet Management

Bid Due: Fri, 10/24/25 @11:00 a.m.

Bid Item #25-254 Compact Track Loader for Augusta, GA- Central Services-Fleet Management

Mail Date: 9/18/25



Administrative Services Committee

Meeting Date: Tuesday, February 10th, 2026

Amendment #001 to Extend Fleet Maintenance Services Agreement to Month-to-Month (RFP #25-225C)

Department:	Central Services Department
Presenter:	Horace Green
Caption:	Approve the month-to-month continuance of the existing Fleet maintenance contract with Transdev Fleet Services, Inc. pending the completion of the rebid process and approval of the Augusta Commission for Fleet Maintenance Services from February 10th, 2026, for a period of three months. (RFP 25-225C)
Background:	<p>Augusta entered a 3-year fleet maintenance contract, 19-225 for vehicles and equipment, excluding Environmental Services, Fire and Transit Departments. This contract supports more than 56 divisions with over 2,500 vehicles and equipment. Per our current fleet maintenance contract, this agreement may be renewed, expanded and extended by mutual agreement in annual increments, provided that the funds for subject agreement are available, and an operating budget is approved by the Augusta Commission and that the Contractor has established a satisfactory record of performance. The first one-year extension to the contract was approved by Commission on April 20, 2021, for FY22, second one-year extension was approved by Commission on March 30, 2022, for FY23, third one-year extension was approved by Commission on January 2, 2024, for FY24 and fourth one-year extension was approved by Commission on December 3, 2024, for FY25</p> <p>In July 2025, the Director of Central Services Department requested guidance on “how to proceed” from the Administrator. The Administrator directed a Request for Proposals (RFP) be published for Fleet Maintenance Services. The RFP was issued, and the proposals were received on October 17, 2025. The Evaluation Committee began meeting October 28, 2025, for phase I and November 5, 2025, for phase II. During the evaluation meeting there were concerns raised regarding the current services we have received and that changes need to be implemented for various departments.</p> <p>The Central Services Director requested to halt the process and consult with the Administrator’s Office. Central Services, Administrator’s Office and Procurement agreed that cancelling the bid is the best route to ensure we find true value of what the Fleet Services contract should look like going forward for Augusta, Ga’s fleet. Procurement and Central Services have met with various departments to gather feedback to strengthen the contract to rebid.</p>

Once this is completed, the Fleet services will be out for bid with the updated specifications to meet the needs of Augusta, Ga.

Analysis: The current contract ended at midnight December 31, 2025, with Transdev Fleet Services, Inc. Central Services is requesting approval of the month-to-month continuance to avoid any interruptions of the fleet maintenance and repair services until Commission approval of the new contract.

Financial Impact: The cost of the month-to-month contract cost will be \$280,192 per month and the non-contract labor rate will be \$33.00 per hour. (626-01-6440/52.23113).

Alternatives: A – Approve the Request
B – Do not Approve the Request

Recommendation: Approve the month-to-month continuance of the existing Fleet maintenance contract with Transdev Fleet Services, Inc. pending the completion of the rebid process and approval of the Augusta Commission for Fleet Maintenance Services from February 10th, 2026, for a period of three months.

Funds are available in the following accounts: 626016440/52.23113



Andy Penick, CPSM, GCPM, GCPA, MBA
Procurement Director

January 30, 2026

Mr. Todd Johnson
Region Vice President
Transdev Fleet Services, Inc.
720 E. Butterfield Rd., Suite 300
Lombard, IL 60148

AMENDMENT #001

WHEREAS Augusta-Richmond County ("County") and Transdev Fleet Services, Inc. ("Transdev") are parties to an Agreement for Fleet Maintenance Services ("Agreement"); and

WHEREAS the Agreement was in full force and effect, including extensions, from February 1, 2019, to December 31, 2025; and

WHEREAS the County and Transdev desire to extend the Agreement on a month-to-month basis, that can be terminated by either party with a 30-day written notice, under the same pricing, terms, conditions, and service levels currently in effect;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows: the Agreement is hereby extended on a month-to-month basis beginning _____, unless and until terminated in accordance with the terms of the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 001 as of the dates set forth below.

Signatures;

Garnett L. Johnson, Mayor
Augusta-Richmond County, GA

Date: _____

Jennifer Green, Vice President, Finance
Transdev Fleet Services, Inc.

Date: _____

Mr. Todd Johnson, Region Vice President
Transdev Fleet Services, Inc.

Date: _____

TIMELINE

December 5, 2017 – Commission approves one year Extension of First Vehicle Services contact.

February 2, 2018 – Agenda drafted requesting guidance on how to proceed, sent to Director

April 30, 2018 – Agenda submitted “Request guidance”.

May 8, 2018 – Administrative Service Committee reviews agenda and forwards to Commission.

May 15, 2018 – Commission provides guidance

May – July – Revision of 2013 RFP

July 18, 2018 – Draft RFP sent to Administrator.

August 9, 2018 – RFP sent to Procurement

September 5, 2018-RFP Published and sent to Vendors

September 27, 2018 – Pre-Bid Conference

October 8, 2018 – Addendum No. 1 Published and sent

October 16, 2018 – RFP’s due to Procurement

October 23, 2018 – Compliance Review Complete

October 24, 2018 – Fleet distributes proposals to Committee Members

November 5, 2018 – Committee Meets to evaluate proposals

November 15, 2018 – Committee will meet to hear vendors respond to Committee questions.



PROCUREMENT DEPARTMENT

Procurement Solicitation Form Checklist

The following Information is required prior to processing your request.

Date *	8/9/2018 Estimate date which Product or Service is needed.
Requesting Department *	Central Services - Fleet Management
Project Contact First Name *	RON
Project Contact Last Name *	CROWDEN
Project Contact Email *	RCROWDEN@AUGUSTAGA.GOV
Phone Number: *	706-821-2892
1. What type of solicitation? *	<input type="radio"/> ITB <input type="radio"/> RFQ <input checked="" type="radio"/> RFP <input type="radio"/> PROFESSIONAL SERVICES
Annual Bid *	<input type="radio"/> Yes <input checked="" type="radio"/> No
2. Project Name *	FLEET MANGEMENT SERVICES
3. Project Description:	REQUEST FOR PROPOSALS TO PROVIDE FLEET MAINTENANCE SERVICES TO AUGUSTA DEPARTMENTS WITH THE EXCEPTIONG OF THE FIRE DEPARMENT AND AIRPORT. THE RFP INCLUDES A PARTS OPERATION FOR ENVIRONMENTAL SERVICES.

4. Funding Source:

<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> State
<input type="checkbox"/> Federal	<input checked="" type="checkbox"/> SPLOST
<input type="checkbox"/> Grant	<input type="checkbox"/> T-SPLOST
<input type="checkbox"/> State Contract	<input checked="" type="checkbox"/> Enterprise Funds
<input type="checkbox"/> other	

5. Funding Available:

Yes No

6. Project Type:*

Federal Project Transit Project Local Project

7. Type of Work*

Construction
 Professional Services
 Airport
 Other

8. Independent Cost Analysis Matrix Yes No**for Federal/State funded projects****valued at \$100,000.00 or more:*****10. Estimated Budget*** \$ 4928510.00**11. Printing Cost of Plans & Specs** 626016440/5234110**Account Number:****12. Org Key for Printing Plans & Specifications:*** (Augusta Blue Print, ARC)
626-01-6440

Numbers only and formatted _____

13. Org Key for Projects and Services 626-01-6440
Numbers only and formatted _____**14. Job Ledger # (if applicable):** Numbers only and formatted _____**15. Object Code for Advertising:** 5233111**16. Object Code for Postage:** 5232117**17. Bonds Required**

Bond requirements are based on department policy, type of project, and the estimated budget of a project. A bond(s) may be required, even if this form indicates otherwise.

Bid Bond Required
 Payment & Performance Bond Required

The Procurement Department will not be held responsible for any Federal, State or Grant information that is required for publication.

22. Specifications Upload*

2018 RFP Final Draft.docx

457.58KB

Word Files Only

 A CD of these documents will be delivered or interoffice mailed within 24 hours**23. Drawings Upload** A CD of these documents will be delivered or interoffice mailed within 24 hours**24. Item previously purchased:** Yes No**BID/RFP/RFQ***

13-225

*

Is there a current contract:

 Yes No

*

Attached Current Contract

AGREEMENT.doc

55.37KB

*

Solitation Number

13-225

*

Expiration Date:

12/31/2018

25-A. Pre-Bid Conference Mandatory Optional N/A**25-B. Pre-Qualification Conference** Mandatory Optional N/A**25-C. Pre-Proposal Conference** Mandatory Optional N/A**25-D. Telephone Conference** Mandatory Optional N/A**25-E. Site Visit Required** Mandatory Optional N/A**26. List of vendors to receive copy of Specifications.***

Word Only and formatted for 5160 Avery Labels

Fleet Maintenance Vendors.docx

12.17KB

27. AUGUSTA, GA CODE Sec 1-10-52 Sealed Proposals (RFP/RFQ):

Conditions for use. In accordance with O.C.G.A. § 36-91-21(c)(1)(C), the competitive sealed proposals method may be utilized when it is determined in writing to be the most advantageous to Augusta, Georgia, taking into consideration the evaluation factors set forth in the request for proposals. The evaluation factors in the request for proposals shall be the basis on which the award decision is made when the sealed proposal method is used. Augusta, Georgia is not restricted from using alternative procurement methods for obtaining the best value on any procurement, such as Construction Management at Risk, Design/Build, etc. Justification:

RON CROWDEN

Requester's Signature *



Item 12.

THIS SOLICITATION WILL NOT BE ADVERTISED UNTIL PROCUREMENT RECEIVES THE INFORMATION REQUESTED ABOVE. ALL NECESSARY POSTAGE AND PRINTING COST WILL BE CHARGED TO YOUR DEPARTMENT.

Procurement (Revised: 7/19/16)



Office of the Administrator

G E O R G I A Janice Allen Jackson, Administrator

Suite 910 - Municipal Building
535 Telfair Street - AUGUSTA, GA 30901
(706) 821-2400 - FAX (706) 821-2819

May 15, 2018

Ms. Takiyah Douse
Central Services Director
535 Telfair Street
Augusta, GA 30901

Dear Takiyah:

The Augusta, Georgia Commission, at their regular meeting held on Tuesday, May 15, 2018 took action on the following items.

11. Approved a request from the Central Services Department-Facilities Maintenance Division for the purchase of two new vehicles for the Central Services Department from Allan Vigil Ford for a total purchase of \$56,614.00. Bid Item 18-184. (Approved by Administrative Services Committee May 8, 2018)
12. Approved a request from the Planning and Development Department – Code Enforcement Division for five vehicles. (Approved by Administrative Services Committee May 8, 2018)
13. Approved the request from the Engineering Department for the purchase of two new trucks, replace 2 Ford Rangers and replace one SUV from Capital Outlay. (Approved by Administrative Services Committee May 8, 2018)
14. Approved a request from the Augusta Fire Department to purchase one 2018 Ford F150 from Allan Vigil Ford for \$25,835.00. Bid Item 18-184. (Approved by Administrative Services Committee May 8, 2018)
15. Approved the request from the Recreation & Parks Department to replace one Pickup truck. Allan Vigil Ford \$26,345.00. Bid Item 18-184. (Approved by Administrative Services Committee May 8, 2018)
16. Approved the request from the Richmond County Sheriff's Office for the purchase of one Training Range truck and the replacement of one Community Services SUV. Allan Vigil Ford - Pickup Truck - \$29,320.00 Bid Item 18-184 and SUV - \$22,007.00. Bid Item 18-183. (Approved by Administrative Services Committee May 8, 2018)
17. Approved a request from the Animal Services Department to purchase two new Animal Transport Trucks for the Animals Services Department. Allan Vigil Ford \$44,345.00. Bid Item 18-174. (Approved by Administrative Services Committee May 8, 2018)
18. Approved the request for the Risk Management Department for the replacement of one vehicle from Allan Vigil Ford for \$28,005.00. Bid Item 18-184. (Approved by Administrative Services Committee May 8, 2018)
19. Approved the request for the Tax Assessors Office to purchase a 2018 Ford Escape from Allan Vigil Ford for \$21,414.00. Bid Item 18-183. (Approved by Administrative Services Committee May 8, 2018)
22. Approved to award contract to construct a new ADA accessible Restroom addition to Building A at the Richmond County Sheriff's Office (RCSO) Special Operations Campus to Blount's Complete Home of Hephzibah in the amount of \$68,000. Bid Item 18-180 (Approved by Administrative Services Committee May 8, 2018)

Ms. Takiyah Douse
May 15, 2018
Page 2

23. Approved to have Administrator to bring back the draft RFP to the Administrative Services Committee for review prior to soliciting for fleet maintenance services. (Approved by Administrative Services Committee May 8, 2018)

If you have any questions, please contact me.

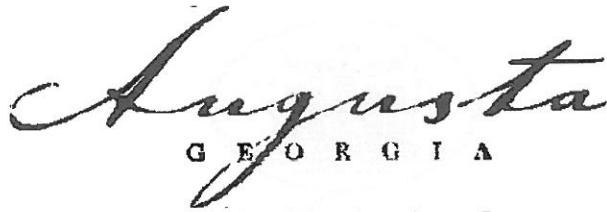
Yours truly,



Janice Allen Jackson
Administrator

05-15-18: #11 - #19, #22, #23

cc: Ms. Donna Williams
Ms. Geri Sams



**Commission Meeting Agenda
5/15/2018 2:00 PM
Request for Guidance - Fleet Maintenance**

Department:	Central Services Department - Fleet Management
Department:	Central Services Department - Fleet Management
Caption:	Motion to approve soliciting an RFP for fleet maintenance services. (Approved by Administrative Services Committee May 8, 2018)
Background:	<p>In 2017, the Augusta Commission established a subcommittee to study the cost effectiveness of in-house versus contracted fleet maintenance services for the 2,200 assets serviced by our current vendor. On December 5, 2017, the Augusta Commission voted to extend the existing fleet maintenance contract with First Vehicle Services for a period of one year (see attachment). There was discussion prior to the vote that a decision would have to be made in early 2018 regarding whether to issue a new Request for Proposal for maintenance services or create an in-house maintenance service.</p>
Analysis:	<p>Option 1: Issue an RFP. Should the Commission direct staff to issue an RFP to determine new cost proposals, with the intent to continue outsourcing fleet maintenance, we estimate twelve to fifteen weeks for the following activities:</p> <ul style="list-style-type: none"> • RFP submission (2 weeks), • Procurement advertisement/pre-bid meeting (4-5 weeks), • Compliance Department review (2 weeks), • Committee Evaluation Meeting (2 weeks), • Committee Agenda recommendation approval (2 weeks) and • Contract negotiations and execution (2 weeks). <p>A draft copy of the contract will be included within the RFP detailing a three-year contract with an option to extend for two consecutive one-year extensions. Please note, this timeline is an estimate of events and does not include any vendor related delays.</p> <p>Option 2: Should the Commission direct the Central Services Department – Fleet Management Division to begin the planning process for internal fleet maintenance, this process will require an estimated six months to prepare for April 1, 2019 operations. This extended timeframe will allow for the creation of job descriptions, candidate recruiting and onboarding.</p>

Financial Impact: The actual dollar amount cannot be determined until we receive proposals from qualified vendors. Previous studies and presentations, given to the Sub-Committee, detailed costs in excess of \$4M with in-house services costing slightly more than contracted services. In 2017, Fleet Management spent \$4.3M.

Alternatives: see options in Analysis above

Recommendation:

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

REVIEWED AND APPROVED BY:

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



CCY

Central Services Department

Takiyah A. Douse, Director
Ron Crowden, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

MEMORANDUM

TO: Andrew G. MacKenzie, Esq

FROM: Ron Crowden, Fleet Manager, Central Services Department

DATE: January 10, 2018

SUBJECT: Fleet Maintenance Contract Extension

On December 5, 2017 the Augusta Commission approved a one year extension of the existing Fleet Management Contract. The "Approval" letter is attached for your review.

Also attached it's the extension agreement, which was an enclosure to the agenda, that was put before the Commission for approval. Mr. Steve Breeden, Region Vice President has signed the agreement.

Please review the agreement/contract for any objection and if you are satisfied with the content please initial. I would be happy to pick up the document and take it to the Mayor's office for signature.

Best Personal Regards,

Ron Crowden
Fleet Manager
706-821-2892

FLEET MANAGEMENT AND VEHICLE MAINTENANCE SERVICES
CONTRACT
WITH AUGUSTA RICHMOND COUNTY

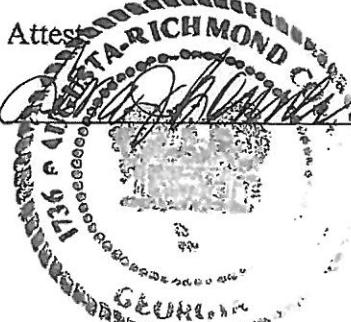
This agreement is made this 5th day of December 2017 by and between the Augusta Richmond County Georgia (ARC) and First Vehicle Services, Inc. ("FVS").

NOW, THEREFORE, in consideration of the mutual covenants, promises and undertakings contained in the contract and this agreement, the ARC and FVS agree as follows:

1. The Approved Budget and Maximum Price, including Contractor's fee, for the period of January 1, 2018, up to and including December 31, 2018, is Two Million Nine Hundred Fifty-Seven Thousand Six Hundred Sixty-Three dollars. (\$2,957,663).

Except as amended by this document, the Contract as previously approved, remains in full force and effect and legally binding upon the ARC and FVS.

IN WITNESS WHEREOF, the ARC and FVS hereto have affixed their respective signatures as the date indicated below:



AUGUSTA RICHMOND COUNTY GEORGIA

Attest: BY: Hardie Davis Jr.

Attest: Hardie Davis Jr.
Name: Hardie Davis Jr.

Title: Mayor

Date: _____

FIRST VEHICLE SERVICES, INC.

Attest: BY: Steve Breeden

Name: Steve Breeden

Title: Region Vice President

Date: 1-08-2018



AUGUSTA LAW DEPARTMENT

Andrew G. MacKenzie, General Counsel
Wayne Brown, Deputy General Counsel

MEMORANDUM

TO: Mayor Hardie Davis, Jr.
Office of the Mayor

FROM: Andrew G. MacKenzie
General Counsel

DATE: January 10, 2018

RE: **FLEET MANAGEMENT AND VEHICLE MAINTENANCE SERVICES
CONTRACT WITH AUGUSTA RICHMOND COUNTY**

Dear Mayor Davis:

Please find enclosed one (1) original and (2) copies of the above- referenced contract. General Counsel Andrew G. MacKenzie has approved the contract as to form, indicated by his initials. The Augusta, Georgia Commission entered into this contract on December 5, 2017.

I have tabbed the applicable portions of the contract for your signature with flags. After your signature and dating, the Clerk of Commission, Ms. Lena Bonner, may execute the contract.

Ms. Bonner please return one copy of the contract to Ms. Takiyah Douse, Director Central Services, 535 Telfair Street, Building 3000 (rear), Augusta, Georgia 30901, and one copy to Ron Crowden, Fleet Manager, 1568-C Broad Street, Augusta, GA 30904.

AGM/gsb *bb*
Enclosures

Returned 1/23/18
 -copy -T. DOUSE
 ✓ Copy - R. Crowden



Administrative Services Committee Meeting Commission Chamber- 5/8/2018- 1:10 PM

ADMINISTRATIVE SERVICES

1. Approve a request from the Central Services Department-Facilities Maintenance Division for the purchase of two new vehicles for the Central Services Department from Allan Vigil Ford for a total purchase of \$56,614.00. Bid Item 18-184. [Attachments](#)
2. Approve a request from the Planning and Development Department – Code Enforcement Division for five vehicles. [Attachments](#)
3. Approve the request from the Engineering Department for the purchase of two new trucks, replace 2 Ford Rangers and replace one SUV from Capital Outlay. [Attachments](#)
4. Approve a request from the Augusta Fire Department to purchase one 2018 Ford F150 from Allan Vigil Ford for \$25,835.00. Bid Item 18-184. [Attachments](#)
5. Approve the request from the Recreation & Parks Department to replace one Pickup truck. Allan Vigil Ford \$26,345.00. Bid Item 18-184. [Attachments](#)
6. Approve the request from the Richmond County Sheriff's Office for the purchase of one Training Range truck and the replacement of one Community Services SUV. Allan Vigil Ford - Pickup Truck - \$29,320.00 Bid Item 18-184 and SUV - \$22,007.00. Bid Item 18-183. [Attachments](#)
7. Approve a request from the Animal Services Department to purchase two new Animal Transport Trucks for the Animals Services Department. Allan Vigil Ford \$44,345.00. Bid Item 18-174. [Attachments](#)
8. Approve the request for the Risk Management Department for the replacement of one vehicle from Allan Vigil Ford for \$28,005.00. Bid Item 18-184. [Attachments](#)
9. Approve the request for the Tax Assessors Office to purchase a 2018 Ford Escape from Allan Vigil Ford for \$21,414.00. Bid Item 18-183. [Attachments](#)
10. Approve the execution of the amended ADP Master Services Agreement. [Attachments](#)
11. Motion to exempt Storm water Fee in Non-Serviced Area (unincorporated area). **(Requested by Commissioner Wayne Guilfoyle)** [Attachments](#)

12. Approval request to accept a CHIP Grant Award (\$612,000) and allow contract execution by the Mayor. [Attachments](#)
13. Motion to approve the minutes of the Administrative Services Committee held on April 24, 2018. [Attachments](#)
14. Motion to approve an amendment to the Professional Services Agreement with Janice Welch Osei to assist in the Office of the Administrator. (Referred from May 1 Commission meeting) [Attachments](#)
15. Award contract to construct a new ADA accessible Restroom addition to Building A at the Richmond County Sheriff's Office (RCSO) Special Operations Campus to Blount's Complete Home of Hephzibah in the amount of \$68,000. Bid Item 18-180 [Attachments](#)
16. Request for guidance regarding how the Central Services Department – Fleet Management Division should proceed regarding fleet maintenance services. [Attachments](#)

www.augustaga.gov



Central Services Department

Takiyah A. Douse, Director
Ron Crowden, Fleet Manager

Fleet Management
1568-C Broad Street
Augusta GA 30904
Phone: (706) 821-2892

TO: Ms. Takiyah A. Douse, Director, Central Services Department
FROM: Ron Crowden, Fleet Manager, Central Services Department
DATE: February 2, 2018
SUBJECT: Request For Guidance

CAPTION: Request for guidance regarding how the Central Serviced Department – Fleet Management Division should proceed regarding fleet maintenance services.

BACKGROUND: In 2017, the Augusta Commission established a subcommittee to study the cost effectiveness of in-house verses contracted fleet maintenance services for the 2,200 assets serviced by our current vendor.

On December 5, 2017, the Augusta Commission voted to extend the existing fleet maintenance contract with First Vehicle Services for a period of one year (see attachment). There was discussion prior to the vote that a decision would have to be made in early 2018 regarding whether to issue a new Request for Proposal for maintenance services or create an in-house maintenance service.

ANALYSIS: Option 1: Issue an RFP. Should the Commission direct staff to issue an RFP to determine new cost proposals with the intent to continue outsourcing fleet maintenance, we estimate twelve to fifteen weeks for the following activities:

- RFP submission (2 weeks),
- Procurement advertisement/pre-bid meeting (4-5 weeks),
- Compliance Department review (2 weeks),
- Committee Evaluation Meeting (2 weeks),
- Committee Agenda recommendation approval (2 weeks) and
- Contract negotiations and execution (2 weeks). A draft copy of the contract will be included within the RFP detailing a three-year contract with an option to extend for two consecutive one-year extensions. Please note, this timeline is an estimate of events and does not include any vendor related delays.

Option 2: Should the Commission direct the Central Services Department – Fleet Management Division to begin the planning process for internal fleet maintenance, this process will require an estimated six months to prepare for April 1, 2019 operations. This extended timeframe will allow for the creation of job descriptions, candidate recruiting and onboarding.

FINANCIAL IMPACT: The actual dollar amount cannot be determined until we receive proposals from qualified vendors. Previous studies and presentations, given to the Sub-Committee, detailed costs in excess of \$4M with in-house services costing slightly more than contracted services. In 2017, Fleet Management spent \$4.3M.

ALTERNATIVES: see options in Analysis above

RECOMMENDATION:

**Central Services Department
Fleet Management Division
Projected 2018 Business Plan
August 31, 2017**

Executive Summary

The Fleet Management Division was transferred from the Finance Department to the newly created Central Services Department in June of 2016. This transfer did not disrupt the operations of the division nor the maintenance services provided by the contractor, First Vehicle Services. The division is comprised of a Fleet Manager, Ron Crowden, and a Fleet Coordinator, Kaycee Braswell. The two of them along with the Central Services Department Director, Takiyah A. Douse manage the service agreement and contractual obligations of the maintenance contract – which may be renewed, expanded or extended for one additional year (2018) by mutual written agreement.

The city of Augusta has over 2,200 assets to include bucket trucks, dump trucks, weed eaters and passenger vehicles. The division is responsible for reviewing departmental requests for vehicles, analyzing the need based upon the department's operations, and if approved communicating the need to the Commission for final approval. Vehicle specifications are obtained, and bid packages are submitted to Procurement for advertisement to the public for bidding.

Maintenance services are performed at one of two locations within the county 1) Broad Street 2) Tobacco Road. Shop 1 Broad Street services passenger vehicles and shop 2 Tobacco Road services heavy equipment. The city owns the shops although the use of the bay lift and other stationary equipment is operated by the vendor. Both locations are in need of infrastructure repairs and upgrades as a result of a lack of funding to realize this need. The contractor allocates 38.5 persons to service the contract.

Organization and Management

Takiyah A. Douse, Central Services Director, was promoted to lead this newly created department June 2016 which combined Augusta 311, Facilities Maintenance, Fleet Management, Real Estate and Records Retention. She was formerly the Motor Vehicle Division Director for the Richmond County Tax Commissioner's Office and Assistant Vice President/Commercial Banker for the Central Savannah River Area of SunTrust Bank. She received a dual degree in Finance and Management from Paine College and a Master's of Business Administration with an emphasis in Management from Troy University.

Ron Crowden, Fleet Manager, graduated from Richmond Academy and Purdue University with a BA in History. After serving our country for over 20 years he retired from the United States Army and was later employed by Richmond County in June 1992 as the Safety Training Officer in Risk Management. His primary responsibilities included conducting safety inspections on facilities, vehicles and equipment, investigating claims, executing the substance

abuse policy, and conducting the “Character Training” program. He became the Fleet Manager February 2001 and is responsible for the acquisition of new vehicles and equipment for all departments, overseeing the maintenance program, fuel program, and disposal of surplus assets through GovDeals – an online service provider who allows various governments to sell surplus and confiscated items via the internet.

Kaycee Braswell, Fleet Administrative Coordinator, graduated from Georgia Military College with an Associate’s Degree in General Studies and from Georgia Southern University with a Bachelors’ Degree in General Studies and a concentration in Business. She was employed by Augusta Richmond County in 2011 as the maintenance/parts clerk for the Environmental Services Department responsible for managing the maintenance parts room and maintenance billing. She tracked part orders, processed monthly billing statements and served as the procurement clerk for the maintenance division. In August 2015 she became the Fleet Administrative Coordinator with the responsibility of monitoring the Fleet Fuel Program for all departments; assisting the Fleet Manager with surplus sales, prepares and makes recommendations for fuel and maintenance budgets for all departments, monitors fleet expenditures and processes tags, titles and registrations.

Data Measurement

While researching the feasibility of in house verses contracted Fleet Maintenance services, the following categories were studied:

- Salaries and Benefits
- Parts and Services
- Operating Budget

The data provided, details the research findings, along with projected budgets for the next three years.

Market Analysis

In researching comparable municipalities throughout the state of Georgia, the Cities of Savannah, Macon-Bibb and Columbus-Muscogee were amiable and forthcoming with information for research purposes.

Macon-Bibb, Georgia has operated under the “Flat Rate” Program since 1995 and has continued to evolve its program throughout the years. The “Flat Rate” Program budget is on average \$125,000 annually including their technicians both full and part time. According to Macon-Bibb, it allows for a solid retention rate and allows technicians to set their own salaries to some extent. Similar to the concept of being “commission driven” compensation based on the number of vehicles & hours the technicians turn out. The City uses some prison labor for office/shop janitorial needs with now currently having some considerations for using prison labor for other labor such as tire repairs.

Macon-Bibb has a fleet size of approximately 2,600 vehicles and/or equipment. The budget for vehicle and equipment maintenance is approximately \$2 million annually with

approximately \$1 million being allocated for employee salaries and/or benefits. Their current retention rate for a technician with 15 years or more of service is approximately 99% with turnover being mainly for retirement. Majority of their maintenance is completed in-house (85%) with large tire service, some engine and transmission repairs, tractor repairs and welding being contracted out.

Macon-Bibb maintains roughly \$25,000 in inventory, comprised mostly of oils and lubricants required for daily use. They use the “Just In Time” Method that utilizes selected local suppliers consisting of 3 to 4 parts businesses who deliver parts on demand with an average fifteen to twenty-minute turnaround time except for special orders or non-local supplier parts. Macon-Bibb operates on a technician software system called “Mitchell1” for both their light and heavy equipment servicing. The system costs approximately \$5,500 per year.

Columbus-Muscogee has an in-house fleet department that maintains a high percentage of operational fleet vehicles and equipment. The operational budget for the department is approximately \$2 million annually. To service and maintain a fleet asset size of 2,860 they average 39 full-time employees with the assistance of “inmate” labor that varies daily. Columbus-Muscogee performs all routine preventive maintenance on fleet vehicles and equipment within a radius of 200 miles, 20 hours, or a day of scheduled service. This methodology allows user Departments to turn their vehicles in for service at a time or date that may be more convenient than the regularly scheduled date of maintenance. Most of the maintenance performed in-house is preventive maintenance with sophisticated engine repairs and heavy equipment repairs contracted out.

The City of Savannah manages and maintains a fleet of over 2,200 assets. Their fleet is serviced and maintained by 39 employees with a total annual budget of \$5.6 million. Savannah’s auto mechanic technical staff is fully certified with a very low department turnover attributed to agency benefits. Approximately 99% of the maintenance is completed in-house with some maintenance work contracted to vendors for warranty related issues and specialty issues related

	Population	Fleet	In /Out	Budget	Staff	Ops Study
Berkley County, SC (Charleston)	198,205	525	In	\$2.1M	9	N
Bibb County, GA (Macon)	92,582	2,600	In	\$4.3M	13	N
City of Savannah, GA	146,763	2,200	In	\$5.6M	39	N
Henry County, GA (McDonough)	213,869	1,257	In	\$1.7M	22	N
Muscogee County, GA (Columbus)	186,984	2,860	In	\$2M*	41	N
Richmond County, GA (Augusta)	197,182	2,200	Out	\$5M	41	Y

Note: Budget data presented reflects FY 2017 approved budget

*Muscogee County budget figure represents the operations budget only. All associated fleet maintenance costs are charged to each respective Department, thus a reduced figure is reported. Information concerning fleet service costs were unattainable.

In House Maintenance Analysis

Strengths

- Direct control over work to be performed
- More budgetary control to quickly adjust as necessary for fluctuations from year to year
- Increased quality control ability to quickly respond to inefficiencies by changing systems
- Continuity of current management to assist with transition if necessary
- Elimination of contractual management fees
- Enhanced flexibility with making repairs

Weaknesses

- Shortage of skilled mechanics within the Central Savannah River Area (Cline, Damon “A problem worth fixing” Augusta Chronicle 16 April 2017 D1 Print)
- Limited bargaining power in relation to attracting qualified mechanics to perform job duties
- Extended time frame to hire qualified mechanics, technicians, etc. due to the lengthy recruiting process
- Lack of control concerning the Procurement Process which may prolong parts receipt and costs
- The current PPPM makes it difficult to discipline and or dismiss underperforming staffers when deemed necessary by the department
- Current facilities are in need of replacement
- Assume liability for OSHA, DOT and compliance breaches

Opportunities

- Decrease size of city’s fleet
- Review and Streamline Procurement Process for a faster turnaround of purchase orders for parts acquisition under an approved amount
- Development of Vehicle/Equipment Replacement Schedule with allocated funds
- Increased work force and internal job opportunities
- Lease vehicles rather than purchase

Threats

- Increased capital costs (price of new vehicles, equipment, and machinery)
- Adverse impact on other departments (Human Resources, Procurement, IT, Finance)
- Increase in department’s overhead costs (administration, accounting, purchasing, etc.)
- Inability to negotiate price for parts etc. with the absence of Contractor bargaining power
- Inability to meet demands of Internal Customers
- The current Procurement guidelines will impact operations based upon the restraints (3 quotes)
- Technician training costs are high
- Overtime is required to meet service demands

Contracted Maintenance Services

Strengths

- Increased core business efficiency allows for targeted focus
- Efficiencies of scale concerning lower rates, high supply demand and discounted parts
- Best practice benefits from years of operational experience
- Risk reduction - Contractor assumes liability with OSHA, DOT, Fleet compliance etc.
- Contractor is responsible for certification management of technicians
- Transactions are streamlined and fluctuations are limited based upon contractual agreement
- Insight regarding operations since maintenance is primary focus
- Reduced operating costs - Fixed costs agreement

Weaknesses

- Non contract costs can fluctuate causing budgetary hardships
- Loss of insight over preventative maintenance
- Inability to directly manage and instruct the workforce
- Changes in operations requires amending the contract

Opportunities

- Information sharing between two "cultures"
- Reduces proposed staff count

Threats

- Non contract costs are difficult to estimate therefore could fluctuate drastically
- Risk of contract default by contractor
- Vendor supplies cease supplying goods or services
- Change in contractor management creates interruptions in vendor/Augusta relationship

Comparison Summary

The contracted maintenance service estimate of \$4.3M includes our current contract (\$2,957,662.89), non-contract costs and operating costs. Our current operating agreement includes all parts associated with service, sublet costs, human resource hiring/termination actions, procurement and management fees. Our current contract may be renewed, expanded or extended for one additional year (2018) by mutual written agreement.

The in-house maintenance estimate of \$4.4M assumes all liability and maintenance costs associated with operating a fleet maintenance shop. Sublet costs incurred include glass repair work, emergency towing and body work. **This estimated cost does not account for anticipated administrative work load increases as a result of increased staff (HR), purchases (Finance and Procurement) and technology needs (IT).**

The in-house maintenance service estimate of \$4.4M proposes outsourcing parts acquisition and corresponding process to a selected parts vendor. This option will reduce our proposed staff by 3 supply related persons with an annual salary savings of \$122,670.65 including salary and benefits. This method will lessen the operational load of service for Finance and Procurement, by reducing the administrative duties relating to processing numerous invoices and purchase orders. Our current vendor reports processing 8,726 invoices from 162 different vendors for a total cost of \$1,999,958.54 in 2016. This statistic does not include 170 vendors and 495 transactions with a company credit card totaling \$36,299.42.

Serotta Maddox Evans & Co., CPA's, contracted internal auditing firm, has reviewed this financial data for accuracy.

\$4,385,434.82	• Contracted Maintenance Service
\$4,419,136.03	• In House Maintenance
\$4,420,107.53	• In House Maintenance w/ Outsourced Parts



Office of the Administrator

G E O R G I A

Janice Allen Jackson, Administrator
 Chester Brazzell, Deputy Administrator

Suite 910 - Municipal Building
 535 Telfair Street - AUGUSTA, GA 30901
 (706) 821-2400 - FAX (706) 821-2819

December 5, 2017

Ms. Takiyah Douse
 Central Services Director
 2760 Peach Orchard Road
 Augusta, GA 30906

Dear Takiyah:

The Augusta, Georgia Commission, at their regular meeting held on Tuesday, December 5, 2017 took action on the following items.

10. Approved a 1-year extension of the existing fleet maintenance contract with First Vehicle Services. (Approved by Administrative Services Committee November 28, 2017)
27. Deleted the motion to receive an update from the Fleet Services Subcommittee. (Requested by Commissioner Marion Williams)

If you have any questions, please contact me.

Yours truly,



Chester Brazzell
 Deputy Administrator

12-05-17: #10, #27

cc: Ms. Donna Williams
 Ms. Geri Sams



Commission Meeting Agenda

12/5/2017 2:00 PM

2017 Vehicle Maintenance Contract Extension

Department: Central Services Department - Fleet Management Division

Department: Central Services Department - Fleet Management Division

Caption: Motion to **approve** a 1-year extension of the existing fleet maintenance contract with First Vehicle Services. (**Approved by Administrative Services Committee November 28, 2017**)

Background: First Vehicle Services has been providing a full maintenance service contract for Augusta since 2003. Contract was entered into for a period of 3 years with provisions for two 1-year extensions, subject to the approval of the Augusta Commission. The current service contract was approved on March 18, 2014 (enclosure). It was extended for the first year on January 17, 2017 (enclosure). In 2017, the contract cost was reduced by \$167,393.00 from 2016 due to a reduction in fleet assets and moving small equipment into a non-contract status. First Vehicle services was asked to provide pricing for the second and final extension. They would like to propose extending the 2017 pricing to 2018. The contract cost for 2018 would be \$2,957,663.00. The wording for the extension is attached for review. No further options exist to extend the contract beyond 2018.

Analysis: The proposal for the final year extension, by First Vehicle Services, is \$2,957,663.00 for 2018.

Financial Impact: The proposed and recommended budget for 2018 supports the First Vehicle Services proposal for \$2,957,663.00. (626-01-6440/5223113).

Alternatives: (1) Approve the request; (2) Do not approve the request

Recommendation: Approve the extension for 1-year of the fleet maintenance contract for \$2,957,663.00.

Funds are Available

Cover Memo

**in the Following
Accounts:**

Proposed 2018 Budget: 626-01-6440/5223113

REVIEWED AND APPROVED BY:

Finance.

Procurement.

Law.

Administrator.

Clerk of Commission



Commission Meeting

February 17, 2026

Minutes

Department: N/A

Presenter: N/A

Caption: Motion to **approve** the minutes of the February 3, 2026 Commission Meeting.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



COMMISSION MEETING MINUTES

Commission Chamber
 Tuesday, February 03, 2026
 2:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

RECOGNITION(S)

A. **Congratulations!** to the **2025 Employee of the Year Mr. Alex Ferrand**, Information Technology Department.

DELEGATION(S)

B. **Ms. Jennifer White** addressing Root Causes of Community, Instability Through Early Emotional Support and Prevention-Based Community Partnerships.

Presentation made accordingly.

C. **Ms. Charlotte Dickerson** relative to the Titans Tackle Cancer Student Visionaries of the Year Campaign.

Presentation made accordingly.

D. **Ms. Deloris Opapejo** the importance of mega World Era.

Presentation made accordingly.

E. **Mr. Melvin Kelly** regarding Youth Programs.

Presentation made accordingly.

F. **Ms. Alexandra Reynolds**, concerns regarding the Augusta-Richmond County Parks assessment; specifically, the potential divesting of parks.

Presentation made accordingly.

CONSENT AGENDA

(Items 1-18)

PUBLIC SERVICES

1. Motion to **approve** RFQ award for RFQ #25-207 and execute the Congestion Management Process (CMP) Update Contract with Cambridge Systematics Inc. **(Approved by Public Services Committee January 27, 2026)**

Motion to approve with the removal of the DBE Goals as required by USDOT.

Motion made by Rice and seconded by Clark.

Motion carried 7-0 with Commissioners Johnson, Pulliam, Lewis and Garrett out

2. Motion to **approve** Augusta Regional Airport (AGS) – Motion to approve (i) the assignment of the StandardAero facility lease from Brown & Gold to the Development Authority of Augusta, Georgia, and (ii) a related sublease amendment between Brown & Gold and StandardAero. The foregoing was approved by the Augusta Aviation Commission on December 17, 2025. **(Approved by Public Services Committee January 27, 2026)**

Motion to approve with no objectors

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

3. Motion to **approve** A.N. 26-07 – Existing Location: Adding **Sunday Sales to their liquor, beer, and wine** license. Marion Rodric Rosier is the applicant for Liddo's Bistro, located at **2601 Deans Bridge Road Ste C**, Augusta GA 30906. District 2, Super District 9. **(Approved by Public Services Committee January 27, 2026-no objectors)**

Motion to approve with no objectors

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

4. Motion to **approve** A.N. 26-08 – Existing Location, New Ownership: **Retail Package Beer and Wine**. Chakravarthy Thota is the applicant for Arsen Investment LLC dba Aone Lotto Mart, **2614 Peach Orchard Road**, District 2, Super District 9. **(Approved by Public Services Committee January 27, 2026- no objectors)**

Motion to approve with no objectors

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

5. Motion to **approve** A.N. 26-09–New Location: **Retail Package Liquor, Beer, and Wine**, Manpreet Singh applicant for **Liquor Shack**, 3982 Mike Padgett Highway, District 1, Super District 9. **(Approved by Public Services Committee January 27, 2026-no objectors)**

Motion to approve with no objectors

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

6. Motion to **approve A.N. 26-10: New Location: On premise Consumption Liquor, Beer, Wine, Dance, and Sunday Sales.** Gwendolyn Allen is the applicant for Windsor Manor Augusta, LLC, located at 3594 Windsor Spring Road. District 6, Super District 10. (**Approved by Public Services Committee January 27, 2026-no objectors**)

Motion to approve with no objectors

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

ADMINISTRATIVE SERVICES

7. Motion to **approve** an amendment to change order #1 for purchase order 22CSA046 in the amount of **\$48,274.00** by Trane Company (RFQ 18-164 – 22CSA046). (**Approved by Administrative Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 6-0 with Lewis, Garrett, J. Johnson, Rice and Pulliam out.

8. Motion to **approve** the award of RFP 25-301 Copier Lease Services to the Pollock Co. for a one (1) year contract with the option to extend for four (4) additional years. (**Approved by Administrative Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

9. Motion to **approve tasking the Administrator** to schedule a workshop within 90-120 days after reviewing funding processes for NGO's from Chatham, Fulton, and Henry Counties to create an application process with a committee that will review and score the application to formalize Augusta's process. (**Approved by Administrative Services Committee January 27, 2026**)

Motion to approve with removing the Administrator and adding Commissioners Pulliam as Chair and Clark as Co-Chairman.

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam

ENGINEERING SERVICES

10. Motion to **approve** Easement Deed from Cyber Development (**Approved by Engineering Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

11. Motion to **approve** Roadway Lighting Agreement with the Georgia Department of Transportation (GDOT) in Conjunction with SR 4/US 25BU @ Savannah River (13th Street Bridge over Savannah River Replacement Project), PI No. 0013927 Roadway Lighting Project Also authorize Augusta Mayor to execute its associated documents (electronic and hard copy). /AE (**Approved by Engineering Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

12. Motion to **accept** Augusta Engineering update on Public Road System (Augusta owned roads) Pavement Conditions Assessment and **approve & authorize** Augusta Engineering implementing Pavement Management Program adopting Pavement Conditions Index Criteria and Pavement Analysis Recommendations as outlined in IMS Pavement Management Report, June 2025. AE / 21-242 with Engineering providing costs associated with the program and semi-annual reports/updates. (**Approved by Engineering Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

13. Motion to **approve** contracting with Infrastructure Systems Management, LLC (ISM) to provide engineering services for Utilities Department's Range Road to Avenue of the States Water Main Loop project. ISM is a preapproved consultants under RFQ #24-132 Engineering Consultant Services for Utilities. (**Approved by Engineering Services Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

FINANCE

14. Motion to **approve** Workers compensation insurance renewal. (**Approved by Finance Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

PUBLIC SAFETY

15. Motion to **approve** Small Municipal and County Government Enterprise Agreement with Environmental Systems Research Institute, Inc. (Esri) as a sole source procurement. (**Approved by Public Safety Committee January 27, 2026**)

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

16. Motion to **accept** a bid from GCT Industrial in the amount of \$141,375.00 for the installation of light fixtures and accessories for the Charles B. Webster Detention Center (CBWDC) (ITB 25-244). **(Approved by Public Safety Committee January 27, 2026)**

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam

17. Motion to **approve** Tetra Tech, Inc. Change Order 2 for Hazard Mitigation Grant Program Support (Task Order 3) in the amount of \$100,766.50, increasing the total not-to-exceed amount for Task Order 3 to \$330,935.50, and allocate General Fund contingency as needed for the project. RFP 24-917. **(Approved by Public Safety Committee January 27, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Rice

Motion carried 7-0 with Lewis, Garrett, Johnson and Pulliam out.

PETITIONS AND COMMUNICATIONS

18. Motion to **approve** the minutes of the January 20, 2026 Commission Meeting.

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

*******END CONSENT AGENDA *******
AUGUSTA COMMISSION

AUGUSTA COMMISSION REGULAR AGENDA

(Items 19-27)

PUBLIC SERVICES

19. Receive updates from **Augusta Law Department** regarding Redwood, Inc.'s safety and property improvements at the Bon Air and Richmond Summit Apartment Complexes. **(Deferred from the Commission in its January 20, 2026 Commission meeting).**

Deleted at the request of the Interim General Counsel.

ADMINISTRATIVE SERVICES

20. Receive as information an update on the Recreation and Parks Audit. **(No recommendation from Administrative Services Committee January 27, 2026)**

The Commission received as information a report from UHY Advisors Mid-Atlantic, Inc without objection.

ENGINEERING SERVICES

21. Discuss and approve Vegetation and Landscaping department or division within an existing department based on administration recommendations on how to implement. **(No recommendation from Engineering Services Committee January 27, 2026)**
22. Discuss and approve path forward for vegetation maintenance functions. **(No recommendation from Engineering Services Committee January 27, 2026)**

Motion to adopt Option 2

- Cemeteries: Add contact support or additional RCCI civilian crews- Project cost \$100,000
- Downtown Maintenance: Bid process for ACE/contractor -\$549,470 currently allocated from Urban Services Fund
- Combine existing staff & equipment (including contract manager)- Budget neutral
- Create Department Director position \$140,000 including benefits.
- Create Administrative Coordinator position \$140,000 including benefits
- Create Admin. Coordinator position \$60,000 including benefits
- Office+ warehouse space upfit- **Capital budget est. \$400,000**
- Utilities, operating costs \$80,000
- Continue median maintenance \$420,000

Motion made by Rice and seconded by Clark

Motion failed 5-2

Voting Yes Clark, Guilfoyle, Mayor Johnson, Slendak, Rice

**Voting No- J. Johnson, Wimberly
Lewis, Scott, Pulliam, Garrett out**

FINANCE

23. Approve SPLOST 9 referendum resolution calling for election on May 19, 2026.

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out

24. Approve FLOST referendum resolution calling for election on May 19, 2026.

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

PUBLIC SAFETY

25. Motion to accept the HEAT Grant in the amount of \$192,286.36 on behalf of the Richmond County Sheriff's Office.

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

26. Motion to **approve** the purchase of duty holsters from GT Distributors for the total amount of \$54,200.00 for the Richmond County Sheriff's Office

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

LEGAL MEETING

- A. Pending and Potential Litigation
- B. Real Estate
- C. Personnel

27. Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.

ADDENDUM AGENDA
REGULAR MEETING
FEBRUARY 3, 2026

1. Restore budget reductions to Augusta Regional Airport's 2026 Budget and not implemented hiring freeze for the Airport.

Motion to approve

Motion made by Garrett and seconded by Guilfoyle

Motion carried 9-0 with Lewis and Pulliam out.

2. Update for QTS regarding Data Center.

Gabrielle Deiz from QTS shared information with the Commission regarding the QTS's operations and their opportunity to meet with the surrounding communities relative to providing information about the operation of the Date Center via an opportunity to meet with them on February 11, 2026, at 6:00 p.m. at the Bel Air Elementary School.





Commission Meeting

February 17, 2026

Affidavit

Department: N/A

Presenter: N/A

Caption: Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A