



## ADMINISTRATIVE SERVICES COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, February 11, 2025

1:05 PM

### ADMINISTRATIVE SERVICES

1. Motion to reject the unsolicited proposal for the revitalization of the Dyess Park Community Center
2. Motion to approve utilizing state contract (#SWC 99999-SPD-ES40199373-002) for the purchase of two vehicles, at a total cost of \$102,213 from Allan Vigil Ford for the Engineering department. A 2025 Ford F150 using SPLOST VIII and a 2025 Ford PHEV Escape using NPDES Permit Fees which has a fund balance of \$45,364.16 and is recorded as un-reserved and un-designated.
3. Motion to **approve** salary compensation for two FT staff persons - Lead Hazard Control Supervisor at \$65,000 and Lead Environmental Control Specialist at \$60,000 (concurrent with the term of grant)/provide supplemental pay (where applicable) for all affected employees.



**Administrative Services Committee**

Meeting Date: February 11, 2025

Motion to reject unsolicited proposal #24-000

- Department:** Procurement / Recreation and Parks
- Presenter:** Darrell White / Tameka Williams
- Caption:** Motion to reject the unsolicited proposal for the revitalization of the Dyess Park Community Center
- Background:**

, Georgia adopted the Public-Private Facilities Infrastructure Act of 2015 (the "PPFIA")(OCGA section 36-91-110 et seq.) on July 18, 2017, Augusta, Georgia provides a process to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-efficient fashion. Procurement solicits proposals via an advertisement each year for unsolicited proposals. The deadline for the unsolicited proposal was March 31, 2024. Augusta received an unsolicited proposal from Historic Augusta, Inc. and Augusta Epic, LLC for the revitalization of the Dyess Park Community Center.

Per the process and procedures, an Advisory Committee and Evaluation Committee was created to review the proposal. The proposal was reviewed by an evaluation committee, including representatives from Recreation and Parks, Housing and Community Development Department, Planning and Development Department, Central Services Department, Finance, and Central Services, and the Administrator’s Office. After a thorough review, the evaluation committee recommends rejecting the proposal.

The Commission approved the concept plan for Dyess Park on December 5, 2023 item #7. The approval was to continue with the preliminary and final design process, and to prepare for the demolition, removal, or preservation of the existing defunct community center.
- Analysis:**

The unsolicited proposal to preserve the community center within Dyess Park is recommended for rejection in favor of following the established park design plan. Community feedback has consistently shown a preference for removing the center, and the proposal fails to demonstrate how it would integrate with the park’s overall design and function. Financial concerns also arise, as restoration costs appear underestimated, no secondary funding source has been identified, and the operating budget lacks provisions for essential expenses beyond insurance. Additionally, the proposal introduces land use and liability issues, as commercial use would require additional parking and agreements with the City, posing administrative challenges. The project’s viability is further questioned due to vague details regarding its intended use, timeline, and potential tenants, which could lead to higher costs and uncertainty. Lastly, the proposal risks compromising the park’s mission to remain an accessible public space by introducing private commercial interests.

**Financial Impact:** Accepting the proposal could result in significant financial strain due to underestimated restoration costs, lack of secondary funding, and an insufficient operating budget. Additional expenses, such as tenant build-out, maintenance, and utilities, may exceed projections, creating long-term financial burdens and diverting resources from other park priorities.

**Alternatives:** N/A

**Recommendation:** Reject the unsolicited proposal in favor of following the established park design plan.

**Funds are available in the following accounts:** N/A

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

Unsolicited proposals for qualifying projects will be received by Augusta, Georgia. Proposals will be received by 3:00 PM Monday thru Friday beginning the first business day of JANUARY and ending on the last business day of MARCH of each year. Such unsolicited proposals shall be in writing and shall be delivered to:

Gerri A. Sams, Director  
Augusta Procurement Department  
UNSOLICITED PROPOSAL  
535 Telfair Street – Suite 605  
Augusta, Georgia 30901

Please submit six (6) copies: Five (5) bound and One (1) unbound copy of the proposal.

**All questions must be submitted in writing by fax to 706 821-2811 or by email to [unsolicitedproposal@augustaga.gov](mailto:unsolicitedproposal@augustaga.gov) to the office of the Procurement Department. No Unsolicited Proposal will be accepted by fax, all must be received by mail or hand delivered.**

Format for Submissions. Unsolicited proposals shall contain, at a minimum, the following information: (a) a project description, (b) a project feasibility statement, (c) a proposed project schedule, (d) a project financing plan, (e) a business case statement that shall include a basic description of any direct and indirect benefits that the private entity can provide in delivering the project, including relevant cost, quality, methodology, and process for identifying the project and time frame data, (f) a description of any anticipated public support or opposition, (g) qualifications and experience (h) names and addresses of persons who may be contact and (g) any additional information as Augusta, Georgia (local government) may reasonably request to comply with the requirements of the Public-Private Facilities and Infrastructure Act of 2015 (the “PPFIA”). Proposals should be prepared simply and economically, providing a concise description of the proposer’s capabilities to complete the proposed qualifying project and the benefits to be derived from the project by Augusta, Georgia. Such proposals may also include any additional pertinent information as determined by the proposer.

Only proposals complying with the requirements of these guidelines and the Public-Private Facilities and Infrastructure Act of 2015 (the “PPFIA”) that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format should be considered by the local Government for further review. If any information necessary to make a meaningful evaluation is missing, the Local Government may request such information from the proposer. Unsolicited proposals maybe subject to the Open Records Act.

Note: “**Unsolicited Proposal**” means a written proposal for a qualifying project that is received by the local Government and is not in response to any request for proposal for a qualifying project issued by the local Government.

Process and procedures concerning unsolicited proposals can be found:

[www.augustaga.gov/unsolicitedproposal](http://www.augustaga.gov/unsolicitedproposal)

Publish:

Augusta Chronicle: November 16, 23, 30 December 7, 14, 21, 28, 2023

Metro Courier: November 16, 2023



## Unsolicited Proposal Evaluation Form 24-000 Evaluation Committee Review

**Unsolicited Proposal Number: UP# 24-000**

**Project Name: Proposal for Revitalization of Dyess Park**

**Date of Evaluation: 6/25/2024      Recommendation Date to Committee: 6/25/2024**

**The Evaluation Committee and Independent Advisors shall perform the following financial review and analysis of the unsolicited proposal:**

	PASS	FAIL
(a) A cost-benefit analysis;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Evaluation of the public need for or benefit derived from the qualifying project;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Evaluation of the estimated cost of the qualifying project for reasonableness in relation to similar facilities;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Evaluation of the source of funding for the project;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Consideration of plans to ensure timely development or operation;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Evaluation of risk sharing, including cost or completion guarantees, added value, or debt or equity investments by the private entity; and	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Consideration of any increase in funding, dedicated revenue source, or other economic benefit that would not otherwise be available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>TOTAL</b>	<b>0</b>	<b>7</b>

<b>Cumulative Evaluation</b>		<b>Independent Auditors: N/A</b>
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**Comments: The Committee's Recommendation is to reject the Unsolicited Proposal**

## **Proposed Revitalization of Dyess Park Fire Station**

BY: Historic Augusta, Inc and Augusta Epic, LLC

Location : 902 James Brown Blvd, Augusta, Ga 30901



**(a) Project description**

**(i) Provide a description of the project:**

**Location: 902 James Brown Blvd., Augusta, GA 30901**

**Conceptual Design of such facility**

We are thrilled about the opportunity to preserve a significant piece of Augusta's history—The Fire Station at Dyess Park. This property is a contributing building to the Laney Walker Historic District that continues to stand as a local landmark for nearly 135 years. Saving the Fire Station will promote recent city and county enhancement initiatives that already have a track record of positively transforming Downtown Augusta. Allowing the renovation and preservation of the Fire Station will benefit the City and the neighborhood.

If given this chance, we pledge to cooperate with the City and the Laney Walker neighborhood to use private funds to revitalize the building, ensuring its continued alignment with upcoming improvements to Dyess Park and the Laney Walker Historic District.

**Conceptual Plan Reference Exhibit #A**

**(ii) Identify and fully describe the scope of work to be performed by the purposers with enough detail to allow an analysis by Augusta, GA**

Historic Augusta has partnered with Augusta Epic, LLC—a local property development company to submit this Unsolicited Proposal. This working arrangement will allow a partnership that contributes knowledge and assets in an effort to preserve this landmark building.

We intend to utilize private funds to immediately stabilize the building with plans to renovate it for commercial occupancy that is complementary to the park—in exchange for eventual transfer of deed to Historic Augusta.

Several local companies have shown interest in renting the first floor of the Fire Station. Types of businesses include: cafe, clinic, events company, media company. Please note that these companies are awaiting approval of this proposal before committing to a lease agreement.

We are submitting this Unsolicited Proposal as requested by Takiyah Douse. We are presenting two proposals (Proposal A, Proposal B) for the City's consideration. Please keep in mind that they are just a starting point and we are eager to collaborate with the City Administrator to address additional details.

**(iii) Identify and fully describe any work to be performed by Augusta.**

This plan does not use City funds towards the renovation and maintenance of the Fire Station. In compliance with this request, we are submitting this joint plan from Historic Augusta Inc. and Augusta Epic LLC, a qualified and experienced developer, to provide two alternatives to demolition which will allow the renovation and use of this structure in a manner that is complementary to the park.

On January 5, 2024, Historic Augusta was advised by the City Attorney, Rachel Mack that a proposal may be acceptable that is similar to the one utilized by the City and Historic Augusta to allow for the development of the Augusta Jewish Museum. We hope that the City can successfully redesign its plans for the Dyess Park with the two hundred thousand dollars that was budgeted for demolition.

We are requesting that the City show leniency with commercial parking space variance - and a new property line that is inclusive to landscaping and curved wall developed in 2012.

**(iv) Identify any anticipated adverse social, economic, and environmental impacts of the project**

Renovating the historical Fire Station is a way of honoring the community. Improving and repurposing the property to attract new visitors to Dyess Park may discourage intoxicated individuals from lingering near the playground; thereby, making the area more appealing to families.

The abatement of lead paint and asbestos within the park contributes to a significant reduction in its overall toxicity levels. This proactive measure enhances the safety and well-being of park visitors and surrounding ecosystems by eliminating harmful substances, thereby creating a healthier and more environmentally friendly space.

Enhancing Dyess Park could lead to increased property values in the surrounding area, prompting concerns about potential displacement of lower-income residents due to rising housing costs. However, supporting a local business in the park could symbolize hope, showcasing that success is attainable for everyone.

**(v) Identify the project positive social, economic, and environmental impacts of the project.**

The Fire Station at Dyess Park is a contributing building to the Laney Walker Historic District that continues to stand as a local landmark after nearly 135 years.



Saving the Fire Station will promote positive social, economic, and environmental change—supporting the recent city and county enhancement initiatives that already have a positive track record of evolving Downtown Augusta.

The beautification and repurposing of the Fire Station will not only attract a new clientele to Dyess Park but also enhance the overall quality of life for residents and visitors. As the park becomes a more inviting space, families and community members can enjoy recreational activities in a safer and more pleasant environment.

Moreover, the revitalization efforts are likely to contribute positively to the local economy by increasing property values and attracting businesses to the area. This economic growth can lead to job opportunities, stimulate further development, and increase property and sales tax. We want to help bring people to the area who will enjoy the park and evolve the community for the better.

We are committed to finding tenants that compliment the evolution of Dyess Park and the Laney Walker Historic District. We are in communication with several community based businesses who are interested in renting this space: cafe, clinic, events company, media company. Each of these community based companies are founded and operated in Augusta and are an example of positive change to the City.

Historic Augusta has partnered with Augusta Epic, LLC—a local property development company to submit this Unsolicited Proposal. This working arrangement will allow a partnership that contributes knowledge and assets in an effort to preserve this landmark building. We believe that we are in good hands with Augusta Epic, LLC because they hire local talent who have a passion for breathing new life into properties.

Additionally, the potential rise in property values could empower existing residents and improve their financial well-being. The increased foot traffic may also support local businesses, fostering a vibrant and thriving community. In summary, the positive impacts of renovating Dyess Park extend beyond the immediate beautification, enriching the community socially, economically, and environmentally.

***(vi) State assumption related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the August's use of the project.***

Preserving a historic fire station involves various considerations related to ownership, legal liability, law enforcement, and project operation. In this case, possible ownership remains with the city of Augusta, which underscores the significance of understanding the city's role and responsibilities in preserving the historic site. This may involve collaborative efforts with local government authorities and adherence to municipal regulations governing the ownership and preservation of historical landmarks.

Legal liability, on the other hand, is assumed to fall onto the leasers of the property, namely Historica Augusta and Augusta Epic, LLC. This implies that these entities bear the responsibility for addressing legal aspects such as safety, compliance with preservation regulations, and any potential liabilities associated with the preservation efforts. Engaging legal experts and ensuring that leases explicitly outline these responsibilities is crucial for a clear and legally sound arrangement.

Law enforcement considerations in preserving the historic fire station involve measures to secure the site and prevent unauthorized access. Collaborating with local law enforcement agencies can enhance the security infrastructure and safeguard the historical significance of the fire station. This collaborative effort may include the establishment of security protocols, surveillance systems, and community engagement to foster a sense of shared responsibility for the preservation of the site.

Regarding the operation of the preservation project, a strategic plan is necessary. This includes addressing funding mechanisms, community engagement initiatives, and ongoing maintenance efforts. The involvement of Historica Augusta and Augusta Epic, LLC. as leasers adds a layer of responsibility in ensuring the successful and sustainable operation of the preservation project.

Furthermore, the project involves specific requests, such as seeking a parking space requirement variance from the City of Augusta. This suggests a proactive approach to addressing practical considerations related to the site's accessibility. Additionally, the request for a new property line inclusive of landscaping and a curved wall indicates a commitment to enhancing the aesthetic and structural aspects of the site, contributing to a comprehensive preservation effort.

In summary, the preservation of the historic fire station involves navigating complexities related to ownership, legal liability, law enforcement, and project operation. Collaboration with relevant stakeholders, adherence to legal frameworks, and addressing specific requests demonstrate a dedicated and meticulous approach to the responsible preservation of this significant historical landmark

### ***(b) PROJECT FEASIBILITY STATEMENT***

#### ***(i) A feasibility statement that includes:***

Historic Augusta and Augusta Epic, LLC have visually assessed the property through multiple walkthroughs, and we are well-prepared for the inherent challenges of dealing with an old building. We are confident that successfully rehabilitating the Fire Station is feasible.

The building shows signs of a roof leak and therefore water damage: structural damage to the second-level floor, and first-floor break room, and overall building electrical system. These fall under the needs of a standard rehabilitation project. As we commence work and open walls, we

acknowledge the potential discovery of additional issues, and we are fully equipped to address them.

***(A) The method by which the private entity proposes to secure any necessary property interests required for the project;***

The current property interest is City of Augusta. If this proposal is successful the City will grant the property interests to Historic Augusta in a typical real estate transaction.

***(B) A list of all permits and approvals required for the project from local, state, or federal agencies; and***

- Approval from City Council for transaction
- Approval from City Administrator
- Parking Variance
- Construction/Building Permits

***(C) A list of public utility facilities, if any, that will be crossed by the project and a statement of the plans of the private entity to accommodate such crossings;***

None

***(ii) Provide a list of any contingencies that must occur for the project to be successful.***

- Approval from the City
- Construction Permit required for renovation
- Contain costs to within budget for renovation
- Lease the space after Renovation

***(iii) Provide a list of any other assumptions relied on for the project to be successful.***

If the above contingencies are fulfilled no other assumptions are necessary for success.

***(iv) Provide information relative to ongoing maintenance and operational costs after the project is completed.***

After the major renovation that we have planned the amount of ongoing maintenance will be minimal for the first 5 years. Standard HVAC service, lawn care, annual roof inspections, pest control will all be on a schedule over the course of a year. After that, any major work needed IE brick maintenance, roof repair, replacing of water heater ect will be paid for out of the capital reserve fund build up from the monthly rent payments over the first 5 years.

Estimated Annual Operational Costs:

Taxes - TBD

Insurance - \$5000

***(c) PROJECT SCHEDULE***

***(i) A schedule for initiation, construction, and completion of the project to include the proposed major responsibilities and timeline for activities to be performed by both the local government and private entity.***

Proposed Schedule

Transfer Date - TBD

Month 1 — Repair roof, assess floor damage, meet with architects

Month 2 — Apply for construction permit

Month 4 — Stabilize structure

Month 5 — Begin interior renovation

Month 8 — Begin marketing commercial space for lease

Month 10 — Finish interior renovation

Month 14 — Sign lease for first tenants

All responsibility for the City ends with transfer of property

***(ii) A schedule for obtaining all federal, state, and local permits and approvals required for the project.***

The only permits needed are regular renovation permits from the City Permit office, as with any other building renovation. In the past they have returned permits with 1 month of application.

***(iii) Identify the proposed schedule for strategies or actions to mitigate known impacts of the project.***

We have identified 1 negative impact to the City. The plans for the front corner of the Dyess Park Redevelopment will require expense to slightly alter the plans.

- To mitigate this simple change we suggest reallocating the \$200,000 budget for demolition of the Fire Station towards change costs.

***(iv) Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.***

We are not planning a phased opening.



Exhibit A. Concept drawing. Possible co-working on the first floor. Types of businesses include: clinic, cafe, events company, media company. Please note that companies are awaiting approval of this proposal before committing to a lease agreement.

**(d) PROJECT FINANCING PLAN**

*(i) A financial plan setting forth the private entity’s general plans for financing the project, including the sources of the private entity’s funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity; and description of user fees, lease payments and other service payments over the term of the proposed comprehensive agreement (as defined in the PPFIA); and a methodology and circumstances for changes to such user fees, lease payments and other service payments over time.*

We propose to use \$375,000 cash on hand for the majority of the project expenses. There is a \$150,000 contingency fund available via private financing guaranteed by the Principles of Augusta Epic, LLC. It is interest only at 6% interest.

For proof of funds details please see Exhibit C attached at the end of document.

Anticipating a lease rate of \$10 per sq ft the initial lease would generate \$25,000 in income per year. With continued growth in the area that income would rise in the near future, 3-5 years.

*(ii) Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.*

In consultation with a general contractor, based on walk throughs and photos, the estimate for work is as follows:

<b>Roof joist work</b>		\$30,000.00
<b>New floor</b>		\$60,000.00
<b>Electric</b>		\$30,000.00
<b>Down bath</b>		\$15,000.00
<b>Break room</b>		\$6,000.00
<b>Cement floor</b>		\$18,000.00

<b>Demo</b>		\$15,000.00
<b>Windows</b>		\$9,000.00
<b>Painting</b>		\$15,000.00
<b>Landscaping</b>		\$5,700.00
<b>Court yard</b>		\$15,000.00
<b>Door opening</b>		\$24,000.00
<b>Lighting</b>		\$4,500.00
<b>Plumbing</b>		\$6,000.00
<b>Permita</b>		\$3,000.00
<b>Professional fees</b>		\$15,000.00
<b>GC</b>		\$15,000.00
<b>Roof</b>		\$3,000.00
<b>Rough Total</b>		\$295,200.00
<b>General Const Contencecy</b>		\$73,800.00
<b>Management Fees</b>		\$28,920.00
<b>TOTAL</b>		<b>\$375,960.00</b>

*(iii) Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required containing enough detail to allow an analysis by the local government of the financial feasibility of the proposed project. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports. Identify the sources of the private entity's funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.*

Proposed Financial Schedule

Transfer Date - TBD	1%	\$3,690
Month 1 — Repair roof, asses floor damage, meet with architects	3%	\$11,070
Month 2 — Apply for construction permit	1%	\$3,690
Month 4 — Stabilize structure	25%	\$90,000
Month 5 — Begin interior renovation	20%	\$76,050
Month 8 — Begin marketing commercial space for lease	1%	\$3,690
Month 10 — Finish interior renovation	40%	\$247,600
Month 14 — Sign lease for first tenants	9%	\$33,210

Staffing needed— Augusta Epic partners Tobin Hagler and Christopher Junkin will work with Historic Augusta by managing the project and delivering the renovated and rented building. We have a local team of contractors and craftsman who we plan on utilizing.

***(iv) Provide a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.***

Element 1

Save the Fire Station from unneeded demolition.

- We are assuming that the City does not want to remove this amazing piece of history but has realized that the usefulness as a public building has ended.
- We assume that the cost associated with redrawing a small portion of the Dyess Park Revitalization Plan will cost less than the \$200,000 earmarked for demolition costs, thus saving money as well as the historical building.

Element 2



Transfer the responsibility of the structure to Historic Augusta, Inc and its partner Augusta Epic, LLC

- Assuming that the City does not want to continue to be responsible for the Fire Station then a team of Historic Augusta and Augusta Epic is needed to step forward.
- Assuming that the standard practice of real estate transactions can be followed, the transfer of responsibility should be simple.

### Element 3

Renovate the building into a useable commercial space

- We are assuming that with our combined expertise and experience that the needed work can be planned and executed.

### Element 4

Return the building to the community on a whole as a usable commercial space that will be a historic reminder of the past and a bright spot for the neighborhood moving into the future.

- Preserving the historic Dyess Park Fire Station is expected to bring positive social change, boosting community engagement and pride. When making changes, consider the whole community. We view the community as a whole when considering changing a physical structure.
- Showcasing the Fire Station's history honors first responders and community leaders, adding to the community's story. Adding an educational opportunity for local tourism, further enriching the experience of visiting Dyess Park.
- Preserving the Fire Station and allowing a local business to occupy the space will contribute to a safer environment. Having a tenant on-site helps keep an eye on the property, ensuring safety, even if this is only during business hours. It's all about making the area secure and enjoyable for everyone, establishing an occupied space for families and community activities, all while prioritizing safety.
- Beautification of the Dyess Park Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.

We have a goal of there being little to no financing involved in the project. If the final funds need to be financed they will be at 6% interest only for the life of the loan with principle payments made each month to pay the amount back within 5 years.

***(v) Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the local government's credit or revenue.***

We are NOT requesting any local, state, or federal resources for this project. The total commitment requested from the City is to negotiate in good faith the details of transfer of the property.

***(vi) Identify the amounts and the terms and conditions for any revenue sources.***

All revenue will come from the commercial lease or leases derived from the property. The exact terms have not been decided on but the estimated rent initially has been discussed at \$25,000-\$35,000 per year.

***(vii) Describe a proposed allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.***

There is a timing contingency built into our schedule. We do not anticipate working beyond the agreement's completion date. We feel strongly that with the team in place and the money to spend the project will be completed in a timely manner.

***(viii) Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.***

Not Applicable

***The unsolicited proposal may include financing options, including the imposition of user fees, lease payments or other service payments. Such financing arrangements may include the issuance of debt instruments, equity or other securities or obligations. Depending on Augusta's authority and the circumstances of each transaction, financing options might also include the use of special purpose entities, sale and leaseback transactions, enhanced use leasing, development agreements, conduit financing and other methods allowed by law.***

***Notwithstanding the foregoing, Augusta, Georgia shall not loan money to a private entity in order to finance all or a portion of the qualifying project. Also, a multiyear lease entered into by Augusta which is not terminable at the end of each fiscal year during the term of the lease***

***shall be considered a debt of the local government which enters into such lease, and such lease shall apply against the debt limitations of the local government.***

### **PROPOSAL A**

Lease building from City for 3 years ( Similar agreement to Augusta Jewish Museum )

- After lease terms are met, property transfers to Primary Lessee (Historic Augusta, Inc.)
- Lease amount \$300 monthly, commencing after signing of sub-tenant commercial lease of monthly rent >\$1000
- Benchmarks to be completed within 3 year term
  - 1) Repair roof
  - 2) Renovate the property
  - 3) Execute a commercial lease ( Priority given to Non Profit and other community focused groups)
  - 4) Create memorial garden dedicated all the past fire fighters of Fire Company Number 2, and other Community leaders
- Request parking space requirement variance
- Requesting a new property line inclusive of landscaping and curved wall (Exhibit B.).
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed
- If City fails to transfer property after completion of terms, all costs incurred plus 10% will be reimbursed

### **PROPOSAL B**

Augusta Epic, LLC will purchase property for \$75,000 as is with commercial zoning

- Begin work with-in 30 days of closing
- Request parking space requirement variance
- Requesting a new property line inclusive of landscaping and curved wall (Exhibit B.).
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed
- Guarantee priority given to Non Profit and other community focused groups
- Guarantee no vacant building after the renovation is complete, via owner occupant private office until commercial lease executed

### **Consideration for betterment of Community**

- a) Offer building pro-bono for an annual fundraiser event in support of first responders in the community
- b) Create a memorial garden dedicated to all the past fire fighters of Engine Company Number 2, and other community leaders



Exhibit B. New Property Line marked by red color rectangle. This extended property line is inclusive of landscaping and curved wall along James Brown Blvd.

***(e) BUSINESS CASE STATEMENT***

***(i) A business case statement that shall include a basic description of any direct or indirect benefits that the private entity can provide in delivering the project, including***

*relevant cost, quality, methodology, and process for identifying the project and time data.*

### **Business Case Statement: Revitalization of Dyess Park Fire Station**

The project aims to save and repurpose the historic Fire Station at Dyess Park, a contributing building to the Laney Walker Historic District in Augusta. Collaboratively undertaken by "Historic Augusta" and "Augusta Epic, LLC" the initiative seeks to promote positive social, economic, and environmental change while preserving a local landmark with a history spanning nearly 135 years.

#### **Direct and Indirect Benefits:**

##### **Social Impact:**

- Preserving the historic Dyess Park Fire Station is expected to bring positive social change, boosting community engagement and pride. When making changes, consider the whole community. We view the community as a whole when considering changing a physical structure.
- Showcasing the Fire Station's history honors first responders and community leaders, adding to the community's story. Adding an educational opportunity for local tourism, further enriching the experience of visiting Dyess Park.
- Preserving the Fire Station and allowing a local business to occupy the space will contribute to a safer environment. Having a tenant on-site helps keep an eye on the property, ensuring safety, even if this is only during business hours. It's all about making the area secure and enjoyable for everyone, establishing an occupied space for families and community activities, all while prioritizing safety.
- Beautification of the Dyess Park Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.

##### **Economic Growth:**

- The restoration of the Fire Station aims to attract businesses to the area, creating a dynamic commercial district that contributes to local economic growth.
- Preserving and repurposing the historic Fire Station fosters community cohesion—by creating a central gathering point for community engagement and social interactions.
- A catalyst for the evolution of the area, this project attracts new businesses that can thrive in the unique charm of the revitalized area—stimulating job creation, fostering employment opportunities, and encouraging local spending, resulting in a more vibrant and prosperous community.

- Saving the historic Fire Station is poised to increase property values, enhancing the overall economic landscape of the community.

#### Community-Based Tenants:

- Our commitment to securing community-based tenants compliments the vision for the improved Dyess Park.
- Carefully chosen tenants, ensures that the revitalized Fire Station becomes a true asset to the community. A number of Augusta based companies are already part of the conversation behind the scenes and are interested in supporting this project—cafe, clinic, events company, media company, to name a few.
- Including Augusta companies as tenants not only serves as a source of inspiration for aspiring entrepreneurs but also supports the sustainability and longevity of the revitalized park by fostering a sense of pride and enriched connection with the local community.

#### Partnership with Augusta Epic, LLC:

- Collaboration with Augusta Epic, LLC, a local property development company, ensures a partnership that combines knowledge and assets for the preservation of the landmark building.
- Augusta Epic, LLC's track record of hiring local talent aligns with the vision of breathing new life into properties, instilling confidence in the success of the project.

#### Empowering Existing Residents:

- The potential rise in property values is expected to empower existing residents, improving their safety and financial well-being.
- Increased foot traffic may support local businesses, fostering a vibrant and thriving community.

#### Quality, Methodology, and Process:

##### Quality Assurance:

- Preservation of the historic Fire Station will adhere to strict quality standards to ensure cultural significance of the landmark.

##### Methodology:

- Renovation efforts will follow a comprehensive methodology, addressing first structural aspects to ensure the longevity of the unique space.

##### Process for Identifying Project and Time Data:

- This project involves a collaboration between Historic Augusta and Augusta Epic, utilizing their expertise in historical preservation and property development.

- A well-defined timeline will be established once a proposal has been agreed to between the proposer's and the City; incorporating key milestones and deliverables to ensure the project's timely completion.

Conclusion: The revitalization of Dyess Park Fire Station goes beyond a mere restoration project, encompassing a holistic approach to positively impact the community socially, economically, and environmentally. The collaboration between Historic Augusta and Augusta Epic, LLC, along with the commitment to community-based tenants, reflects a strategic initiative that aligns with the city and county enhancement initiatives for Downtown Augusta.

*(ii) Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state. Project benefits to be considered are those occurring during the construction, renovation, expansion or improvement phase and during the life cycle of the project.*

### **Beneficiaries and Community Impact Analysis for Dyess Park Fire Station Revitalization**

Beneficiaries:

The primary beneficiaries of the Dyess Park Fire Station revitalization project include:

Local Residents:

- **Empowerment through Economic Opportunities:** Explore potential employment and business opportunities that can empower individuals, enhancing their financial well-being.
- **Potential Rise in Property Values:** Consider the possibility of an increase in property values, contributing to the overall economic well-being of the community.
- **Overall Community Prosperity:** The pursuit of economic opportunities and the potential rise in property values can lead to a thriving and prosperous community, benefitting residents and businesses alike.
- **Prospective Tenants:** Community-based businesses, such as cafes, clinics, events companies, and media companies, will find a conducive space to operate, contributing to their growth and success.
- **Local Workforce:** Hiring local talent for the renovation project creates job opportunities, supporting the livelihoods of individuals within the community.

How They Will Benefit:

#### Social Enhancement:

- The preservation of the Fire Station is expected to bring positive social change, boosting community engagement and creating opportunity for commerce.
- Showcasing the Fire Station's history honors first responders and community leaders, adding an educational aspect for local tourism, further enriching the experience of visiting Dyess Park.
- Repurposing of the Fire Station will create a more inviting space for families and community members, fostering recreational activities in a safer and pleasant environment.
- The potential rise in property values is expected to empower existing residents, improving their safety and financial well-being.
- Increased foot traffic may support local businesses, fostering a vibrant and thriving community.

#### Economic Empowerment:

- Saving the Fire Station comes without cost to the City. This project is supported by private funds.
- Existing residents stand to benefit from potential rises in property values, leading to improved financial well-being.
- Local businesses, including prospective tenants like cafes, clinics, events companies, and media companies, can thrive, stimulating economic growth and job creation.
- The restoration of the Fire Station aims to attract businesses to the area, creating a dynamic commercial district that contributes to local economic growth.
- The commitment to securing community-based tenants ensures that the revitalized Fire Station becomes a true asset to the community, contributing to sustainability and longevity.

#### Job Opportunities:

- The local workforce will gain employment opportunities during the construction, renovation, and operational phases of the project.
- This project acts as a catalyst for the evolution of the area, attracting new businesses that stimulate job creation and foster employment opportunities.
- Carefully chosen tenants, including Augusta-based companies, not only serve as a source of inspiration for aspiring entrepreneurs but also support the sustainability and longevity of the revitalized park, fostering a sense of pride and connection within the local community.

#### Community, Region, or State Impact:



Community Transformation:

- The project contributes to the positive evolution of Augusta, aligning with city and county enhancement initiatives.
- Improved aesthetics and functionality of Dyess Park Fire Station will attract a diverse clientele, further enriching the community fabric.

Economic Growth:

- Increased property values and the attraction of businesses contribute to economic growth, benefitting the region as a whole.
- The project's life cycle fosters sustained economic activity, leading to a vibrant and thriving local economy.

Cultural Preservation:

- Preservation of the historic Fire Station ensures the retention of cultural heritage, positively impacting the identity and character of the region.

Social Cohesion:

- The revitalized space serves as a focal point for community gatherings and activities, promoting social cohesion and a sense of belonging.

Consideration of Project Benefits:

Construction and Renovation Phase:

- Job creation and economic stimulation during the construction phase contribute to immediate benefits for the local workforce and businesses.

Operational Phase:

- Long-term benefits include sustained economic growth, enhanced community well-being, and the preservation of cultural heritage.

In summary, the Dyess Park Fire Station revitalization project is poised to benefit a diverse range of stakeholders, fostering positive social, economic, and cultural impacts that extend beyond immediate construction and renovation phases, leaving a lasting legacy for the community, region, and state.

***(iii) Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.***

## **Expected Public and Governmental Perspectives on the Dyess Park Fire Station Revitalization Initiative**

### **Anticipated Public Support or Opposition**

There are two known viewpoints to the incorporation of the fire station into the approved park plan.

- One side will be in favor of saving a landmark historic structure within the Laney-Walker Neighborhood. The structure has always served the community either as a fire station or a community center. By rehabilitating the structure for a private purpose that complements the park its legacy as a community asset will continue. Preservation is an important tool to maintain the community fabric and identity within an area.
- On the other side, there are those who want to see the demolition of the fire station. These opinions come from community residents who have been waiting for park improvements for years. Their reasons for wanting demolition are not for aesthetic reasons. It is because they do not want delays to the park improvement plan. These sentiments could be relieved if the rehabilitation of the fire station does not further delay the park improvement plan.

### **Anticipated Government Support or Opposition**

- The Augusta-Richmond County Government has held two meetings with Historic Augusta. At each of these meetings, Commissioner Jordan Johnson and city staff expressed a desire to follow the wants of the constituents in the park area. The main takeaway from these meetings is that the city wants to execute a park improvement plan without delay. Government officials understand the history and significance of the structure but are unwilling to commit city resources towards its preservation beyond a small plaque or interpretation. Private investment can alleviate these issues and make the historic structure a city asset and show a city commitment to preserving the rich heritage of the Laney-Walker Neighborhood. Buildings like the historic Engine Company No. 2 help to provide a sense of place for residents and they cannot be replaced once they are demolished.

*(iv) Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.*

## **Engagement and Communication Strategy for the Dyess Park Fire Station Revitalization Project**

The strategy to involve and inform various stakeholders, including the general public, business community, and governmental agencies in the project-affected areas, encompasses the following:

### **Community Engagement:**

- Implementing a multifaceted approach to engage the general public through town hall meetings, community forums, and information sessions.
- Establishing open channels for feedback to ensure the concerns and suggestions of residents are heard and considered in the decision-making process.

### **Business Community Interaction:**

- Conducting targeted outreach to the business community through presentations, workshops, and networking events.
- Collaborating with local business associations and chambers of commerce to foster understanding and garner support for the project's economic benefits.

### **Governmental Agencies Collaboration:**

- Initiating proactive communication with relevant governmental agencies to align the project with local policies and regulatory frameworks.
- Regular updates and consultations with agencies involved in zoning, environmental oversight, and historical preservation to address concerns and obtain necessary approvals.

### **Information Dissemination Plans:**

#### **Public Awareness Campaigns:**

- Launching comprehensive public awareness campaigns through traditional and digital media channels.
- Utilizing press releases, social media platforms, and community newsletters to share project milestones, updates, and key information.

#### **Interactive Website and Online Platforms:**

- Developing an interactive project website with detailed information, visual representations, and a dedicated section for frequently asked questions.
- Utilizing online platforms for virtual engagement, including webinars, Q&A sessions, and interactive surveys to facilitate direct communication with stakeholders.

#### **Collaborative Workshops:**

- Organizing workshops and collaborative sessions with the business community to outline potential opportunities arising from the project.

- Facilitating dialogues to address concerns, understand business needs, and explore potential collaborations between the project and local enterprises.

#### Government Liaison Meetings:

- Scheduling regular meetings with relevant governmental agencies to provide updates on the project's progress, address regulatory considerations, and seek guidance.
- Establishing a transparent and collaborative relationship to navigate regulatory processes effectively.

#### Feedback Mechanism:

Implementing a robust feedback mechanism to gather input from all stakeholders, ensuring continuous improvement and responsiveness to evolving community and business needs.

In summary, the engagement and communication strategy for the Dyess Park Fire Station revitalization project focuses on inclusivity, transparency, and active collaboration with the aim of informing, involving, and garnering support from the general public, business community, and governmental agencies in the project-affected areas.

*(v) Specify the strategies or actions to mitigate known impacts of the project.*

### Mitigation Strategies for Project Impacts

To address anticipated impacts of the Dyess Park Fire Station revitalization project, specific strategies and actions have been outlined:

#### Traffic Management:

- Implementing a comprehensive traffic management plan during the construction phase to minimize disruptions and enhance safety.
- Providing advanced notice to the community about potential road closures or diversions to manage traffic flow effectively.

#### Noise and Dust Control:

- Employing advanced construction technologies and practices to mitigate noise levels and control dust emissions.
- Scheduling noisy activities during off-peak hours and utilizing dust suppression measures to minimize environmental impact.

#### Community Outreach Programs:

- Establishing ongoing community outreach programs to keep residents informed about project timelines, potential inconveniences, and mitigation measures.

- Proactively addressing concerns and feedback through dedicated communication channels.

#### Environmental Conservation Measures:

- Implementing stringent environmental conservation measures, including the protection of surrounding green spaces, trees, and wildlife habitats.
- Utilizing eco-friendly construction materials and practices to minimize ecological impact.

#### Historical Preservation Oversight:

- Collaborating with historical preservation experts and organizations to ensure the careful restoration of the Fire Station while preserving its architectural and historical significance.
- Implementing protective measures to safeguard historical artifacts and features during construction.

#### Public Safety Measures:

- Installing clear signage and safety barriers around the construction site to ensure public safety.
- Collaborating with local law enforcement and emergency services to develop and communicate emergency response plans.

#### Business Continuity Support:

- Working closely with local businesses affected by construction activities to develop strategies for maintaining operations.

#### Community Benefits Program:

- Establishing a community benefits program that allocates amenities to offset any perceived negative impacts.
- Engaging in ongoing dialogue with community members to identify and prioritize desired community benefits.

#### Regular Impact Assessments:

- Conducting regular impact assessments throughout the project lifecycle to identify emerging challenges and adjust mitigation strategies accordingly.
- Soliciting continuous feedback from stakeholders to ensure adaptive and responsive project management.

In summary, the outlined strategies aim to proactively address and mitigate potential impacts associated with the Dyess Park Fire Station revitalization project, ensuring a harmonious integration within the community while minimizing disruptions and maximizing positive outcomes.

***(vi) Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of Augusta and whether the project is critical to attracting or maintaining competitive industries and businesses to Augusta or the surrounding region.***

#### Anticipated Significant Benefits of the Dyess Park Fire Station Revitalization Project

The Dyess Park Fire Station revitalization project is poised to deliver substantial benefits to the community, region, and state, fostering positive economic conditions in Augusta. The anticipated significant benefits include:

##### Economic Growth and Vitality:

- The project is expected to stimulate economic growth in Augusta, with potential positive repercussions extending to the broader region and state.
- Increased economic vitality is anticipated through job creation, business development, and enhanced property values.

##### Job Opportunities and Employment Boost:

- Job opportunities created during the construction, renovation, and operational phases of the project will contribute to improved employment conditions in Augusta.
- The project's potential to attract businesses may lead to sustained job growth, further bolstering the local economy.

##### Enhanced Property Values:

- The revitalization efforts are likely to result in increased property values in the surrounding areas, benefiting homeowners and contributing to a more robust local real estate market.

##### Attraction of Competitive Industries:

- The project plays a pivotal role in attracting and maintaining competitive industries and businesses to Augusta and the surrounding region.
- The revitalized Fire Station's appeal may serve as a catalyst for attracting businesses aligned with the city's economic development goals.

##### Cultural and Historical Preservation:

- Preservation of the historic Fire Station contributes to the cultural and historical identity of Augusta, enhancing the city's unique character.
- The project ensures the retention of architectural and historical significance, enriching the cultural fabric of the community.

##### Positive Impact on Surrounding Businesses:

- The increased foot traffic resulting from the project is expected to benefit surrounding businesses, fostering a vibrant local commercial environment.

- Collaboration with community-based tenants, such as cafes, clinics, events companies, and media companies, adds to the positive ecosystem.

#### Community Well-being and Quality of Life:

- The revitalization of Dyess Park enhances the overall quality of life for residents and visitors.
- The improved aesthetics and recreational opportunities contribute to a safer, more pleasant environment, positively impacting community well-being.

#### Alignment with Development Initiatives:

- The project aligns with city and county enhancement initiatives, demonstrating a commitment to the strategic development goals of Augusta.
- It positions Augusta as an attractive destination for both residents and businesses seeking a dynamic and evolving community.

In summary, the Dyess Park Fire Station revitalization project is anticipated to bring about substantial and diverse benefits, ranging from economic growth and job opportunities to cultural preservation and community enhancement. The project's critical role in attracting and maintaining competitive industries underscores its significance in shaping Augusta's economic future.

***(vii) Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government-spending plan.***

#### ***Alignment with Local Planning and Government Spending Initiatives***

The Dyess Park Fire Station revitalization project is in harmony with various local planning frameworks and government spending initiatives. This alignment is evident in its compatibility with:

##### Local Comprehensive Plan:

- The project seamlessly integrates with the objectives outlined in the local comprehensive plan, contributing to the envisioned development and enhancement of Augusta.
- By addressing key aspects such as community well-being, economic growth, and cultural preservation, the project aligns with the overarching goals of the comprehensive plan.

##### Local Infrastructure Development Plans:

- The revitalization project will comply with local infrastructure development plans, ensuring that the enhancements to Dyess Park Fire Station are accompanied by complementary infrastructure improvements.
- Coordination with infrastructure development initiatives guarantees a holistic approach, maximizing the positive impact on the community.

#### Capital Improvements Budget:

- The project aligns with the capital improvements budget because it comes at not cost to the city. We are using private funds for this project.
- Strategic allocation of resources ensures that the project aligns with the budgetary constraints while delivering substantial returns on investment.

#### Government-Spending Plan:

- The revitalization initiative is congruent with broader government-spending plans, reflecting a commitment to responsible resource allocation and strategic investment.
- We project that by saving the Fire Station that the City will save on the cost of demolition—roughly \$200,000.

#### Regulatory Compliance:

- The project ensures compliance with local regulations and zoning requirements, demonstrating a commitment to responsible and lawful development.
- Adherence to regulatory frameworks further reinforces the project's compatibility with government guidelines and standards.

#### Community Input Integration:

- Integration of community input and feedback into the project's planning and execution processes reflects a commitment to democratic governance and participatory decision-making.
- By incorporating community perspectives, the project aligns with the principles of transparency and inclusivity advocated by local government.

In summary, the Dyess Park Fire Station revitalization project is intricately aligned with the local comprehensive plan, infrastructure development plans, capital improvements budget, and broader government-spending initiatives. This alignment underscores the project's commitment to contributing positively to Augusta's development while adhering to established regulatory and fiscal frameworks.

***(viii) Provide relevant proposer cost, quality, methodology, and process for identifying the project and time frame data***

#### **Details of Proposer's Cost, Quality, Methodology, and Process for Project Identification and Timeline**

The proposer offers pertinent information on the cost, quality, methodology, and process associated with the Dyess Park Fire Station revitalization project, as well as the anticipated time frame. Key details include:



**Cost Considerations:**

- The proposer provides a comprehensive breakdown of costs associated with the revitalization, encompassing construction, renovation, and operational phases.
- Transparent cost projections and budget allocation ensure clarity on financial aspects throughout the project lifecycle.

**Quality Assurance:**

- The proposer outlines rigorous quality assurance measures, emphasizing the preservation of historical and architectural integrity during the restoration process.
- Adherence to high-quality standards is a cornerstone of the proposal, ensuring the longevity and authenticity of the revitalized Fire Station.

**Methodology Overview:**

- A detailed methodology is presented, covering both aesthetic and structural aspects of the revitalization.
- The proposer employs advanced construction technologies and eco-friendly practices to mitigate environmental impact and enhance project sustainability.

**Process for Project Identification:**

- The proposer elucidates the process undertaken to identify and conceptualize the Dyess Park Fire Station revitalization project.
- Collaboration between Historic Augusta and Augusta Epic, LLC, involving their expertise in historical preservation and property development, is highlighted as a strategic approach.

**Timeline and Project Duration:**

- A well-defined timeline is provided, delineating key milestones and phases throughout the project's lifecycle.
- Anticipated durations for construction, renovation, and operational phases are outlined, ensuring a clear understanding of the project's timeframe.

**Community Engagement Process:**

- The proposer emphasizes a community-centric approach, detailing the process of engaging with the public, businesses, and governmental agencies.
- Proactive communication channels are established to gather feedback, address concerns, and ensure inclusivity in decision-making.

**Government Collaboration:**

- Collaboration with relevant governmental agencies is highlighted, showcasing a commitment to regulatory compliance and adherence to local policies.
- The proposer engages in ongoing communication to navigate regulatory processes effectively, ensuring a smooth approval and implementation journey.

**Continuous Improvement Mechanism:**

- The proposal includes mechanisms for continuous improvement, with regular impact assessments and stakeholder feedback loops.

- Adaptive strategies are outlined to address emerging challenges and ensure the project remains responsive to evolving community and regulatory needs.

In summary, the proposer furnishes comprehensive details on cost, quality, methodology, and the process involved in identifying and executing the Dyess Park Fire Station revitalization project, along with a well-defined timeline for project completion.

### *(f) CONTACTS*

*(i) The names and addresses of the persons who may be contacted for further information concerning the unsolicited proposal.*

Erick Montgomery, Executive Director, Historic Augusta, Inc.

Email: [Erick@HistoricAugusta.org](mailto:Erick@HistoricAugusta.org)

Phone: 706.724.0436

Address: P.O. Box 37

Augusta, Georgia 30903-0037

Tobin Hagler, Co-Founder Augusta Epic

Christopher Junkin, Co-Founder Augusta Epic

Email: [AugustaEpic@gmail.com](mailto:AugustaEpic@gmail.com)

Phone: 404-247-3667

Address: 1111 Florence St

Augusta, Ga 30904

*(ii) Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.*

*(iii) Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.*

### **Identification of Legal and Organizational Structure of the Proposal**

The proposing team comprises two key entities: Historic Augusta, Inc., represented by Erick Montgomery, and Augusta Epic, LLC, co-founded by Tobin Hagler and Christopher Junkin. The legal and organizational structures are outlined as follows:

#### 1. Historic Augusta, Inc.:

- Legal Structure: Private, nonprofit membership organization.
- Organizational Mission: To preserve historically or architecturally significant sites in Augusta and Richmond County, Georgia.
- Executive Director: Erick Montgomery.
- Contact Information:
  - Email: Erick@HistoricAugusta.org
  - Phone: 706.724.0436
  - P.O. Box 37, Augusta, Georgia 30903-0037.
- Mission Accomplishments:
  - Identifying and protecting significant historic resources.
  - Educating the public about historical importance.
  - Collaborating with government and private entities for historic preservation.
  - Assisting in the sale of historic buildings and taking title to endangered properties for preservation planning.

#### 2. Augusta Epic, LLC:

- Legal Structure: Limited Liability Company.
- Founders: Tobin Hagler and Christopher Junkin.
- Organizational Focus: Preserving, rehabilitating, and repurposing properties with a commitment to quality and community.
- Contact Information:
  - Email: AugustaEpic@gmail.com
  - Phone: 404-247-3667
  - Address: 1111 Florence St, Augusta, GA 30904.
- Values and Approach:
  - Passion for preserving heritage and enhancing neighborhoods.
  - Enthusiastic about breathing new life into older properties.
  - Commitment to quality and community bonds.

#### Organizational Structure for the Project:

- Collaborative Partnership: Historic Augusta, Inc., and Augusta Epic, LLC are engaged in a collaborative partnership for the Dyess Park Fire Station revitalization.

- Roles and Responsibilities:
  - Historic Augusta, Inc.: Brings expertise in historic preservation, community engagement, and membership support.
  - Augusta Epic, LLC: Contributes real estate expertise, rehabilitation experience, and a commitment to community-driven development.
- Management Approach:
  - Joint decision-making and project oversight by both entities.
  - Regular coordination between Erick Montgomery, Executive Director of Historic Augusta, and Tobin Hagler and Christopher Junkin, Co-Founders of Augusta Epic.
  - Shared responsibility for project milestones, timelines, and stakeholder engagement.

Conclusion: The proposal integrates the strengths of Historic Augusta, Inc. and Augusta Epic, LLC, with a clear delineation of roles, responsibilities, and a collaborative approach. The combination of historical preservation expertise and real estate venture experience positions the team well for the successful execution of the Dyess Park Fire Station revitalization project.

*(iv) Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.*

#### **Contact Information for Further Inquiries**

For additional information regarding the Dyess Park Fire Station revitalization project, please feel free to reach out to the following individuals within the proposing team:

Historic Augusta, Inc.:

- Erick Montgomery
  - Position: Executive Director
  - Email: Erick@HistoricAugusta.org
  - Phone: 706.724.0436
  - Address: P.O. Box 37, Augusta, Georgia 30903-0037.

Augusta Epic, LLC:

- Tobin Hagler
  - Email: AugustaEpic@gmail.com

- Phone: 404-247-3667
- Address: 1111 Florence St, Augusta, GA 30904.
- Christopher Junkin
  - Email: AugustaEpic@gmail.com
  - Phone: 917-773-8086
  - Address: 1111 Florence St, Augusta, GA 30904.

Feel free to contact these individuals for any further inquiries or clarifications regarding the project proposal. They are readily available to provide additional information and address any questions you may have

***(v) Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater for project proposals over \$20 Million.***

#### **Financial Statement Disclosure for Project Proposals**

In accordance with standard practices for transparency and accountability, we are committed to providing pertinent financial information for the Dyess Park Fire Station revitalization project. For projects exceeding \$20 million, a current or most recently audited financial statement is typically required. However, it is important to note that this project falls below the \$20 million threshold.

To demonstrate our financial capacity and commitment, we are prepared to exhibit proof of funds in Exhibit C of the proposal documentation. These exhibits will comprehensively outline the financial resources, including private funds, earmarked for the preservation and revitalization of the property.

For any additional financial inquiries or if further clarification is needed, please do not hesitate to contact the project leads. Erick Montgomery of Historic Augusta and Tobin Hagler and Christopher Junkin of Augusta Epic will be available to provide detailed information and ensure transparency regarding the financial aspects of the Dyess Park Fire Station revitalization project.

***(vi) Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to any State of Georgia and/or Augusta, Georgia conflict of interest laws.***

***Identification of Potential Conflicts of Interest and Commitment to Compliance with Laws***

In adherence to State of Georgia and Augusta, Georgia conflict of interest laws, we acknowledge the importance of identifying any individuals associated with the proposer who may be obligated to disqualify themselves from participation in any transaction related to the Dyess Park Fire Station revitalization project.

We are committed to upholding the highest ethical standards and pledge to work collaboratively with the City to ensure full compliance with all applicable laws. In the event that any conflicts of interest arise, we will take proactive measures to address them transparently and in accordance with the legal frameworks in place.

Should there be any specific concerns or inquiries related to potential conflicts of interest, we are open to discussions and will cooperate fully to mitigate any such issues. Our commitment to legal compliance and ethical conduct is paramount in ensuring the integrity of the Dyess Park Fire Station revitalization project.

**(f) \*Description of any anticipated public support or opposition**

**(g) Qualifications and experience**

Historic Augusta, Inc.

**The mission of Historic Augusta, Inc.** is to preserve historically or architecturally significant sites in Augusta and Richmond County, Georgia.

This mission is accomplished in many ways, including identifying significant historic resources in the community, educating the general public about their importance, and assisting others in preserving historic properties. We work with local, state and federal government to protect historic buildings, sites and districts. In some cases we assist in the sale of historic buildings to preservation minded owners, and in rare instances we take title to endangered historic properties until a plan for their preservation can be secured.

Historic Augusta, Inc. is a private, nonprofit membership organization dedicated to the preservation of the historic built environment of Augusta and Richmond County, Georgia. Chartered in 1965, the organization has approximately 415 members. In the fall of 2004 the offices of the organization moved to the historic Joseph R. Lamar

Boyhood Home at 415 Seventh Street. The Lamar House is next door to another property owned by Historic Augusta, the Boyhood Home of President Woodrow Wilson House Museum at 419 Seventh Street.

### Augusta Epic, LLC

Augusta Epic, LLC, are seasoned professionals with over 25 years of combined experience. Our core mission is to breathe new life into heritage properties, specializing in the preservation, rehabilitation, and repurposing of various real estate spaces, including commercial and residential areas.

At Augusta Epic, we prioritize both quality and community. Christopher's inventive strategies, along with Tobin's extensive connections to Augusta, define our collaborative approach. Our expertise lies in revitalizing properties to enhance neighborhoods and foster lasting community bonds.

Tradition seamlessly meets modernity in our journey, propelling real estate forward with opportunities and community-centric initiatives. Augusta Epic's diverse property portfolio is a testament to delivering lasting value. Throughout our endeavors, we remain committed to legal and ethical considerations, ensuring a responsible and sustainable approach to real estate ventures. For example the church at 1111 Florence St., Augusta, GA 30901.

### **(h) Names and addresses of persons who may be contacted**

Erick Montgomery, Executive Director, Historic Augusta

Email: Erick@HistoricAugusta.org  
 Phone: 706.724.0436  
 Address: P.O. Box 37  
 Augusta, Georgia 30903-0037

Tobin Hagler, Co-Founder Augusta Epic, LLC

Christopher Junkin, Co-Founder Augusta Epic, LLC

Email: AugustaEpic@gmail.com

Phone: 404-247-3667

Address: 1111 Florence St

Augusta, Ga 30904

**(i) \*Additional information as Augusta, Georgia may reasonably request to  
comply with the requirements of the PPFIA**



**Exhibit A. Concept drawing**



Exhibit A. Concept drawing. Possible co-working on the first floor. Types of businesses include: clinic, cafe, events company, media company. Please note that companies are awaiting approval of this proposal before committing to a lease agreement.

**Exhibit B. New Property Line**

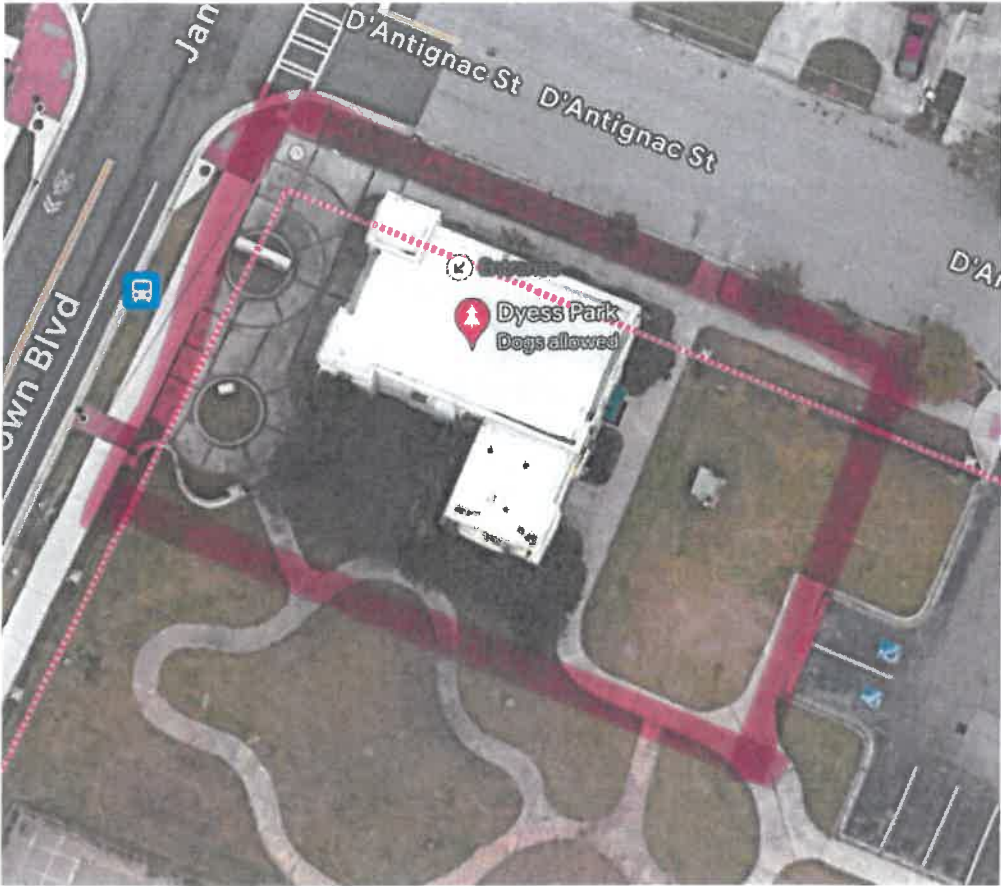


Exhibit B. New Property Line marked by red color rectangle. This extended property line is inclusive of landscaping and curved wall along James Brown Blvd.

### Exhibit C. Proof of funds



Ally Bank  
P.O. Box 70377  
Philadelphia, PA 19176-0377

### COMBINED CUSTOMER STATEMENT

**Statement Date**  
12/18/2023  
Page 1

**Customer Care Information**  
Toll Free 877-247-ALLY (2559)  
www.ally.com

060625/1391155/60625/0000/000000/255447 000 01 000000  
CHRISTOPHER C JUNKIN



### CUSTOMER STATEMENT

Account Name	Account Number	Beginning Balance	Ending Balance
High Yield CD 12-Month	[REDACTED]	\$30,570.00	\$30,570.00
Savings Account	[REDACTED]	\$114,313.25	\$114,704.98
Savings Account	[REDACTED]	\$5,308.33	\$5,326.52
<b>Total Account Balances:</b>		<b>\$150,191.58</b>	<b>\$150,601.50</b>



- Accounts
- Trade
- Research
- Move Money
- Products
- Learn
- How To
- 
- Messages

- Summary
- Balances**
- Positions
- Investment Income
- Portfolio Performance
- Corporate Actions
- Securities Lending
- History
- Statements
- Open An Account

## Balances

Page last updated: 9:44 PM ET, 1/16/2024

All Brokerage Accounts

### Total Balances

Total Accounts Value	Total Day Change	Total Cash & Cash Investments	Total Market Value
\$253,325.17	-\$2,148.48 (-0.84%)	\$624.27	\$252,700.90

Total Balances Disclosures

### Accounts Breakdown





## Unsolicited Proposal 2024

**Unsolicited Proposal Number: UP# 24-000** **Date Received: 4/1/24**

**Project Name: Proposed Revitalization of Dyess Park Fire Station**

Date of acknowledgement of receipt of the unsolicited proposal: 4/17/24

Date accept the unsolicited proposal:

Date reject the unsolicited proposal:

Date of Vendor's notification of decision:

	Yes	No
<b>Fee Enclosed:</b> One Hundred Dollar Cashier Check payable to: Augusta, Georgia	X	
Package submitted by the deadline	X	

### Advisory Committee Review

**Phase I Review**

Submittal and Quality of RFP MUST PASS A thru I FOR CONTINUED CONSIDERATION	Pass	Fail
a) Project description,	3.0	3.0
b) Project feasibility statement	0.0	6.0
c) Proposed project schedule,	0.0	6.0
d) Project financing plan	0.0	6.0
e) Business case statement that shall include a basic description of any direct and indirect benefits that the private entity can provide in delivering the project, including relevant cost, quality, methodology, and process for identifying the project and time frame data,	0.0	6.0
f) Description of any anticipated public support or opposition	1.0	5.0
g) Qualifications and experience	0.0	6.0
h) Names and addresses of persons who may be contact(See Appendix B)	6.0	0.0
i) Any additional information pertinent information as determined by the proposer or as requested by Augusta, Georgia (local government) may reasonably request to comply with the requirements of the Public-Private Facilities and Infrastructure Act of 2015 (the "PPFIA").	1.0	5.0
Cumulative	11.0	43.0

**Recommendation is to reject the unsolicited proposal.**

Eval #: Cumulative      Date: June 25, 2024

<p><b>Committee Members:</b>                  Charles Jackson                  Alphonza Williams                  Ron Lampkin                  Hawthorne Welcher                  Brian Kepner                  Timothy Schroer</p>		<p><b>Independent Advisor(s)</b>                  N/A</p>
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Provide the proposer with the proposed Local Government fee to cover the costs of processing, reviewing and evaluating the unsolicited proposal. **The Process ends until the fee is received.** FEE AMOUNT \$100.00  
 (see Appendix A)



**RFPUP 24-000 Unsolicited Proposal  
for Augusta, GA Procurement Department  
RFPIP Opening: April 1, 2024 @ 11:00 a.m.**

VENDORS	Processing Fee	Original 1	Copies 5
<b>Historic Augusta and Augusta Epic P.O. Box 37 Augusta Georgia 30903</b>	Yes	Yes	Yes
<b>Nick Patel 3020 Wasington Rd. Augusta, GA 30901</b>	No	Yes	Yes

## Memorandum

**TO:** Darrell White, Interim Director – Procurement

**FROM:** Tameka D. Williams, Director – Recreation & Parks

**DATE:** January 24, 2025

**SUBJECT:** 24-000 Unsolicited Proposal: Revitalization of Dyess Park Fire Station

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### **Recommendation:**

After careful evaluation of the unsolicited proposal to preserve the historic fire station within Dyess Park, it is recommended that the proposal be denied in favor of adhering to the established Design Plan for the park. This recommendation is based on several critical factors outlined below.

#### **1. Public Feedback and Park Integration:**

- Community feedback throughout the planning process has consistently indicated a preference for the removal of the facility rather than its preservation.
- The proposal does not adequately address how the firehouse would integrate with the park's overall design and function.
- The argument that redesigning the park is less costly than demolition lacks a comprehensive cost-benefit analysis.

#### **2. Financial Feasibility Concerns:**

- The proposal's estimated restoration costs appear to be significantly underestimated, especially when compared to recent similar projects.
- The proposing entity has not identified a secondary funding source, raising concerns about their ability to complete the project should initial funds be depleted.
- The proposal does not account for tenant leasehold build-out costs, which could further strain financial resources.
- The operating budget is insufficient, covering only insurance costs without addressing other essential expenses such as maintenance, utilities, and staffing.

#### **3. Land Use and Liability Issues:**

- The proposed area of land for the firehouse is minimal; however, commercial use would require additional parking facilities.

- A parking agreement with the City would be necessary, introducing potential liability concerns and administrative burdens.
- The lack of clear planning around parking requirements raises doubts about the project's overall feasibility.

**4. Vague Project Details and Uncertain Viability:**

- The proposal lacks specificity regarding the intended use of the firehouse, leaving uncertainty about the project's long-term viability.
- The project timeline provided is ambiguous, making it difficult to assess the feasibility and sustainability of the initiative.
- Without a defined tenant or type of tenant, renovation costs could far exceed the proposed budget.

**5. Public Park Mission and Accessibility:**

- Public parks are intended to remain open and accessible to all, providing spaces for recreation, relaxation, and environmental conservation.
- The introduction of private businesses could shift the focus from public benefit to profit-making, potentially limiting equitable access.
- There is a risk that private commercial interests could create conflicts of interest and erode the park's primary mission of serving the public.

**Conclusion:**

In light of the above considerations, it is recommended that the unsolicited proposal for the preservation of the historic firehouse be denied. Instead, Augusta should continue with the implementation of the Dyess Park Design Plan to ensure the park remains a free, accessible, and community-centered space for all residents. Augusta should focus on park enhancements that align with public interests and long-term sustainability goals.



**Office of the Administrator**

Takiyah A. Douse  
Interim Administrator

December 5, 2023

Maurice McDowell, Director  
Recreation & Parks  
2027 Lumpkin Road  
Augusta, GA 30906

Dear Mr. McDowell,

At their meeting held on Tuesday, December 5, 2023, the Augusta, Georgia Commission, acted on the following items:

5. Approved accepting the award of the Improving Neighborhood Outcomes in Disproportionally Impacted Communities grant for May Park and approved the execution of the grant terms and conditions.
6. Approved the execution of the grant terms and conditions for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities grant at Boykin Road Park.
7. Approved the Concept Plan for Dyess Park, that does not include a cover court, to continue with the preliminary and final design process, and to prepare for the demolition, removal, or preservation of the existing defunct community center.
8. Approved a lease agreement with the Augusta Rugby Club.
22. Approved amendment to lease agreement between Augusta, GA and Augusta National regarding the property located at 1420 Eisenhower Drive, Augusta, GA.

If you have any questions, please contact me.

In Service,

A handwritten signature in blue ink that reads "T. Douse".

Takiyah A. Douse, Interim Administrator

TAD/nd



## Administrative Services Committee Meeting

Meeting Date:

2025 – Engineering – PHEV Escape and F150

- Department:** Central Services – Fleet Management
- Presenter:** Ron Lampkin; Interim Central Services Director
- Caption:** Motion to approve utilizing state contract (#SWC 99999-SPD-ES40199373-002) for the purchase of two vehicles, at a total cost of \$102,213 from Allan Vigil Ford for the Engineering department. A 2025 Ford F150 using SPLOST VIII and a 2025 Ford PHEV Escape using NPDES Permit Fees which has a fund balance of \$45,364.16 and is recorded as un-reserved and un-designated.
- Background:** The state contract holder, Allan Vigil Ford, has informed Fleet Management that the Ford manufacture has opened pricing for 2025 Ford PHEV Escapes and 2025 Ford F150. To secure vehicles under state pricing, orders should be placed as soon as possible to meet the pricing deadline. The vendor requested a LOI to potentially hold our orders until the Augusta Commission has approved the purchases. Once approval is obtained, Fleet Management will acquire the purchase order and submit it to the vendor to secure the asset purchases.
- The Engineering Services division has requested to purchase a Ford F150 and to transport Engineering inspectors to work sites within Augusta/Richmond County.
- The Engineering Construction division has requested to purchase a Ford PHEV Escape to transport personnel to road/bridge construction sites within Augusta/Richmond Conty.
- Analysis:** The Procurement Department approved the request to utilize Georgia State Contract (#SWC 99999-SPD-ES40199373-002) awarded to Allan Vigil Ford via letter of intent to purchase the 2025 Ford F150 and 2025 Ford PHEV Escape.
- Financial Impact:** 2025 Ford PHEV Escape - \$45,262.50 – ACCT #261-00-0000/54-22210  
2025 Ford F150 - \$56,950.50 – ACCT #329-04-1110/54-21110
- Alternatives** (1) Approve (2) Do not approve
- Recommendation:** Motion to approve utilizing state contract (#SWC 99999-SPD-ES40199373-002) for the purchase of two vehicles, at a total cost of \$102,213 from Allan Vigil Ford for the Engineering department. A 2025 Ford F150 using SPLOST VIII and a Ford PHEV Escape using NPDES Permit Fees which has a fund balance of \$45,364.16 and is recorded as un-reserved and un-designated.

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

Item 2.



Mr. Darrell White, Interim Director

LETTER OF INTENT TO PURCHASE VEHICLE FROM ALLAN VIGIL FORD LINCOLN MERCURY, INC.

This letter of intent dated, January 29, 2025, is to inform you that the Central Services Department – Fleet Management Division has concluded that we intend to purchase: one (1) 2025 Ford PHEV Escape and (1) 2025 Ford F150 for the below listed Departments, utilizing:

Statewide Contract Number: 99999-SPD-ES40199373-002
Vehicles: 2025 Ford PHEV Escape and 2025 Ford F150
Contract: Effective Date: November 16, 2013 – Expiration Date: November 30, 2025

The specific specifications and pricing information for this purchase is attached.

- 1. Buyer: Augusta, Georgia – Central Services Department: Fleet Management Division
2. Seller: Allan Vigil Ford: Fleet & Government Sales (Attn: Mike Brown)
3. Vehicles Total Purchase Price: \$102,213.00
4. Source: Georgia Statewide Contract Number: 99999-SPD-ES40199373-002

Vehicles to be purchased and Departments to receive vehicles:

Table with 4 columns: # of Vehicles, Department, Division, Price. Contains two rows of vehicle purchase details.

A purchase order will be provided upon the approval of the Augusta, Georgia Commission.

Respectfully submitted,

Darrell White [Signature]
Interim Director of Procurement
Attachments: Vehicle Purchase Price /Specifications/Quotes



Scan this QR code with your smartphone or camera equipped tablet to visit the Augusta, Georgia



## Central Services Department

Ron Lampkin, Interim Director  
LaQuona Sanderson, Fleet Manager

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

### MEMORANDUM

**TO:** Darrell White, Interim Director, Procurement Director  
**FROM:** Ron Lampkin, Interim Director, Central Services Director  
**DATE:** January 24, 2025  
**SUBJECT:** Request to Utilize State Contract #SWC 99999-SPD-ES40199373-002  
 – 2025 Ford PHEV Escape and 2025 Ford F150

Central Services-Fleet Management request to utilize state contract #SWC 99999-SPD-ES4019373-002 and a "Letter of Intent" (LOI) to purchase one Ford PHEV Escape and one Ford F150 for the Engineering Department.

Allan Vigil Ford, state contract holder, has informed Fleet Management that the Ford manufacture has opened pricing for 2025 Ford PHEV Escapes and 2025 Ford F150. To secure vehicles under state pricing, orders should be placed as soon as possible to meet the pricing deadline. The vendor requested a LOI to potentially hold our orders until the Augusta Commission has approved the purchases. Once approval is obtained, Fleet Management will acquire the purchase order and submit it to the vendor to secure the asset purchases.

Please approve the use of the state contract and LOI in total amount of \$102,213.00 to Allan Vigil Ford for purchase of the following vehicles. The 2025 Ford PHEV Escape will be purchased using NPDES Permit Fees which has a fund balance of \$45,364.16 and is recorded as un-reserved and un-designated. Funding is available in the designated accounts listed:

- 2025 Ford Escape - \$45,262.50 - ACCT #261-00-0000/54-22210
- 2025 Ford F150 - \$56,950.50 – ACCT #329-04-1110/54-21110

Thank you for your assistance. Please contact Fleet Management with any questions or concerns.

LS/kb

# ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford Escape FWD

**Base Price \$ 32,575.00**

SWC #99999-SPD-ES40199373-002

	Options	Price		Code
	All wheel drive	2,150.00		U9G
Equipment included in Base price	Daytime running lights	\$75.00	\$ 75.00	942
	Rear parking sensor	430.00	\$ 430.00	60S
	Class II Trailer Tow pkg	765.00		536
1.5L Ecoboost Engine				
8-Speed Automatic Transmission				
Center floor consol w/armrest				
Cruise Control				
Dual-Zone Climate control	Cargo Shade	235.00		47B
Cloth Seats (5 Passenger)	Cargo mat	200.00		50Q
8 way power drivers seat	Floor mats / Carpeted	230.00		50B
4 way manual passenger seat	Floor mats / all wheather	265.00	\$ 265.00	50C
Power lift gate				
17"shadow painted wheels	PHEV FWD	9,989.00	\$ 9,989.00	U0E
Co-pilot 360				
USB ports (1) front (1) rear				
Advance trac				
Airbags (all passenger and side curtain canopy)				
	Delivery		\$ 150.00	
	Extra Key		\$ 320.00	
	County Pkg		\$ 1,458.50	
	<b>Total</b>		<b>\$ 45,262.50</b>	

Colors Available

Exterior	Interior
	Ebony Gray

- Z1 Oxford White
- UM Agate Black
- PQ Race Red
- JS Iconic Silver
- M7 Carbonized Gray

Added optional equipment	_____
Other vendor added equipment	_____
Delivery	_____
<b>Total</b>	<b>\$ _____</b>

FOB Allan Vigil Ford  
Delivery: see Region Chart for pricing

**ALLAN VIGIL FORD GOV'T SALES**  
6790 Mt. Zion Blvd  
Morrow, GA 30260

770-968-0680 Phone  
800-821-5151 Toll Free  
678-364-3910 Fax

Contact person \_\_\_\_\_

Department \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax number \_\_\_\_\_

5/23/2023

# ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2025 Ford F150 (1/2 ton)

**Base Price \$ 38,993.00**

Regular Cab, 6 Cyl, 4x2, LWB

SWC #99999-SPD-ES40199373-002

Equipment included in base price:

**2.7L V-6 Engine**

10 Speed Automatic Transmission

Factory Installed A/C

AM-FM Radio

Solar Tinted Glass

Power Steering/ABS Brakes

Rear view back up camera

Vinyl 40/20/40 Bench Seat

Rubber Floor Covering

Full Size Spare/ Step bumper

Autolamp headlights

Long bed 8'

Power Windows, Locks & Mirrors

Cruise control

P245/70Rx17 Tires

Ford SYNC (Bluetooth)

Options	Price	Code
5.0L V8 Flex Fuel engine	2,350.00	995
3.5L V6 EcoBoost engine**	2,948.00	99G
Extended range fuel tank**	410.00	655
Super Cab (6.5 ft. bed)	5,735.00	X1C
4x4 Option- <b>Regular cab</b>	5,225.00	F1E
<b>4X4 Option-Super&amp;Crew Cabs</b>	<b>5,525.00</b>	<b>\$ 5,525.00 X1E</b>
<b>Crew Cab SWB (5.5 ft bed)</b>	<b>8,765.00</b>	<b>\$ 8,765.00 W1Cs</b>
<b>Crew Cab LWB* (6.5 ft bed)</b>	9,995.00	W1C/Long
<b>*** (4x4) ONLY</b>		
Limited Slip Axle	1,345.00	XL3
Daytime Running Lights	95.00	942
LT265/70R17C A/T tires	562.00	T7C
Class IV Hitch (w/o tow pkg)	495.00	53B
Trailer Tow Pkg	1,525.00	53A

Exterior Colors Interior Color

	Gray
YZ Oxford White	"
HX Antimatter Blue	"
B3 Atlas Blue	"
JS Iconic Silver	"
UM Agate Black	"
M7 Carbonized Gray	"

<b>Running boards (black)</b>	<b>475.00</b>	<b>\$ 475.00 18B</b>
40-20-40 Cloth Split Bench	725.00	CS
Rear window defroster n/a REG	305.00	57Q/924

**LED Warning Beacons**

**top brake light mounted 950.00 94S**

FOB Allan Vigil Ford

Delivery- see chart, \$75 minimum

<b>Spray-in Bedliner</b>	<b>625.00</b>	<b>\$ 625.00 ATK</b>
Carpeted floor mats	125.00	

**ALLAN VIGIL FORD GOV'T SALES**

6790 Mt. Zion Blvd

Morrow, GA 30260

770-968-0680 Phone

678-364-3910 Fax

XLT Package 6,650.00 300a

<b>Options total</b>	<b>\$ 54,383.00</b>
<b>Other vendor added equipment</b>	<b>\$ 2,192.50</b>
<b>Extra Key</b>	<b>\$ 225.00</b>
<b>Delivery</b>	<b>\$ 150.00</b>

**Total \$ 56,950.50**

Contact person \_\_\_\_\_

**Agency** \_\_\_\_\_

Phone Number \_\_\_\_\_

**WEST WARNING EQUIPMENT SALES & SERVICE, LLC**

**QUOTE**

115 SAND BAR FERRY ROAD  
AUGUSTA, GA 30901

Phone # 706-855-6916

<b>E-mail</b>
laurawest1@comcast.net

<b>Date</b>	<b>Quote #</b>
12/19/2024	8198

<b>Name / Address</b>
FIRSTVEHICLE-TRANSDEV US ATTN: ACCOUNTS PAYABLE 720 E. BUTTERFIELD RD STE 300 LOMBARD IL 60148

Qty	Item	Description	Rate	Total
		2025 ESCAPE		
1	WAY-44250	WAYTEC 44250 TOGGLE SWITCH	8.50	8.50
1	SOU-EPL7PDAC	SOUND OFF EPL7PDAC 15" PINNACLE MINI BAR AMBER LEDS, CLEAR LENS	345.00	345.00
1	BYR-BA0972	BUYERS BA0972 97 DECIBEL SELF GROUNDING BACK UP ALARM	40.00	40.00
1	5LB - 25614	5LB FIRE EXTINGUISHER W/ VEHICLE BRACKET	65.00	65.00
1	TINT-LABOR	WINDOW TINT-FULL VEHICLE W/ 6" STRIP	325.00	325.00
1	Misc	SHOP SUPPLY (WIRE, LOOM, FUSES, ETC)	75.00	75.00
1	LABOR	LABOR TO INSTALL ABOVE	600.00	600.00

<p>This Quote is an offer by West Warning Equipment to purchase Goods and/or provide Services (as applicable) to the recipient of this quote in accordance with the specifications stated herein. This Quote is not binding or accepted until the recipient supplies West Warning Equipment with a purchase order for the quoted goods and/or services. Commencement of purchasing goods and/or providing services will occur once both parties agree upon a date. Quoted Prices are good for 30 days.</p>	<b>Sales Tax (8.0%)</b>	\$0.00
	<b>Total</b>	<b>\$1,458.50</b>





## Administrative Services Committee Meeting

Meeting Date: 01/28/2025

HCD\_ U.S. Department of Housing and Urban Development (HUD) ~ Office of Lead Hazard Control and Healthy Homes Grant Program Compensation Adjustment Approval Request

- Department:** HCD
- Presenter:** Hawthorne Welcher, Jr. and/or HCD Staff
- Caption:** Approve salary compensation for two FT staff persons - Lead Hazard Control Supervisor at \$65,000 and Lead Environmental Control Specialist at \$60,000 (concurrent with the term of grant)/provide supplemental pay (where applicable) for all affected employees.
- Background:** On October 5, 2022, the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes (OLHCHH) awarded \$3,960,000 (itemized breakdown subject to change while award amount remains the same) to Augusta, Georgia as part of the record investment of \$126 million nationwide to 26 state and local government agencies, that will help protect Augusta children and families from lead-based paint and home health hazards.
- The OLHCHH grant includes \$3,560,000.00 in Lead-Based Paint Hazard Reduction Grant funding and \$400,000.00 in HUD's Healthy Homes Supplemental funding.
- Analysis:** The Augusta Housing and Community Development (HCD) was awarded \$3.9M for the Lead Hazard Reduction Grant Program, which started September 30th, 2023, and ended September 30th, 2027. During the of the award, Housing and Community Development (HCD) was still working the Lead 1 Program as a Sub-Grantee through the U.S. Department of Public Health, in which the current staff members could not be compensated for both grants per the employee policies and procedures for the City of Augusta - Richmond County.
- In turn, HCD could not start the Lead 2 program in Fiscal Year 2023. The staff members have now closed out Lead 1 through the U.S Department of Public Health (DPH); we have requested, through the standard procedures, to increa

the approved salaries that we initially projected on a four (4) year closeout a three (3) year closeout.

Lead Environmental Control Specialist Pay Grade 18: \$45,738(minimum base) To: \$60,000

Note: Increase request is commensurate with industry standards for comparable lead hazard duties and responsibilities.

Lead Hazard Control Supervisor Pay Grade 22: \$54,187(minimum base) To: \$65,000

Note: Increase request is commensurate with industry standards for comparable lead hazard duties and responsibilities.

HCD has worked with both Human Resources and Finance on the compensation adjustment.

**Financial Impact:**

Allocation of \$3,960,000 from the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes.

**Alternatives:**

Do not approve HCDs Approval Request

**Recommendation:**

Approve salary compensation for two FT staff persons - Lead Hazard Control Supervisor at \$65,000 and Lead Environmental Control Specialist at \$60,000 (concurrent with the term of grant)/provide supplemental pay (where applicable) for all affected employees.

**Funds are available in the following accounts:**

- U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes
- Total Amount \$125,000 plus benefits
- 221073232-5111110 Per Full-Time S&W Regular
- 221073232-5121110 Health Insurance
- 221073232-5121120 Life Insurance
- 221073232-5121130 Long-Term Disability
- 221073232-5122110 FICA
- 221073232-5122120 Medicare
- 221073232-5123113 GMEBS Pension

**REVIEWED AND APPROVED BY:**

- Procurement
- Finance
- Law
- Administrator
- Clerk of Commission



**From:** Arnold Pierce  
**To:** [Hawthorne Welcher](#)  
**Subject:** FW: Lead Hazard Reduction Grant Program Compensation Adjustment  
**Date:** Thursday, September 26, 2024 9:29:00 AM  
**Attachments:** [image001.png](#)  
[Commission Approval Letter and Lead Grant 2 Info.pdf](#)

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FYI

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**From:** Nancy He <MHe@augustaga.gov>  
**Sent:** Thursday, September 26, 2024 9:26 AM  
**To:** Taffica Dobbs <TDobbs@augustaga.gov>; Arnold Pierce <APierce@augustaga.gov>  
**Cc:** Sonya Johnson <SJohnson2@augustaga.gov>; Timothy Schroer <tschroer@augustaga.gov>  
**Subject:** RE: Lead Hazard Reduction Grant Program Compensation Adjustment

Good morning,

I have worked with Arnold yesterday on the 2025 Lead Grant budget. Now the budget is enough to cover below three employees pay request below until Mid- May 2027. The 2/07/2023 Commission Approval letter approved the three positions in the grant. The wording in the agenda didn't state the pay rate, but its backup has the Budget Narrative which outlines the salary detail on page #6 and 7. HR will assess whether the Commission's approval is necessary for increase on the salary.

**Note: Darrell Grant - Lead Hazard Reduction Manager \$75,000**  
**Kameron Khaksarfard – Lead Environmental Specialist \$60,000**  
**Gary Arnett – Lead Hazard Control Supervisor \$65,000**

Thanks,  
Nancy

---

**From:** Nancy He  
**Sent:** Wednesday, September 25, 2024 3:51 PM  
**To:** Arnold Pierce <APierce@augustaga.gov>  
**Subject:** RE: Lead Hazard Reduction Grant Program Compensation Adjustment

Thank you, Arnold,

I have updated the 2025 budget to reflect the revised budget. You can download budget version FR to look at it.

Thanks,  
Nancy

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**From:** Arnold Pierce <APierce@augustaga.gov>  
**Sent:** Wednesday, September 25, 2024 3:24 PM  
**To:** Nancy He <MHe@augustaga.gov>  
**Subject:** RE: Lead Hazard Reduction Grant Program Compensation Adjustment

Nancy,

**Assistance Award/Amendment**

**U.S. Department of Housing and Urban Development**  
Office of Administration

1. Assistance Instrument <input type="checkbox"/> Cooperative Agreement <input checked="" type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number <b>GALHB0779-22</b>	4. Amendment Number	5. Effective Date of this Action <b>See Block #20</b>	6. Control Number
7. Name and Address of Recipient <b>Augusta, Georgia</b> <b>535 Telfair Street</b> <b>Augusta, Georgia 30901-2915</b>		8. HUD Administering Office HUD, Office of Lead Hazard Control and Healthy Homes 451 Seventh Street, SW Room 8236 Washington, DC 20410	
10. Recipient Project Manager LaSandra Corley 706-821-1797 lcorely@augustaga.gov		8a. Name of Administrator <b>Markquonda Mathis</b>	8b. Telephone Number <b>202-402-5120</b>
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearinghouse	
13. HUD Payment Office U.S. Dept. of HUD CFO Accounting Center, 6AF 801 Cherry St., Unit #45 Ste. 2500 Fort Worth, TX 76102		9. HUD Government Technical Representative <b>Bruce Bailey Bruce.E.Bailey@hud.gov 202-402-6249</b>	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount	<b>\$0.00</b>	8621/230174 21LR111/LR11R LR1 00/98- \$3,560,000.00	15b. Reservation number
HUD Amount this action	<b>LR1 \$3,560,000.00</b> <b>HH1 \$400,000.00</b>	8622/240174 22LR111/LR111 1111 00/98- \$400,000.00	<b>LHC 22-3</b>
Total HUD Amount	<b>\$3,960,000.00</b>	Amount Previously Obligated	<b>\$0.00</b>
Recipient Amount	<b>\$376,668.54</b>	Obligation by this action	<b>\$3,960,000.00</b>
Total Instrument Amount	<b>\$4,336,668.54</b>	Total Obligation	<b>\$3,960,000.00</b>

16. Description

**Employer Identification: 582204274                      UEI: ZH93N1J4TBE8                      Program: LR1/ HH1**

This instrument sets forth the agreement between the parties as to all terms and conditions and provisions herein. By signing this award document, the Grantee certifies that it is in compliance with all administrative and financial provisions of this award. This grant instrument consists of the following, some of which are incorporated by reference:

- Cover Page, HUD 1044
- FY 2022 Terms and Conditions
- Statement of Work/Work Plan/Benchmark Standards
- Grantee's financial and technical proposal
- Mutually agreed and negotiated proposal changes
- Abstract of grant activities
- Lead Hazard Control Program Policy Guidance Issuances "PGI-2015-01- Clarification of Costs for LIIRD and LBPHC Grant Programs"
- TITLE 2: GRANTS AND AGREEMENTS - PART 200—UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS** <http://www.ecfr.gov/cgi-bin/text-idx?node=2:1:1.2.2.1>
- Notice of Grant Opportunity announced in GRANTS.GOV FR-6600-N-13 Posted date: 07/17/2022

**Period of Performance: 48 months – January 24, 2023 – November 24, 2027**

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) <i>Augusta, Georgia</i>		20. HUD (By Name) <b>Markquonda Mathis, Grant Officer</b>	
Signature & Title <i>LaSandra Corley</i>	Date (mm/dd/yyyy) <b>09/13/2023</b>	Signature & Title <i>Markquonda Mathis</i>	Date (mm/dd/yyyy) <b>9/19/2022</b>

form HUD-1044 (8/90)

### AUGUSTA, GEORGIA New Grant Proposal/Application

Before a Department/agency may apply for the grant/award on behalf of Augusta Richmond County, they must first obtain approval signature from the Administrator and the Finance Director. The Administrator will obtain information on the grant program and requirements from the funding agency and review these for feasibility to determine if this grant/award will benefit Augusta Richmond County. The Finance Director will review the funding requirement to determine if the grant will fit within our budget structure and financial goals.

Proposal	Project No.	Project Title
PR000424	AIICD	GALHR Lead Grant



Requesting Grant funds offered by US Department of Housing and Urban Development to provide services to the resident of Augusta -Richmond County who may be affected by lead paint in homes prior to 1978. /EEO Req: Yes/ EEO Notified: NO/ Cash Match 10.58% or \$376,668.54 as shown below

Salary and Fringe- \$680,394-for new hires working 100% on the grant. Salary Reclass-\$157,549.79-this is the amounts from existing employees' salaries used as match. Travel-\$78,745.13, Equipment- \$33,516, Other Official Admin- \$75,068.40, Contracts and Construction Services- \$2,495,982.80, Healthy Home Supplement- \$400,000.00, and Match from Medical Associate Plus- \$219,118.75. Total budgeted \$4,336,668.54

<b>Start Date:</b> 01/24/2023	<b>End Date:</b> 11/24/2027			
<b>Submit Date:</b> 02/03/2023	<b>Department:</b> 024	HCD	<b>Cash Match?</b>	Y
<b>Total Budgeted Amount:</b> 4,336,668.54	<b>Total Funding Agency:</b>	3,960,000.00	<b>Total Cash Match:</b>	376,668.54

<b>Sponsor:</b> GM0001	HUD	
<b>Sponsor Type:</b> F	Federal	
<b>Purpose:</b> 13	Community	<b>Flow Thru ID:</b>

Contacts		
Type ID	Name	Phone
1 GM1054	Pierce, Arnold	(706)821-1868

Approvals		
Type	By	Date
FA	H. WELCHER	01/31/2023
<b>Dept. Signature:</b>		
<b>Grant Coordinator Signature:</b>		 2/6/2023

1.) I have reviewed the Grant application and enclosed materials and:  
 Find the grant/award to be feasible to the needs of Augusta Richmond County

Deny the request  
Donna Williams 2-6-2023  
Finance Director Date

2.) I have reviewed the Grant application and enclosed materials and:  
 Approve the Department Agency to move forward with the application

Deny the request  
H. Welcher 2/17/23  
Administrator Date CS 2-14-23

This form will also be used to provide the external auditors with information on all grants for compliance and certification requirements as required by the State and Federal Government.



Takiyah A. Douse  
Interim Administrator

February 7, 2023

Mr. Hawthorne Welcher, Director  
Housing Community & Development  
510 Fenwick Street  
Augusta, GA 30901

Dear Director Welcher:

At their meeting held on Tuesday, February 7, 2023, the Augusta, Georgia Commission, acted on the following items:

- 9. Approved the development of (2) single-family workforce homes, new construction.
- 10. Approved the recommendation from Golden Harvest Food Bank to select RW Allen for award under CDBG-CV funding opportunity in Partnership with CSRA Regional Commission and Augusta, Georgia to expand the Produce Rescue Center (Warehouse) at GHFB's Augusta, GA location.
- 11. Approved the Housing and Community Development Department's (HCD's) request to enter into an agreement with TDA Consulting Inc. to complete 2023 Augusta, GA Fair Housing Analysis of Impediments (RFP 22-277).

**28. Approved the following:**

- a) ratify a) HUD Form 1044, b) HUD Administrative Verification Form, c) Mayoral Match Letter of Support, and the Mayor's execution thereof
- b) approve Augusta, Georgia's receipt of \$3,960,000 from the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes (OLHCHH)
- c) allow HCD to move forward with implementation of administrative verification form,
- d) allow HCD to hire three (3) additional FT staff persons (concurrent with the term of grant)/provide supplemental pay (where applicable) for all affected employees,
- e) instruct Finance department to add available funding to HCD's budget for immediate use and implementation.

If you have any questions, please contact me.

In Service,

Takiyah A. Douse  
Interim Administrator

TAD/nd