



COMMISSION MEETING AGENDA

Commission Chamber
Tuesday, May 20, 2025
2:00 PM

INVOCATION

Reverend Anthony M. Booker, Pastor, Broadway Baptist Church

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

RECOGNITION(S)

- A.** **Congratulations!!!! 2025 April Years of Service (YOS) 25–50-year recipients and**
Richana Walker as the recipient of the 2025 Georgia Emergency Communications Officer of the Year award.

DELEGATION(S)

- B.** **Aziza Eil'Yudah** regarding an initiative entitled The Augusta Summer Adventure.
- C.** **Mr. Ben Hasan** clarity about the service agreements on the agenda with Trane.
- D.** **Mr. Brian Green** relative to the reciprocity of improved public transportation.
- E.** Augusta/CSRA Habitat for Humanity via Bernadette Kelliher, CEO, regarding Affordable Housing Application approval for two homes being constructed on Hummingbird Lane, Augusta, Ga.

CONSENT AGENDA

(Items 1-21)

PLANNING

- 1.** **Z-25-07** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 41.5 acres located at 3302, 3304, 3306, 3308, 3310, 3312, 3316, and 3330 Gibson Road, 3320 Winn Drive, and 3227 Tate Road. Tax Map #'s 069-4-034-00-0, 069-4-033-00-0, 069-4-032-00-0, 069-4-031-00-0, 069-4-030-00-0, 069-4-029-02-0, 069-4-029-01-0, 084-1-013-01-0, 069-3-057-00-0 & 084-1-025-00-0.
- 2.** **Z-25-11** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an

office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road. Tax Map #'s 069-4-020-00-0 & 069-4-021-00-0.

- 3. Z-25-14** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Honesta Real Estate Group, LLC on behalf of MPL Construction requesting to amend PUD (Planned Unit Development) zoning conditions from zoning case Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street. Tax Map #'s 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0 & 059-3-026-00-
- 4. SE-25-05** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Kenneth Rayburn requesting a special exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway. Tax Map #355-0-004-00-0. Zoned A (Agriculture).
- 5. SE-25-07** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by N K Patel, LLC requesting a special exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue. Tax Map #044-2-157-00-0. Zoned B-1 (Neighborhood Business).
- 6. Z-25-19** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Kenneth E. Washington requesting a rezoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street. Tax Map #046-3-226-00-0.
- 7. Z-25-20** – The Augusta Planning Commission made **NO RECOMMENDATION** for a petition by Christopher Palmer requesting to amend R-1A (One-Family Residential) zoning conditions from zoning case Z-04-66 to construct a single-family residence affecting properties containing approximately 30.88 acres located at 3987 and 3991 Duncan Drive. Tax Map #181-0-003-00-0 and 181-1-065-00-0.

FINANCE

- 8.** Motion to **approve** Daniel Field Airport leasing a Hustler 104 inch cut, zero turn mower for grass cutting on the airfield. This is a 3-year lease of \$9,241.36 annually, for a total amount of \$27,724.10. (**Approved by Finance Committee May 13, 2025**)

ENGINEERING SERVICES

- 9.** Motion to **approve** entering into a contract with Infrastructure Systems Management (ISM) per Annual Contract #25-241 in the amount of \$30,000 to design a median modification to restrict some turning movements at the intersection of Robert C. Daniel Parkway and Exchange Drive to improve safety and traffic flow. (**Approved by Engineering Services Committee May 13, 2025**)
- 10.** Motion to approve **Work Authorization #15** to provide Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Taxiway A4 and G2 at Augusta Regional Airport in the amount of **\$677,278.95**.

The current Estimated Cost of Construction of this proposed Taxiway A4 and G2 is approximately \$6,820,850.00. (**Approved by Public Services Committee May 13, 2025**)

PUBLIC SERVICES

- 11.** Motion to acknowledge receipt of information. (**Approved by Public Services Committee May 13, 2025**)
- 12.** Motion to approve A.N. 25-22 – New Location: Consumption on Premises Beer, Wine & Sunday Sales. Xing Shi Mei applicant for Osaka 2626 Restaurant Inc. d/b/a **Osaka Sushi & Steakhouse**, located at 2626 Tobacco Road. District 4, Super District 9(**Approved by Public Services Committee May 13, 2025**)
- 13.** Motion to approve A.N. 25-21 – New Location: Consumption on Premises Liquor, Beer, Wine & Sunday Sales. Benjamin Zheng applicant for **Zen Ramen & Bar**, located at 2907 Washington Road Suite 300. District 7, Super District 10 (**Approved by Public Services Committee May 13, 2025**)

PUBLIC SAFETY

- 14.** Motion to approve the acceptance of \$17,000 FY25 Learning Loss grant award for Juvenile Court’s THRIVE Enrichment Program.

ADMINISTRATIVE SERVICES

- 15.** Motion to **approve** amendment for Antioch Ministries, Inc, HOPWA Agreement for additional funds to support the rehabilitation of the Community Residence. (**Approved by Administrative Services Committee May 13, 2025**)
- 16.** Motion to approve the lease of two sewer vacuum trucks from Environmental Products Group for use by Engineering Department - Stormwater Utility Division at a total cost of \$1,051,993.20 under a 48-month lease contract. (ITB 24-202)
- 17.** Motion to approve of the following annual bid item, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision. 25-129 Landscape Maint. Service
- 18.** Approve the request for the Building Automation Service and Mechanical Service Agreements – Year 1 in the total amount of \$580,670.97 by Trane Company. (RFQ18-164)
- 19.** Motion to approve Chief Judge supplement, locality pay, and fringe benefits for Superior Court Judges for remainder of FY2025 to implement compensation plan under House Bill 85, pending signature of House Bill 85 by the Governor.

PETITIONS AND COMMUNICATIONS

- 20.** Motion to **approve** the minutes of the Commission May 6, 2025 regular meeting.
- 21.** Motion to approve Jay Shealy to represent District 8 on Daniel Field Airport Board to replace Charles Bates who resigned due to moving out of Augusta.

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

AUGUSTA COMMISSION
REGULAR AGENDA

(Items 22-25)

PUBLIC SERVICES

- 22.** Motion for acceptance and approval to authorize the Mayor to fully execute Georgia Department of Transportation (GDOT) Grant #AP025-9000-72(245). This grant will be executed as part of GDOT's 75%/25% cost share program. The maximum obligation by GDOT is **\$7,794,774.00**. The remaining cost share, funded through Airport Enterprise Funds, is **\$2,598,257.99**.

ADMINISTRATOR

- 23.** Motion to approve Supplement to Disaster Debris Removal Services contract to CERES Environmental Services. Contract for Waterways Hurricane debris removal under RFP 24-195 contract terms & conditions and attached Exhibit A fee unit rates. RFP 24-195/AE

PUBLIC SAFETY

- 24.** Motion to approve a request by the Augusta Fire Department to use Ten-8 as the sole source vendor to make repairs on Fire Engine 8.

LEGAL MEETING

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

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



Commission Meeting

May 20, 2025

Years of Service Georgia Emergency Communications Officer of the Year

Department: N/A
Presenter: N/A
Caption: **Congratulations!!!! 2025 April Years of Service (YOS) 25–50-year**
 recipients and

Richana Walker as the recipient of the 2025 Georgia Emergency Communications Officer of the Year award.

Background: N/A
Analysis: N/A
Financial Impact: N/A
Alternatives: N/A
Recommendation: N/A
Funds are available in the following accounts: N/A
REVIEWED AND N/A
APPROVED BY:

**HUMAN RESOURCES DEPARTMENT**

Suite 400 - Municipal Building
535 Telfair Street - Augusta, GA 30901
Phone (706) 821-2303 Fax (706) 821-2867
www.augustaga.gov

April 22, 2025

Department Directors & Elected Officials,

The Commission on June 16, 2009, adopted the Augusta-Richmond County Employee Incentive Awards Program (EIAP). The program provides a number of initiatives that have been designed to show our appreciation for our dedicated and loyal employees. The ability to recognize and honor our employees' longevity has been established through our new Years of Service (YOS) program. A complete description of the EIAP and its operating procedures is located on the Human Resources site at <http://augwebv017:8080/EmployeeResources/hrcitynet/default.aspx>.

We are pleased to advise you that for the month of **April 2025**, the following employee(s) have attained their anniversary date in recognition of **25-50** years of dedicated service and are now eligible to receive their Years of Service pin and plaque:

FIRST	LAST	DEPARTMENT	YOS
BOBBIE	PATTMON	FIRE DEPARTMENT	25
MICHAEL	GLOVER	RECREATION & PARKS	25
TONY	MILLER	RECREATION & PARKS	25
DONNA	TYRA	PLANNING & DEVELOPMENT	35
BEVERLY	HOFFMAN-WRIGHT	SHERIFF'S OFFICE	35
SCOTT	MOORE	FIRE DEPARTMENT	35
TAMELA	BRANHAM	RECREATION & PARKS	40

Please make arrangements to have your employee in attendance at the Commission meeting scheduled for **Tuesday, May 20, 2025**, for recognition by the Mayor and Commission and presentation of their service pins and plaques of achievement. **All the persons to be recognized should be in the Commission Chambers by 1:45 p.m.**

Please let us know whether the employee will or will not attend by contacting me by phone at (706) 821-2874 or via e-mail at gdaniel@augustaga.gov, by **Friday, May 16, 2025, 12:00 Noon**. Your support and cooperation are much appreciated.

With regards,

Anita Rookard, HR Director

/gd

cc: Mayor Garnett Johnson
Tameka Allen, City Administrator
Lena Bonner, Clerk of Commission



Commission Meeting

May 20, 2025

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Aziza Eil'Yudah regarding an initiative entitled The Augusta Summer Adventure.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AGENDA ITEM REQUEST FORM

Commission meetings: First and third Tuesdays of each month – 2:00 p.m.

Committee meetings: Second and last Tuesdays of each month – 1:00 p.m.

Commission/Committee: (Please check one and insert meeting date)

<input checked="" type="checkbox"/>	Commission	Date of Meeting	May 20, 2025
<input type="checkbox"/>	Public Safety Committee	Date of Meeting	_____
<input type="checkbox"/>	Public Services Committee	Date of Meeting	_____
<input type="checkbox"/>	Administrative Services Committee	Date of Meeting	_____
<input type="checkbox"/>	Engineering Services Committee	Date of Meeting	_____
<input type="checkbox"/>	Finance Committee	Date of Meeting	_____

Contact Information for Individual/Presenter Making the Request:

Name: Aziza Eil'Yudah

Address: 257 Yardsley Drive McDonough, GA 30253

Telephone Number: 404-620-9935

Fax Number: _____

E-Mail Address: flowingriverscenter@gmail.com

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

We are a small family comic book company on a mission to inspire youth and boost reading skills. The Augusta Summer Adventure is the kickoff to our national reading initiative working to deliver thousands of books, reading resources, and reading support to low income families. We're connecting with orgs and businesses across Augusta to deliver an epic reading challenge that spans the city, fights summer learning loss, and sparks a light of inspiration for children and families. Please learn more at — adroitcomics.com/augusta

Please send this request form to the following address:

**Ms. Lena J. Bonner
Clerk of Commission
Suite 220 Municipal Building**

**535 Telfair Street
Augusta, GA 30901**

Telephone Number: 706-821-1820

Fax Number: 706-821-1838

**E-Mail Address: lbonner@augustaga.gov
nmcfarley@augustaga.gov**

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

**Commission Meeting**

May 20, 2025

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Mr. Ben Hasan clarity about the service agreements on the agenda with Trane.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Lena Bonner

From: Benjamin Hasan <bzhasan54@yahoo.com>
Sent: Wednesday, May 14, 2025 12:56 PM
To: Lena Bonner
Subject: [EXTERNAL] Service agreements with Trane

Good afternoon Mrs.Bonner will you please place me on the delegation portion of the agenda to get clarity about the service agreements on the agenda with Trane?Thanks!

Sent from my iPhone

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



Commission Meeting

May 20, 2025

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Mr. Brian Green relative to the reciprocity of improved public transportation.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Lena Bonner

From: Brian Green <briangreen2009@gmail.com>
Sent: Wednesday, May 14, 2025 3:37 PM
To: Lena Bonner; Natasha L. McFarley
Subject: [EXTERNAL] Request to appear before our Augusta Commission

Hello MS Mcfarley,

I am requesting to appear before the esteemed Augusta Commision on the upcoming Commission meeting 5/20/25. My subject matter will include: The reciprocity of improved public transportation. Thank you for your assistance and enjoy your day!
B Green

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



Commission Meeting

May 20, 2025

Delegation

Department:	N/A
Presenter:	N/A
Caption:	Augusta/CSRA Habitat for Humanity via Bernadette Kelliher, CEO, regarding Affordable Housing Application approval for two homes being constructed on Hummingbird Lane, Augusta, Ga.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AGENDA ITEM REQUEST FORM

Commission/Committee: (Please check one)

☐ Commission
☐ Public Services Committee
☒ Administrative Services Committee
☐ Engineering Services Committee
☐ Finance Committee
☐ Public Safety Committee

Contact Information for Individual/Presenter Making the Request:

Name: Augusta / CSEPT Habitat for Humanity via Bernadette U. Kelliher, CEO
 Address: 1301 Greene St. Augusta, Ga. 30901
 Telephone Number: 706.836.9063
 Fax Number: n/a
 E-Mail Address: bkelliher@augustahabitat.org

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

Affordable Housing Application Approval for two homes
being constructed on Hummingbird Lane, Augusta, Ga.

Please send this request form to the following address:

Ms. Lena J. Bonner
 Clerk of Commission
 Room 806 Municipal Building
 530 Greene Street
 Augusta, GA 30911

Telephone Number: 706-821-1820
 Fax Number: 706-821-1838
 E-Mail Address: lbonner@augustaga.gov

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

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



April 30, 2025

Administrative Services Committee
 Via: Ms. Lena J. Bonner
 Clerk of Commission
 Room 806 Municipal Bldg.
 530 Greene Street
 Augusta, Georgia 30901

RE: Affordable Housing Application Approval for two homes being constructed on Hummingbird Lane, Augusta, GA and future submission of 608 Macon Avenue.

Dear Members of the Administrative Services Committee,

On July 20, 2023, a Memorandum of Understanding (MOU) was entered into by and between the Housing and Community Development Department (HCD) and Augusta/CSRA Habitat for Humanity (Habitat) with respect to building affordable housing utilizing partial funding through the HOME – Homeownership program through HCD. A copy of the MOU, previously approved by this Committee, is attached for your reference.

On February 24, 2025, a meeting was held between the Director of HCD and me to discuss the contract specifics for current and future builds, including three properties; 3035 Hummingbird Lane, 3037 Hummingbird Lane and 608 Macon Drive. Applications were respectfully submitted for review and consideration by the Administrative Services Committee and the Augusta Commission for the two Hummingbird properties through the Neighborly portal on March 28, 2025.

Construction on the two Hummingbird Properties began prior to the conversation and it was understood that this would not inhibit the approval of the contracts /applications moving forward and being approved. Under the terms discussed, HCD will reimburse Augusta/CSRA Habitat for Humanity the final 25% of costs associated with each home build, not to exceed 25% of the total project budget as outlined in the applications attached. In addition, HCD will provide Habitat for Humanity with a 16% developer's fee for each build. This developer's fee will be disbursed in two phases: fifty percent upon completion of half of the project and the remaining fifty percent upon issuance of the Certificate of Occupancy.

A summary of the funding request is:

Hummingbird Properties are 4 Bedroom 2 Bath Homes	
Budget for construction of 3035 Hummingbird	\$195,371.26
Reimbursable Construction Fees (25% of total costs)	\$48,842.82
Developers Fee (16% of total construction costs)	<u>\$31,259.40</u>
Total Request per Property (Hummingbird Lane Only)	\$80,102.22

Total for both Hummingbird Lane Properties	\$160,204.44
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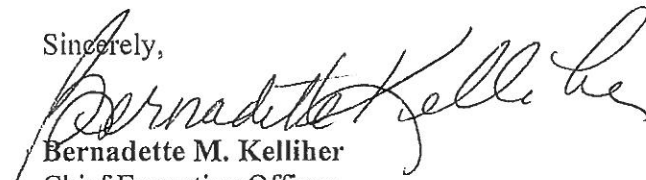
The Macon Property application has not yet been submitted but the total funding request would be as follows and an application can be submitted shortly:

Macon Property would be a 3 Bedroom 2 Bath Homes		
Budget for construction of 608 Macon	\$162,439.00	
Reimbursable Construction Fees (25% of total costs)		\$40,609.75
Developers Fee (16% of total construction costs)		<u>\$25,990.24</u>
Total Request		\$66,599.99

I respectfully request that this Committee and Commission approve the pending applications for the properties located at 3035 Hummingbird Lane and 3037 Hummingbird Lane in Augusta, Georgia for the total amount of \$160,204.44. Further, I request that this Committee and Commission approve the total reimbursable fee of \$66,599.99 for the property located at 608 Macon Avenue, contingent upon Habitat submitting the usual application to HCD within thirty days. In all, Habitat seeks a total reimbursement and developer fees of all three properties in the amount of \$226,804.43.

I appreciate your attention to this matter and look forward to continuing our partnership in providing affordable housing solutions to families in Augusta-Richmond County.

Sincerely,



Bernadette M. Kelliher
 Chief Executive Officer
 Augusta/CSRA Habitat for Humanity
 1301 Greene Street
 Augusta, GA 30901

1. Applicant Information

Completed by bfortune@augustahabitat.org on 3/29/2025 10:51 AM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Applicant Information

Applicant must be a non-profit organization or for profit organization.

APPLICANT INFORMATION

Applicant/Organization Name

Augusta/CSRA Habitat for Humanity

Contact Person

Bernadette Kelliher

Title

CEO

Street Address

1301 Greene Street
Augusta, GA 30903

Phone

(706) 481-8681

Fax:

(706) 481-8681

Email

bkelliher@augustahabitat.org

APPLICANT CORPORATE STATUS

☒ Non-profit

☒ 501(C)(3)

☐ 501(C)(4)

☐ For-Profit

☐ PHA

Federal Tax I.D. Number

58-1712416

CO-APPLICANT INFORMATION

Co-Applicant Name

Contact Person

Title

Street Address

Augusta, GA

Phone

Fax

Email

CO-APPLICANT CORPORATE STATUS

☐ Non-Profit

☐ 501(C)(3)

☐ 501(C)(4)

☐ For-Profit

☐ PHA

Federal Tax I.D. Number

2. Project Summary

Completed by bfortune@augustahabitat.org on 3/29/2025 10:58 AM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

2. Project Summary

Please provide the following information.

Name of Project

3037 Hummingbird Lane, Augusta, GA 30906

PROPOSED LOCATION

- ☐ Albion Acres
- ☐ Bethlehem
- ☐ Harrisburg
- ☐ Laney-Walker
- ☐ May Park
- ☐ Olde Town
- ☐ Sand Hills
- ☐ Turpin Hill
- ☐ West End

Green Meadows Estates

IF SITE SPECIFIC, IDENTIFY THE CENSUS TRACT AND PARCEL NO:

Census Tract

105.06

Assessors Parcel #

109-3-036-00-0

Total Project Cost

\$197,964.44

Funds Requested

\$80,102.22

Are you submitting more than 1 application to Augusta, Georgia Housing and Community Development

Printed By: Bernadett Fortune on 3/29/2025

Department for this funding cycle?

Yes

What is the priority of this application (#)?

2

3. Project Description

Completed by bfortune@augustahabitat.org on 3/28/2025 4:29 PM

Case Id: 15250

Name: H-86 AUGUSTA/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

3. Project Description

Check all that apply.

- ☐ Acquisition Only
- ☐ Acquisition and Rehabilitation
- ☐ Rehabilitation Only
- ☐ Acquisition and New Construction
- ☒ New Construction
- ☐ Single Room Occupancy
- ☐ Group Housing
- ☐ Transitional Housing
- ☐ Multifamily
- ☒ Single Family
- ☐ Scattered Site
- ☐ Mixed Use

4. Project Narrative Description

Completed by bfortune@augustahabitat.org on 3/28/2025 4:29 PM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

4. Project Narrative Description

Provide a concise but definitive description of the project or program (in the space provided). Describe how the need for the project was determined, how the project meets a local community need (including needs identified in the Consolidated Plan), and note any special project features.

Habitat envisions a world where everyone can enjoy a quality living environment. Our approach involves fostering resilience, stability, and self-sufficiency in collaboration with families seeking affordable and suitable housing. Through partnerships within the community, Habitat for Humanity assists individuals in crafting their own living spaces. This collaborative effort involves homeowners actively participating in construction alongside volunteers. Family partners will also partake of classes which will assist them in learning how to manage being a homeowner as well as financial literacy and responsibility. Once they have completed the program and become a homeowner, they will pay an affordable, interest-free mortgage. Our ultimate aim is to empower Habitat homeowners to achieve the robustness, security, and autonomy necessary for a better life for themselves and their loved ones. By engaging in the Homeownership Program, Habitat for Humanity is extending its provision of decent and affordable housing reach to a greater number of people. At the heart of Habitat's mission lies the engagement with and integration of various voices within our diverse community. Recognizing that community-led approaches are pivotal for effective and sustainable initiatives, we team up with communities to share tools and offer training on construction practices. We strive to leverage local resources including materials, labor, and technical expertise to bolster local economies while constructing shelter solutions that are culturally fitting and environmentally sustainable. Moreover, we are committed to reducing waste by creating opportunities for the reuse of housing construction materials. Central to our efforts is a strong commitment to equity and inclusion. We work diligently to ensure that even the most vulnerable members of a community are included in shaping housing requirements and finding solutions that suit their unique circumstances. Armed with these resources, these communities can prioritize their own housing needs, disaster preparedness, and climate resilience for a more sustainable future. Turning our attention to the particulars of House 86, our upcoming project is located at 3037 Hummingbird Lane in Augusta, GA, marking our first build in this area. This residence will boast four bedrooms, two bathrooms, and span 1395 square feet. Embracing modern efficiency, we will employ spray foam insulation in both the attic and the exterior walls. This choice not only enhances energy efficiency but also surpasses traditional fiberglass batt insulation. Additionally, the home will feature energy-efficient, double-paned vinyl windows.

5. Project Market Feasibility

Completed by bfortune@augustahabitat.org on 3/28/2025 4:30 PM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

5. Project Market Feasibility

Describe the project's feasibility including local market conditions that would justify the project or program. Include a summary statement that explains the anticipated impact of your proposed housing development project or program on the affected market.

In pursuing our mission, Habitat's vision of providing a decent living space for all hinges on a thorough understanding of local market conditions and the feasibility of our projects. Our approach is grounded in ensuring that every endeavor is not only sustainable but also justifiable within the context of the housing market in the respective area. Before embarking on any project or program, we conduct comprehensive assessments of the local housing market. These evaluations take into account factors such as housing demand, supply, pricing trends, and economic indicators. We collaborate closely with experts who possess an in-depth understanding of the local real estate landscape. This meticulous analysis allows us to determine the specific housing needs and gaps that exist within the community. The success and viability of our projects are rooted in our ability to offer solutions that align with the dynamics of the local market. Our projects are designed not only to meet housing demand but to do so in a manner that reflects the prevailing economic circumstances and affordability thresholds. This approach enables us to craft housing solutions that are both attainable for families in need and congruent with local market realities. In light of our commitment to feasibility and sustainability, our proposed housing development project or program stands to have a significant impact on the local market for houses built by Habitat for Humanity. By addressing the genuine housing needs identified through our thorough market analysis, we anticipate a twofold effect: Market Balancing: Our projects are strategically positioned to fill the existing gaps in the housing market. By providing affordable housing options that align with local economic conditions, we contribute to stabilizing the market and preventing imbalances that can arise from inadequate housing supply or unaffordable pricing. Positive Ripple Effect: As we create a sustainable model for housing development that suits the local context, our projects can serve as a catalyst for positive change. The ripple effect extends beyond our immediate beneficiaries, potentially influencing broader housing practices, affordability standards, and community-driven development efforts. In essence, our proposed housing development project or program is not just a standalone endeavor; it's a well-considered intervention that harmonizes with local market conditions. By adhering to feasibility and aligning with the realities of the housing landscape, we not only uplift families in need but also contribute to the overall health and equilibrium of the housing market itself.

6. Neighborhood Assessment

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 4:30 PM

6. Neighborhood Assessment

Describe the surrounding area where the site is located (strengths and weaknesses) and other development(s) in the immediate area. Discuss the suitability of the site for the proposed development. Strengths and weakness may include a wide range of factors, including: location, project design & amenities, unit design & amenities, transportation, competitiveness, compatibility with existing demand, crime, etc. Pictures of area would be of benefit.

The home site that is the subject of this application is located at 3037 Hummingbird Lane, Augusta, GA 30906, nestled between Par Drive and Eagle Drive. It is part of a two-lot site acquired by Augusta/CSRA Habitat for Humanity, and this will be the first of our two lots in this area to be constructed. The home site is in a stable residential neighborhood of modest-sized homes of similar design to those we are constructing. The adjacent area to the west is AUGusta Technical College. Wheeless Elementary School is less 1.1 miles away and Josey High School is 3.7 miles away. There are multiple shopping opportunities nearby. As noted above, the design of the Habitat home being built in conjunction with this application will be of a size and design in keeping with neighboring residences, and the exterior will have similar finishes of surrounding homes, including brick front, vinyl siding and an asphalt shingle roof.

7. Fair Housing

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Completed by bfortune@augustahabitat.org on 3/28/2025 4:30 PM

Address: *No Address Assigned

7. Fair Housing

Explain how the project affirmatively promotes fair housing and complies with fair housing laws and regulations.

Habitat for Humanity does not discriminate against race, color, religion, sex, handicap, familial status, or national origin, to impose different terms, conditions or privileges relating to the sale of a dwelling. Families are selected based on the need, ability to partner with Habitat and completion of the Habitat for Humanity program, including the completion of sweat equity hours and attendance at classes focused on improving stability for the family partner.

8. Project Site Characteristics

Completed by bfortune@augustahabitat.org on 3/28/2025 4:32 PM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

8. Project Site Characteristics

Please provide the following information.

SITE CONTROL IS IN THE FOLLOWING FORM:

- ☒ Deed
- ☐ 99 Year Leasehold
- ☐ Option/Purchase Agreement
- ☐ Not Applicable

IN ORDER TO BE CONSIDERED FOR FUNDING, AN AS BUILT APPRAISAL IS NEEDED. ALL APPLICATIONS WILL BE DENIED IF APPRAISAL IS NOT SUBMITTED. ATTACH A COPY BELOW.

Appraised Value
\$200,000.00

Date of Appraisal
08/21/2024

Method of Appraisal
AS Build Appraisal

Name of Appraiser/Firm
Hardy Appraisal Co.

SPECIAL NOTE TO APPLICANTS REQUESTING FUNDS FOR ACQUISITION: APPLICANT MUST INCLUDE WITH APPLICATION SPECIFIC PROJECT ADDRESS (ES), SITE CONTROL DOCUMENTATION AND NAMES OF TENANTS (IF APPLICABLE).

Does the project consist of more than 1 site?

No

Is the site properly zoned for your project?

Yes

Current Zoning

Residential (R-1A)

Does the project include development of vacant land?

Yes

If yes, what is the site size?

Acres

1

Sq. Ft.

13,500

Are all utilities available at site?

Yes

Has an Environmental Assessment been completed?

Yes

Does the project include the acquisition of an occupied building/unit?

No

Documentation

☒ As Built Appraisal *Required

As-Built Appraisal 3037 Hummingbird - H86.pdf

Printed By: Bernadett Fortune on 3/29/2025

9. Not-For-Profit Organization Info

Completed by bfortune@augustahabitat.org on 3/28/2025 4:33 PM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

9. Not-For-Profit Organization Info

Please provide the following information.

Is your group legally Chartered within Georgia Statutory guidelines?

Yes

Does your organization have a tax exemption ruling from the Internal Revenue Service (IRS) under section 501(c)(3) or 501(c)(4)?

Yes

Do you have evidence of financial accountability, such as a current single audit report? If yes, attach copy below. If no, attach letter of explanation.

Yes

List of Board of Directors. If yes, attach below.

Yes

Do you think your organization meets the requirement for a Community Housing Development Organization?

Yes

Do you want this application to be considered for funding as part of the 15% CHDO set-aside HOME funds?

No

IF YOUR ORGANIZATION IS NOT A CERTIFIED CHDO, BUT WISHES TO BE CONSIDERED AS SUCH, PLEASE COMPLETE THE CHDO DESIGNATION PACKAGE. THE CHDO DESIGNATION PACKAGE INFORMATION IS ONLY FOR THE PURPOSE OF ANTICIPATING YOUR ELIGIBILITY AS A CHDO AND DOES NOT CONSTITUTE AN APPLICATION FOR CHDO STATUS. IF RECOMMENDED FOR FUNDING UNDER THE 15% SET-ASIDE, OR OTHER CHDO FUNDS, YOU WILL BE SUBJECT TO A FORMAL REVIEW.

Is your project a joint venture?

No

Is the non-profit organization acting as the managing general partner?

Yes

What percentage of the partnership is owned by the non-profit organization?

100.00%

What percentage of the profit cash flow is to be controlled by the non-profit organization?

100.00%

What percentage of the project equity is the non-profit organization to receive upon sale?

0.00%

If this project is a joint venture, describe the partnership arrangement and explain how the nonprofit's funds will be applied to project related costs.

Not Applicable

Summarize your organization. Outlined your organization's experience (and track record) in developing or in managing the type of affordable housing proposed in this application.

Habitat for Humanity International was founded in Americus, Georgia, USA, in 1976 and today operates around the globe. It has helped build, renovate and repair more than 1,000,000 decent, affordable houses sheltering more than 6,000,000 people worldwide. Augusta/CSRA Habitat for Humanity was established in 1986 and has constructed or renovated 83 homes using thousands of local volunteers to ensure that hundreds of local citizens have a decent, affordable place to live. We now have nearly 40 years of experience in constructing safe, affordable housing for low-income families using locally and nationally approved construction methods and taking advantage of volunteer labor and in-kind donations to keep the cost of individual homes as low as possible. We also understand the financial constraints that our partner families face. All of our mortgages are interest-free. And, because we are the mortgage lender on all of our homes, we can create a tailored payment structure that addresses each family's needs, helping to ensure that each one of our partner families have the wherewithal to experience success as a homeowner.

Documentation



State of Georgia Charter ***Required**

Annual Registration 2024-2026.pdf



Proof of Non-Profit Status, as registered by the Georgia Secretary of State ***Required**

501c3 Original Letter.pdf



Copy of your organization's most recent single audit report ***Required**

Audit FY2022 Final (1).pdf

10. Marketing Strategy

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 4:33 PM

10. Marketing Strategy

Please provide the following information.

Projects funded through the HOME Program must follow HOME Affirmative Marketing Procedures. Describe your marketing strategy for the proposed project with particular attention to your plans for Affirmative Marketing. Ensure the following questions are answered in your strategy. 1) Has a need for the type and number of housing units been convincingly demonstrated? 2) Will developer be able to sell the planned units prior to the six month deadline? 3) Will development adversely impact existing affordable housing development? If the project includes more than one assisted units describe your marketing strategy to meet the requirements for each unit.

1. The need for safe, affordable housing has been documented in studies including the HERA-Neighborhood Stabilization Program application; the 2021 CSRA-EOA Community Needs Assessment Report; and the 2018 Augusta-Richmond County Analysis of Impediments to Fair Housing. 2. Because Augusta/CSRA Habitat for Humanity homes are constructed after a partner family has been identified and qualified, we do not need to engage in a process of marketing our homes for sale. Each home is designed to accommodate the partner family, adhering to Habitat for Humanity International guidelines related to total square footage and number of bedrooms. 3. This application involves a single housing unit. Its completion will complement other local initiatives that are addressing the development of affordable housing units.

In which communities will you advertise the project? Who is the target market?

Not applicable

11. Project Schedule of Completion

Completed by bfortune@augustahabitat.org on 3/29/2025 10:58 AM

Case Id: 15250

Name: H-86 AUGUSTA/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

11. Project Schedule of Completion

Provide general time line for the HOME Project. Please estimate expenditure of funds that will be requested for project. Please provide from beginning to end of project.

Month	Year	Activity/Milestone Description	Expenditure
April	2020	Build Shed	\$2,000.00
April	2020	Clearing & Hauling	\$5,500.00
April	2020	Water Meter Install/Sewer Tap	\$0.00
April	2020	Order Trusses	\$3,800.00
April	2020	Order Windows	\$2,081.86
April	2020	Order Ext/Int Doors	\$4,248.08
April	2020	Order Cabinets & Vanities	\$5,204.00
April	2020	Order Siding / Brick Veneer	\$13,228.67
April	2020	Order Electrical Material	\$6,000.00
April	2020	Order Appliances	\$1,200.00
April	2020	Survey	\$850.00
October	2020	Building Permit	\$561.52
April	2020	Footings	\$6,950.00
April	2020	Set Batter Boards	\$1,100.00
April	2020	Block Foundation/ Fill Block	\$10,900.00
April	2020	Order Countertops	\$1,940.00
April	2020	Order Flooring	\$8,180.93
April	2020	Rough Flooring System	\$0.00
April	2020	Framing	\$11,305.92
April	2020	Set Trusses	\$0.00
April	2020	Roof / Porch	\$3,500.00
April	2020	Dry-in Roof	\$0.00
April	2020	Install roofing / Shingles	\$5,800.00
April	2020	House wrap / tape / window prep	\$0.00
May	2020	Set Windows / Exterior	\$0.00
May	2020	Install Siding & Soft/Beams	\$0.00
May	2020	Plumbing Rough	\$13,570.00
May	2020	Electrical Rough	\$4,820.00
May	2020	HVAC Materials & Labor	\$10,850.00
May	2020	Install Gutters	\$1,100.00
May	2020	All Rough-In Inspection	\$0.00
May	2020	Insulation Install	\$2,600.00

May	2020	Install Drywall	\$10,487.00
May	2020	Pour Driveway & Sidewalk	\$6,500.00
May	2020	Electrical Pre-Power Final & Connection	\$0.00
May	2020	Set Interior Doors	\$0.00
May	2020	Finish / Assemble Cabinets	\$0.00
May	2020	Set Cabinet / Vanities	\$0.00
May	2020	Install Countertops	\$0.00
May	2020	Set Baseboard and Interior Trim	\$3,217.63
May	2020	Install Flooring	\$0.00
May	2020	Landscaping	\$1,200.00
May	2020	Paint Interior & Labor	\$4,563.00
May	2020	Plumbing Trim Out	\$0.00
May	2020	Build Exterior Deck / Sidewalk	\$1,200.00
June	2020	Appraisal	\$475.00
June	2020	Blower Test	\$350.00
June	2020	Install Closet Shelving	\$720.00
June	2020	Final Inspection	\$0.00
June	2020	CO	\$0.00
June	2020	Final Cleaning	\$0.00
June	2020	Punch List	\$0.00
June	2020	Utilities During Entire Project	\$650.00
June	2020	Portable Toilet During Project	\$650.00
June	2020	Mobil Mini During Project	\$1,200.00
June	2020	Salary for General Contractor	\$25,500.00
June	2020	Purchase of Property	\$0.00
June	2020	Architect Fees	\$748.71
June	2020	Construction Bond Premium	\$375.00
June	2020	As Build Appraisal	\$0.00
June	2020	Fence	\$4,500.00
June	2020	Warranty	\$1,000.00
June	2020	Termite Treatment Required	\$200.00
June	2020	Cleanup Interior / Exterior	\$1,355.00
June	2020	Dumpster	\$1,500.00
June	2020	Shutters	\$288.94
June	2020	Silt Fence Required	\$1,400.00
			\$195,371.26

12. Project/Program Financials

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 4:59 PM

12. Project/Program Financials

The information required in this section is divided into two general categories designated as either "Project" or "Program". The submission requirements under this section will be different for each of these categories. Select the category that best describes your proposal and use the appropriate corresponding worksheets.

The "Project" category includes all housing "development" activities such as new construction of for-sale or rental housing (including the acquisition of land) or the acquisition and rehabilitation of nonprofit rental housing. A project involving the acquisition and rehabilitation of housing for resale would fit in this category. The worksheets for the "Project" category are further differentiated between rental activities and owner-occupied activities.

The "Program" category includes activities related to direct assistance benefits such as providing down payment and closing cost assistance, tenant based rental assistance, or owner-occupied housing rehabilitation. In each of the above, the activity centers on a program rather than on a specific development project or address. An application for CHDO Operating would also be included under this category.

Documentation



Owner Worksheet #B1 Targeting and Financing Sources *Required

Development Budget (Worksheet B2) (2).xlsx



Owner Worksheet #B2 Development Budget *Required

Development Budget (Worksheet B2) (2).xlsx

13. Application Checklist

Completed by bfortune@augustahabitat.org on 3/29/2025 11:05 AM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

13. Application Checklist

Please review this list before submitting your application to insure you have addressed each of them. If not provided for directly in the application, please attach.

Documentation



Articles of Incorporation and Bylaws ***Required**

35993_Bylaws,Revised Approved 03-14-2019.pdf



Resumes / Job Descriptions of Staff ***Required**

GC Resume Job Description.docx



State of Georgia Charter ***Required**

Annual Registration 2024-2026.pdf



Proof of Non-Profit Status, as registered by the Georgia Secretary of Sate ***Required**

501c3 Original Letter.pdf



Copy of your organization's most recent single audit report ***Required**

Audit FY2022 Final (1).pdf



Home Subsidy Layering Review Application ***Required**

Home Subsidy Layer App Signed.pdf



List of Board of Directors ***Required**

Board of Directors FY2025.docx

☐ Project financing letter(s), if applicable (construction financing, permanent financing)

***No files uploaded*

☐ A report prepared by a professional construction consultant delineating the cost of rehabilitation and/or acquisition, if applicable.

***No files uploaded*

☐ An architectural report with a program design for the rehabilitation and/or construction, if applicable

***No files uploaded*

☐ Evidence of site control - if applicable

***No files uploaded*

☐ Relocation Plan - if applicable

***No files uploaded*

☒ Marketing Analysis of proposed project site. ***Required**

Marketing Analysis Submission.docx

☒ As Built Appraisal ***Required**

As-Built Appraisal 3037 Hummingbird - H86.pdf

☐ Hazardous Materials Control Plan - if applicable

***No files uploaded*

☒ Map of project/site ***Required**

Map of project site H-86.pdf

☒ A photograph of the project ***Required**

Photo of Site H-86.pdf

14. Homebuyer

Completed by bfortune@augustahabitat.org on 3/29/2025 11:20 AM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Homebuyer

Please provide information on the individual(s) purchasing the home

Name:	In Selection Process In Selection Process In Selection Process		
SSN:	123-45-6789	Birthdate:	01/01/2025
Employer:	Not employed	Demographics:	Disabled: Education: Elderly: Ethnicity: Gender: Head of Household: Marital Status: Race:
Credit:			

Total Homebuyers: 1

Borrower Documentation



Verification of Employment ***Required**

Letter regarding potential homeowner.pdf



Verification of Income - Paystubs (2 consecutive monthly/W-2 form/Income tax return) ***Required**

Letter regarding potential homeowner.pdf



Credit Report ***Required**

Letter regarding potential homeowner.pdf



Copy of Driver's License ***Required**

Letter regarding potential homeowner.pdf



Copy of Social Security Cards of all that will reside in property *Required
Letter regarding potential homeowner.pdf

15. Applicant Certification

Completed by bfortune@augustahabitat.org on 3/29/2025 11:21 AM

Case Id: 15250

Name: H-86 AUGusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

15. Applicant Certification

Please read, understand and sign the HOME Rental Application Disclosure. The signed disclosure must be notarized and uploaded below.

[HOME Homeownership Certification and Disclosure Statement](#)

Documentation



HOME Homeownership Certification and Disclosure Statement ***Required**

HOME HOMEownership Cert & Disc Signed.pdf

1. Applicant Information

Completed by bfortune@augustahabitat.org on 3/28/2025 3:45 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Applicant Information

Applicant must be a non-profit organization or for profit organization.

APPLICANT INFORMATION

Applicant/Organization Name

Augusta/CSRA Habitat for Humanity

Contact Person

Bernadette Kelliher

Title

CEO

Street Address

1301 Greene Street

Augusta, GA 30901-2371

Phone

(706) 481-8681

Fax:

(123) 456-7897

Email

bkelliher@augustahabitat.org

APPLICANT CORPORATE STATUS



Non-profit



501(C)(3)



501(C)(4)



For-Profit



PHA

Federal Tax I.D. Number

58-1712416

CO-APPLICANT INFORMATION

Co-Applicant Name

Contact Person

Title

Street Address

Phone

Fax

Email

CO-APPLICANT CORPORATE STATUS



Non-Profit



501(C)(3)



501(C)(4)



For-Profit



PHA

Federal Tax I.D. Number

2. Project Summary

Completed by bfortune@augustahabitat.org on 3/28/2025 3:45 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

2. Project Summary

Please provide the following information.

Name of Project

3035 Hummingbird Lane, Augusta, GA 30906

PROPOSED LOCATION

- ☐ Albion Acres
- ☐ Bethlehem
- ☐ Harrisburg
- ☐ Laney-Walker
- ☐ May Park
- ☐ Olde Town
- ☐ Sand Hills
- ☐ Turpin Hill
- ☐ West End

Green Meadows Estate

IF SITE SPECIFIC, IDENTIFY THE CENSUS TRACT AND PARCEL NO:

Census Tract

105.06

Assessors Parcel #

109-3-036-00-0

Total Project Cost

\$194,771.26

Funds Requested

\$79,856.22

Are you submitting more than 1 application to Augusta, Georgia Housing and Community Development Department for this funding cycle?

Printed By: Bernadett Fortune on 5/2/2025

Yes

What is the priority of this application (#)?

1

3. Project Description

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 2:33 PM

3. Project Description

Check all that apply.

- ☐ Acquisition Only
- ☐ Acquisition and Rehabilitation
- ☐ Rehabilitation Only
- ☐ Acquisition and New Construction
- ☒ New Construction
- ☐ Single Room Occupancy
- ☐ Group Housing
- ☐ Transitional Housing
- ☐ Multifamily
- ☒ Single Family
- ☐ Scattered Site
- ☐ Mixed Use

4. Project Narrative Description

Completed by bfortune@augustahabitat.org on 3/28/2025 3:38 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

4. Project Narrative Description

Provide a concise but definitive description of the project or program (in the space provided). Describe how the need for the project was determined, how the project meets a local community need (including needs identified in the Consolidated Plan), and note any special project features.

Habitat envisions a world where everyone can enjoy a quality living environment. Our approach involves fostering resilience, stability, and self-sufficiency in collaboration with families seeking affordable and suitable housing. Through partnerships within the community, Habitat for Humanity assists individuals in crafting their own living spaces. This collaborative effort involves homeowners actively participating in construction alongside volunteers. Family partners will also partake of classes which will assist them in learning how to manage being a homeowner as well as financial literacy and responsibility. Once they have completed the program and become a homeowner, they will pay an affordable, interest-free mortgage. Our ultimate aim is to empower Habitat homeowners to achieve the robustness, security, and autonomy necessary for a better life for themselves and their loved ones. By engaging in the Homeownership Program, Habitat for Humanity is extending its provision of decent and affordable housing reach to a greater number of people. At the heart of Habitat's mission lies the engagement with and integration of various voices within our diverse community. Recognizing that community-led approaches are pivotal for effective and sustainable initiatives, we team up with communities to share tools and offer training on construction practices. We strive to leverage local resources including materials, labor, and technical expertise to bolster local economies while constructing shelter solutions that are culturally fitting and environmentally sustainable. Moreover, we are committed to reducing waste by creating opportunities for the reuse of housing construction materials. Central to our efforts is a strong commitment to equity and inclusion. We work diligently to ensure that even the most vulnerable members of a community are included in shaping housing requirements and finding solutions that suit their unique circumstances. Armed with these resources, these communities can prioritize their own housing needs, disaster preparedness, and climate resilience for a more sustainable future. Turning our attention to the particulars of House 85, our upcoming project is located at 3035 Hummingbird Lane in Augusta, GA, marking our first build in this area. This residence will boast four bedrooms, two bathrooms, and span 1395 square feet. Embracing modern efficiency, we will employ spray foam insulation in both the attic and the exterior walls. This choice not only enhances energy efficiency but also surpasses traditional fiberglass batt insulation. Additionally, the home will feature energy-efficient, double-paned vinyl windows.

5. Project Market Feasibility

Completed by bfortune@augustahabitat.org on 3/28/2025 3:38 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

5. Project Market Feasibility

Describe the project's feasibility including local market conditions that would justify the project or program. Include a summary statement that explains the anticipated impact of your proposed housing development project or program on the affected market.

In pursuing our mission, Habitat's vision of providing a decent living space for all hinges on a thorough understanding of local market conditions and the feasibility of our projects. Our approach is grounded in ensuring that every endeavor is not only sustainable but also justifiable within the context of the housing market in the respective area. Before embarking on any project or program, we conduct comprehensive assessments of the local housing market. These evaluations take into account factors such as housing demand, supply, pricing trends, and economic indicators. We collaborate closely with experts who possess an in-depth understanding of the local real estate landscape. This meticulous analysis allows us to determine the specific housing needs and gaps that exist within the community. The success and viability of our projects are rooted in our ability to offer solutions that align with the dynamics of the local market. Our projects are designed not only to meet housing demand but to do so in a manner that reflects the prevailing economic circumstances and affordability thresholds. This approach enables us to craft housing solutions that are both attainable for families in need and congruent with local market realities. In light of our commitment to feasibility and sustainability, our proposed housing development project or program stands to have a significant impact on the local market for houses built by Habitat for Humanity. By addressing the genuine housing needs identified through our thorough market analysis, we anticipate a twofold effect: Market Balancing: Our projects are strategically positioned to fill the existing gaps in the housing market. By providing affordable housing options that align with local economic conditions, we contribute to stabilizing the market and preventing imbalances that can arise from inadequate housing supply or unaffordable pricing. Positive Ripple Effect: As we create a sustainable model for housing development that suits the local context, our projects can serve as a catalyst for positive change. The ripple effect extends beyond our immediate beneficiaries, potentially influencing broader housing practices, affordability standards, and community-driven development efforts. In essence, our proposed housing development project or program is not just a standalone endeavor; it's a well-considered intervention that harmonizes with local market conditions. By adhering to feasibility and aligning with the realities of the housing landscape, we not only uplift families in need but also contribute to the overall health and equilibrium of the housing market itself.

6. Neighborhood Assessment

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 2:35 PM

6. Neighborhood Assessment

Describe the surrounding area where the site is located (strengths and weaknesses) and other development(s) in the immediate area. Discuss the suitability of the site for the proposed development. Strengths and weakness may include a wide range of factors, including: location, project design & amenities, unit design & amenities, transportation, competitiveness, compatibility with existing demand, crime, etc. Pictures of area would be of benefit.

The home site that is the subject of this application is located at 3035 Hummingbird Lane, Augusta, GA 30906, nestled between Par Drive and Eagle Drive. It is part of a two-lot site acquired by Augusta/CSRA Habitat for Humanity, and this will be the first of our two lots in this area to be constructed. The home site is in a stable residential neighborhood of modest-sized homes of similar design to those we are constructing. The adjacent area to the west is Augusta Technical College. Wheelless Elementary School is less 1.1 miles away and Josey High School is 3.7 miles away. There are multiple shopping opportunities nearby. As noted above, the design of the Habitat home being built in conjunction with this application will be of a size and design in keeping with neighboring residences, and the exterior will have similar finishes of surrounding homes, including brick front, vinyl siding and an asphalt shingle roof.

7. Fair Housing

Completed by bfortune@augustahabitat.org on 3/28/2025 2:35 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

7. Fair Housing

Explain how the project affirmatively promotes fair housing and complies with fair housing laws and regulations.

Habitat for Humanity does not discriminate against race, color, religion, sex, handicap, familial status, or national origin, to impose different terms, conditions or privileges relating to the sale of a dwelling. Families are selected based on the need, ability to partner with Habitat and completion of the Habitat for Humanity program, including the completion of sweat equity hours and attendance at classes focused on improving stability for the family partner.

8. Project Site Characteristics

Completed by bfortune@augustahabitat.org on 3/28/2025 2:38 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

8. Project Site Characteristics

Please provide the following information.

SITE CONTROL IS IN THE FOLLOWING FORM:

- ☐ Deed
- ☐ 99 Year Leasehold
- ☐ Option/Purchase Agreement
- ☐ Not Applicable

IN ORDER TO BE CONSIDERED FOR FUNDING, AN AS BUILT APPRAISAL IS NEEDED. ALL APPLICATIONS WILL BE DENIED IF APPRAISAL IS NOT SUBMITTED. ATTACH A COPY BELOW.

Appraised Value
\$200,000.00

Date of Appraisal
08/21/2024

Method of Appraisal
As Built Appraisal

Name of Appraiser/Firm
Hardy Appraisal Co.

SPECIAL NOTE TO APPLICANTS REQUESTING FUNDS FOR ACQUISITION: APPLICANT MUST INCLUDE WITH APPLICATION SPECIFIC PROJECT ADDRESS (ES), SITE CONTROL DOCUMENTATION AND NAMES OF TENANTS (IF APPLICABLE).

Does the project consist of more than 1 site?

No

Is the site properly zoned for your project?

Yes

Current Zoning

Residential (R-1A)

Does the project include development of vacant land?

Yes

If yes, what is the site size?

Acres

1

Sq. Ft.

13,500

Are all utilities available at site?

Yes

Has an Environmental Assessment been completed?

Yes

Does the project include the acquisition of an occupied building/unit?

No

Documentation

☒ As Built Appraisal *Required

As Built Appraisal H-85.pdf

Printed By: Bernadett Fortune on 5/2/2025

9. Not-For-Profit Organization Info

Completed by bfortune@augustahabitat.org on 3/28/2025 2:41 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

9. Not-For-Profit Organization Info

Please provide the following information.

Is your group legally Chartered within Georgia Statutory guidelines?

Yes

Does your organization have a tax exemption ruling from the Internal Revenue Service (IRS) under section 501(c)(3) or 501(c)(4)?

Yes

Do you have evidence of financial accountability, such as a current single audit report? If yes, attach copy below. If no, attach letter of explanation.

Yes

List of Board of Directors. If yes, attach below.

Yes

Do you think your organization meets the requirement for a Community Housing Development Organization?

Yes

Do you want this application to be considered for funding as part of the 15% CHDO set-aside HOME funds?

No

IF YOUR ORGANIZATION IS NOT A CERTIFIED CHDO, BUT WISHES TO BE CONSIDERED AS SUCH, PLEASE COMPLETE THE CHDO DESIGNATION PACKAGE. THE CHDO DESIGNATION PACKAGE INFORMATION IS ONLY FOR THE PURPOSE OF ANTICIPATING YOUR ELIGIBILITY AS A CHDO AND DOES NOT CONSTITUTE AN APPLICATION FOR CHDO STATUS. IF RECOMMENDED FOR FUNDING UNDER THE 15% SET-ASIDE, OR OTHER CHDO FUNDS, YOU WILL BE SUBJECT TO A FORMAL REVIEW.

Is your project a joint venture?

No

Is the non-profit organization acting as the managing general partner?

Yes

What percentage of the partnership is owned by the non-profit organization?

100.00%

What percentage of the profit cash flow is to be controlled by the non-profit organization?

100.00%

What percentage of the project equity is the non-profit organization to receive upon sale?

0.00%

If this project is a joint venture, describe the partnership arrangement and explain how the nonprofit's funds will be applied to project related costs.

Not applicable

Summarize your organization. Outlined your organization's experience (and track record) in developing or in managing the type of affordable housing proposed in this application.

Habitat for Humanity International was founded in Americus, Georgia, USA, in 1976 and today operates around the globe. It has helped build, renovate and repair more than 1,000,000 decent, affordable houses sheltering more than 6,000,000 people worldwide. Augusta/CSRA Habitat for Humanity was established in 1986 and has constructed or renovated 83 homes using thousands of local volunteers to ensure that hundreds of local citizens have a decent, affordable place to live. We now have nearly 40 years of experience in constructing safe, affordable housing for low-income families using locally and nationally approved construction methods and taking advantage of volunteer labor and in-kind donations to keep the cost of individual homes as low as possible. We also understand the financial constraints that our partner families face. All of our mortgages are interest-free. And, because we are the mortgage lender on all of our homes, we can create a tailored payment structure that addresses each family's needs, helping to ensure that each one of our partner families have the wherewithal to experience success as a homeowner.

Documentation



State of Georgia Charter ***Required**

Annual Registration 2024-2026.pdf



Proof of Non-Profit Status, as registered by the Georgia Secretary of State ***Required**

501c3 Original Letter.pdf



Copy of your organization's most recent single audit report ***Required**

Audit FY2022 Final (1).pdf

10. Marketing Strategy

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 2:42 PM

10. Marketing Strategy

Please provide the following information.

Projects funded through the HOME Program must follow HOME Affirmative Marketing Procedures. Describe your marketing strategy for the proposed project with particular attention to your plans for Affirmative Marketing. Ensure the following questions are answered in your strategy. 1) Has a need for the type and number of housing units been convincingly demonstrated? 2) Will developer be able to sell the planned units prior to the six month deadline? 3) Will development adversely impact existing affordable housing development? If the project includes more than one assisted units describe your marketing strategy to meet the requirements for each unit.

1. The need for safe, affordable housing has been documented in studies including the HERA-Neighborhood Stabilization Program application; the 2021 CSRA-EOA Community Needs Assessment Report; and the 2018 Augusta-Richmond County Analysis of Impediments to Fair Housing. 2. Because Augusta/CSRA Habitat for Humanity homes are constructed after a partner family has been identified and qualified, we do not need to engage in a process of marketing our homes for sale. Each home is designed to accommodate the partner family, adhering to Habitat for Humanity International guidelines related to total square footage and number of bedrooms. 3. This application involves a single housing unit. Its completion will complement other local initiatives that are addressing the development of affordable housing units.

In which communities will you advertise the project? Who is the target market?

Not applicable.

11. Project Schedule of Completion

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

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Address: *No Address Assigned

11. Project Schedule of Completion

Provide general time line for the HOME Project. Please estimate expenditure of funds that will be requested for project. Please provide from beginning to end of project.

Month	Year	Activity/Milestone Description	Expenditure
April	2020	Build Shed	\$2,000.00
April	2020	Clearing & Hauling	\$5,500.00
April	2020	Water Meter Install/Sewer Tap	\$0.00
April	2020	Order Trusses	\$3,800.00
April	2020	Order Windows	\$2,081.86
April	2020	Order Ext/ Int Doors	\$4,248.08
April	2020	Order Cabinets & Vanities	\$5,204.00
April	2020	Order Siding / Brick Veneer	\$13,228.67
April	2020	Order Electrical Material	\$6,000.00
April	2020	Order Appliances	\$1,200.00
April	2020	Survey	\$850.00
April	2020	Building Permit	\$561.52
April	2020	Footings	\$6,950.00
April	2020	Set Batter Boards	\$1,100.00
April	2020	Block Foundation / Fill Block	\$10,900.00
April	2020	Order Countertops	\$1,940.00
April	2020	Order Flooring	\$8,180.93
April	2020	Rough Flooring System	\$0.00
April	2020	Framing Materials / Labor	\$11,305.92
April	2020	Set Trusses	\$0.00
April	2020	Roof / Porch	\$3,500.00
April	2020	Dry-in Roof	\$0.00
April	2020	Install roofing / shingles	\$5,800.00
April	2020	House wrap/tape/window prep	\$0.00
May	2020	Set windows / Exterior	\$0.00
May	2020	Install siding & soffit/beams	\$0.00
May	2020	Plumbing rough	\$13,570.00
May	2020	Electrical rough	\$4,820.00
May	2020	HVAC Material & Labor	\$10,850.00
May	2020	Install Gutters	\$1,100.00
May	2020	All Rough-In Inspection	\$0.00
May	2020	Insulation Install	\$2,600.00
May	2020	Install Dry Wall	\$10,487.00

May	2020	Pour Driveway & Sidewalk	\$6,500.00
May	2020	Electrical pre-power Final & Connection	\$0.00
May	2020	Set Interior Doors	\$0.00
May	2020	Finish / Assemble Cabinets	\$0.00
May	2020	Set Cabinets / Vanities	\$0.00
May	2020	Install Countertops	\$0.00
May	2020	Set Baseboard and Interior Trim	\$3,217.63
May	2020	Install Flooring	\$0.00
May	2020	Landscaping	\$1,200.00
May	2020	Paint Interior & Labor	\$4,563.00
May	2020	Plumbing Trim Out	\$0.00
May	2020	Build Exterior Deck / Sidewalk	\$1,200.00
June	2020	Appraisal	\$475.00
June	2020	Blower Test	\$350.00
June	2020	Install Closet Shelving	\$720.00
June	2020	Final Inspection	\$0.00
June	2020	CO	\$0.00
June	2020	Punch List	\$0.00
June	2020	Utilities During Entire Project	\$650.00
June	2020	Portable Toilet During Project	\$650.00
June	2020	Mobil Mini During Project	\$1,200.00
June	2020	General Contractor Cost	\$25,500.00
June	2020	Architect Fees	\$748.71
June	2020	Construction Bond Premium	\$375.00
June	2020	As Built Appraisal	\$0.00
June	2020	Fence	\$4,500.00
June	2020	Warranty	\$1,000.00
June	2020	Termite Treatment Required	\$200.00
June	2020	Cleanup Interior/Exterior	\$1,355.00
June	2020	Dumpster	\$1,500.00
June	2020	Shutters	\$288.94
June	2020	Silt Fence Required	\$1,400.00
			\$195,371.26

12. Project/Program Financials

Completed by bfortune@augustahabitat.org on 3/28/2025 3:38 PM

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

12. Project/Program Financials

The information required in this section is divided into two general categories designated as either "Project" or "Program". The submission requirements under this section will be different for each of these categories. Select the category that best describes your proposal and use the appropriate corresponding worksheets.

The "Project" category includes all housing "development" activities such as new construction of for-sale or rental housing (including the acquisition of land) or the acquisition and rehabilitation of nonprofit rental housing. A project involving the acquisition and rehabilitation of housing for resale would fit in this category. The worksheets for the "Project" category are further differentiated between rental activities and owner-occupied activities.

The "Program" category includes activities related to direct assistance benefits such as providing down payment and closing cost assistance, tenant based rental assistance, or owner-occupied housing rehabilitation. In each of the above, the activity centers on a program rather than on a specific development project or address. An application for CHDO Operating would also be included under this category.

Documentation



Owner Worksheet #B1 Targeting and Financing Sources *Required

Development Budget (Worksheet B2) (2).xlsx



Owner Worksheet #B2 Development Budget *Required

Development Budget (Worksheet B2) (2).xlsx

13. Application Checklist

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Address: *No Address Assigned

Completed by bfortune@augustahabitat.org on 3/28/2025 3:39 PM

13. Application Checklist

Please review this list before submitting your application to insure you have addressed each of them. If not provided for directly in the application, please attach.

Documentation

☒ Articles of Incorporation and Bylaws ***Required**

35993_Bylaws,Revised Approved 03-14-2019.pdf

☒ Resumes / Job Descriptions of Staff ***Required**

GC Resume Job Description.docx

☒ State of Georgia Charter ***Required**

Annual Registration 2024-2026.pdf

☒ Proof of Non-Profit Status, as registered by the Georgia Secretary of State ***Required**

501c3 Original Letter.pdf

☒ Copy of your organization's most recent single audit report ***Required**

Audit FY2022 Final (1).pdf

☒ Home Subsidy Layering Review Application ***Required**

Home Subsidy Layer App Signed.pdf

☒ List of Board of Directors ***Required**

Board of Directors FY2025.docx

☐ Project financing letter(s), if applicable (construction financing, permanent financing)

***No files uploaded*

☐ A report prepared by a professional construction consultant delineating the cost of rehabilitation and/or acquisition, if applicable.

***No files uploaded*

☐ An architectural report with a program design for the rehabilitation and/or construction, if applicable

***No files uploaded*

☐ Evidence of site control - if applicable

***No files uploaded*

☐ Relocation Plan - if applicable

***No files uploaded*

☒ Marketing Analysis of proposed project site. ***Required**

Marketing Analysis Submission.docx

☒ As Built Appraisal ***Required**

As Built Appraisal H-85.pdf

☐ Hazardous Materials Control Plan - if applicable

***No files uploaded*

☒ Map of project/site ***Required**

3035 Hummingbird Map.pdf

☒ A photograph of the project ***Required**

Photo of Site 3035 Hummingbird.png

14. Homebuyer

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Completed by bfortune@augustahabitat.org on 3/28/2025 3:40 PM

Address: *No Address Assigned

Homebuyer

Please provide information on the individual(s) purchasing the home

Name:	In Selection Process In Selection Process In Selection Process		
SSN:	123-45-6789	Birthdate:	01/01/2024
Employer:	Not employed	Demographics:	Disabled: Education: Elderly: Ethnicity: Gender: Head of Household: Marital Status: Race:
Credit:			

Total Homebuyers: 1

Borrower Documentation

Verification of Employment ***Required**

Letter regarding potential homeowner.pdf

Verification of Income - Paystubs (2 consecutive monthly/W-2 form/Income tax return) ***Required**

Letter regarding potential homeowner.pdf

Credit Report ***Required**

Letter regarding potential homeowner.pdf

Copy of Driver's License ***Required**

Letter regarding potential homeowner.pdf



Copy of Social Security Cards of all that will reside in property *Required

Letter regarding potential homeowner.pdf

15. Applicant Certification

Case Id: 15270

Name: H-85 Augusta/CSRA Habitat for Humanity - 2018

Completed by bfortune@augustahabitat.org on 3/28/2025 3:41 PM

Address: *No Address Assigned

15. Applicant Certification

Please read, understand and sign the HOME Rental Application Disclosure. The signed disclosure must be notarized and uploaded below.

[HOME Homeownership Certification and Disclosure Statement](#)

Documentation



HOME Homeownership Certification and Disclosure Statement *Required

HOME HOMEownership Cert & Disc Signed.pdf

**MEMORANDUM OF UNDERSTANDING
BETWEEN
AUGUSTA, GEORGIA
C/O
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
AND
AUGUSTA/CSRA HABITAT FOR HUMANITY, INC.**

This Memorandum of Understanding (“MOU”, or “Agreement”) is being drafted between the roles the City of Augusta, Georgia acting through Housing and Community Development Department (“HCD”) with principal offices at 510 Fenwick Street, Augusta, Georgia and Augusta/CSRA Habitat for Humanity, Inc. (“AHFH”) with principal offices at 2602 Commons Boulevard, Ste. A., Augusta, Georgia. The purpose of this document is to specify the roles/relationship between the aforementioned organizations to ensure clarity and efficiency in partnering to provide affordable housing to the families that reside in the Augusta, Georgia-Richmond County area.

ARTICLE I: PURPOSE OF INITIATIVE

HCD’s mission is to create positive change by promoting self-sufficiency through partnership in economic development, quality housing, and neighborhood reinvestment. The mission of AHFH is to bring people together to build homes, communities, and hope. This MOU sets forth the terms and conditions under which the parties express their intent to present and execute a comprehensive approach to achieving this initiative's goals and to create realistic opportunities for the development of affordable housing for families that reside in the Augusta, Georgia-Richmond County area. By partnering we will transform lives of families and communities by promoting dignity and hope.

ARTICLE II: PARTNERSHIP GOALS

The goals of the partnership is to continue creating safe, decent, and sanitary housing throughout Augusta, Georgia-Richmond County area, which will:

1. Create positive change by promoting self-sufficiency to the residents of the Augusta – Richmond county areas.
2. Build strength, stability and self-reliance for families in need of decent and affordable housing.
3. Provide safe and decent living conditions.
4. Build Strength, stability, and self-reliance.
5. Strengthen the healthy housing network of Augusta, Georgia-Richmond County area.

6. To expand the supply of decent and affordable housing for low-and very low-income

ARTICLE III. SCOPE OF COLLABORATION

Areas of collaboration include, but are not limited to:

1. HCD Agrees To:

- a. Promote and support the AHFH's mission, services, and events.
- b. Directly refer potential recipients to AHFH.
- c. Assist in coordination and marketing in program-related education and outreach activities and initiatives.
- d. Provide funding in accordance with the guidelines of the Home Investment Partnership Program.
- e. Allow usage of HCD name on all relevant marketing relating to new dwellings
- f. Make every effort for HCD to participate in Community/Neighborhood events hosted by AHFH

2. AHFH Agrees To:

- a. To construct new dwellings in the Augusta-Richmond County area as detailed below and to be sold to buyers who qualify under the AHFH guidelines and are subject to the AFHF program requirements prior to being sold a new dwelling.
 - a. Three (3) in AFHF FY24 (July 1, 2023 to June 30, 2024).
 - b. Four (4) in AFHF FY25 (July 1, 2024 to June 30, 2025).
 - c. Five (5) in AFHF FY26 (July 1, 2025 to June 30, 2026).
- b. Acquire all necessary permits to commence and complete the three (3) new dwellings
- c. Disburse funds to all sub-contractors upon submission of valid invoice(s)
- d. Provide to HCD detailed information relating to new constructions upon request, but no more often than once a month.
- e. Maintain all necessary records relating to construction of new dwellings
- f. General oversight and responsibility for the new construction projects as detailed in 2.a of "AHFH Agrees To" section of this MOU.
- g. Make every effort to participate in Community/Neighborhood events hosted by HCD

ARTICLE IV. PUBLIC RELATIONS

The parties mutually agree, throughout the term of this MOU, to promote and advertise the partnership-related service program partnership via the distribution of advertising materials such as flyers, radio advertisements, newspaper ads, website, etc., coordinated among and approved by both HCD and AHFH before public release.

ARTICLE V. RELATIONSHIP OF PARTIES

Nothing in this MOU shall be deemed to constitute or create an association, partnership, or joint venture among the participating parties or any agency or employer-employee relationship. No party is granted, nor shall it represent that it has been granted any right or authority to assume or create any obligation or responsibility (expressed or implied) on behalf of, in the name of another party, or bind another party in any manner.

ARTICLE VI. REVISION OF AGREEMENT BY EITHER PARTY

Both parties reserve the right to propose a revision to this MOU agreement after acceptance. The proposed revision must be reviewed and approved by both parties, in writing, before it comes into effect.

ARTICLE VII. CANCELLATION OF AGREEMENT BY EITHER PARTY

Either party retains the right to withdraw from this MOU agreement upon the provision, in writing, of notice to the other respective party with at least ninety (90) days notice of the intent to withdraw. However, any monies owed for work completed prior to the cancellation of this MOU shall be due and payable.

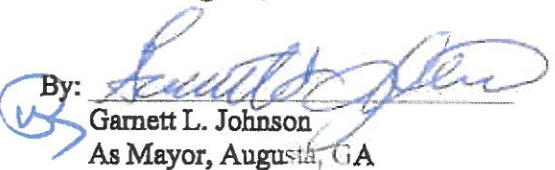
ARTICLE VII. SIGNATURE PAGE

This agreement shall be governed by the laws of the State of Georgia, and the parties hereby consent that venue for any dispute arising under this agreement shall be in any court of competent jurisdiction in Augusta, Georgia.

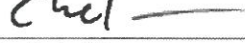
SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

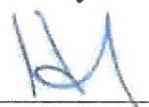
ATTEST: Augusta, GA

By: 
Garnett L. Johnson
As Mayor, Augusta, GA


Date: 8/8/2023

By: 
Takiyah A. Douse
As Interim City Administrator

Date: 7/21/23

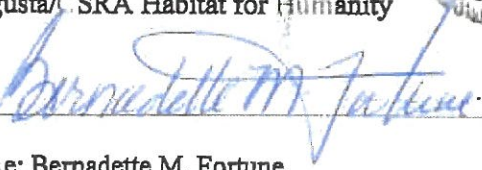
By: 
Hawthorne E. Welcher, Jr.
Housing & Community Development Department

Date: 7/25/23

Approved as to Form by: 
Augusta, GA Law Department

Date: 7/26/23

Augusta/CSRA Habitat for Humanity

By: 
Name: Bernadette M. Fortune

Title: Executive Director

SEAL


Lena Bonner
As its Clerk of Commission

GEORGIA

Date: July 20, 2023



Commission Meeting

May 20, 2025

Item Name: **Z-25-07**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<p><u>Z-25-07</u> – A request for concurrence with the Augusta Planning Commission to DENY a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 41.5 acres located at 3302, 3304, 3306, 3308, 3310, 3312, 3316, and 3330 Gibson Road, 3320 Winn Drive, and 3227 Tate Road. Tax Map #'s 069-4-034-00-0, 069-4-033-00-0, 069-4-032-00-0, 069-4-031-00-0, 069-4-030-00-0, 069-4-029-02-0, 069-4-029-01-0, 084-1-013-01-0, 069-3-057-00-0 & 084-1-025-00-0.</p>
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Denial
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2025

Case Number: Z-25-07

Applicant: Southern Civil Solutions, LLC

Property Owner: Property Developers LLC

Property Addresses: 3302, 3304, 3306, 3308, 3310, 3312, 3316, & 3330 Gibson Road, & 3320 Winn Drive, & 3227 Tate Road

Tax Parcel No(s): 069-4-034-00-0, 069-4-033-00-0, 069-4-032-00-0, 069-4-031-00-0, 069-4-030-00-0, 069-4-029-02-0, 069-4-029-01-0, 084-1-013-01-0, 069-3-057-00-0, & 084-1-025-00-0

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

Fort Eisenhower Notification Required: N/A

Commission District 5: Don Clark

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R1-A (One-Family Residential) to R1-E (One-Family Residential)	Single-Family Attached Development	Section 13-1

SUMMARY OF REQUEST:

This application involves 10 adjacent residential parcels totaling 41.5 acres of land. The petition seeks to rezone the properties from R-1A (One-Family Residential) to R-1E (One-Family Residential) to develop single-family-attached townhome development containing 319 lots. The tracts are currently vacant, undeveloped land. The concept plan presented with the rezoning application proposes the following:

- 319 attached townhome units with lot widths of 26ft and an overall density of 7.70 units/acre
- 9.12 acres of open space
- Public streets throughout the development with access points on Gibson Road
- Emergency access points are located off of Winn Drive, Tate Road, and Mason Drive
- Guest parking spaces disbursed throughout the development
- Mail kiosks, club house, and a pool
- Three stormwater detention ponds
- A 15ft buffer surrounding the development on all sides

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

FINDINGS:

1. There is no recent zoning history for the property.
2. In an R-1E zone, proposed developments must maintain a minimum of 25% open space. This development offers approximately 22% of open space, which does not satisfy the zoning requirement.
3. The site has access to public water, but not sanitary sewer.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
6. Public transit is not currently available near the subject properties.
7. According to the Georgia Department of Transportation State Functional Classification Map, Gibson Road, Winn Drive, and Tate Road are all classified as local roads.
8. Based on the preliminary traffic impact assessment, our Traffic Engineering Department has indicated that a traffic study shall be conducted to determine needed improvements to the existing road infrastructure.
9. The development provides 2 parking spaces per driveway, which totals 638 driveway spaces.
10. The development must provide 80 guest parking spaces and has provided 92 spaces.
11. Adjacent zoning districts to the north are R-1A (One-Family Residential) and A (Agriculture). Properties to the south and west are zoned R-1A (One-Family Residential). Properties to the east zoned R-1A (One-family Residential), R-1E (One-Family Residential), and A (Agriculture).
12. The proposed change in zoning to R-1E would be consistent with the 2023 Comprehensive Plan, however, the overall density of the surrounding area is around 4.3 units per acre.
13. At the time of completion of this report, staff have received many inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- The interior roads should be realigned at intersections to provide better sightseeing and to be more perpendicular.
- The engineer needs to look into connecting some of the hammerhead road sections to allow for better interior road connectivity.
- Mason Rd is requested by AED to be removed as an access point due to the proximity of it to Gibson Rd. This would conflict with the Subdivision Regulation and the required number of entrances.
- Gibson Rd needs to be improved to meet current Augusta standards.
- Winn Drive would be improved from the new connection point eastward out to Old McDuffie.
- The Tate Road access would be emergency access only and be gated as approved by the fire department.
- The units between Gibson Rd and Mason Rd would have their driveways switched to Mason Rd.

Utilities Comments:

- There is a 6" water line that is available for their use on Gibson Road. There is an 8" sewer line that is available for their use on Mason Road that will need to be extended to their site. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service locations. If water and sewer service locations cannot be met on their lots then they will need to look at master metering this site and all sewer will be private once it hits their site.

RECOMMENDATION: The Planning Commission recommends Denial of the rezoning request to R-1E (One-Family Residential).

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

February 21, 2025

City of Augusta
Department of Planning and Development Planning Division
535 Telfair Street – Suite 300
Augusta, Georgia 30901

Subject: Letter of Intent for Davidson Road Townhome Development

To Whom It May Concern,

Property Developers LLC is proposing to develop the following parcels into a townhome community:

Address	Tax Map #	Acreage
1) 3302 Gibbson Drive	069-4-034-00.0	0.22
2) 3304 Gibbson Drive	069-4-033-00.0	0.26
3) 3306 Gibbson Drive	069-4-032-00.0	0.28
4) 3308 Gibbson Drive	069-4-031-00.0	0.32
5) 3310 Gibbson Drive	069-4-030-00.0	0.35
6) 3316 Gibbson Drive	069-4-029-01.0	0.50
7) 3330 Gibbson Drive	084-1-013-01.0	38.12
8) 3327 Tate Road	084-1-025-00.0	0.40
9) 3320 Win Drive	069-3-057-00.0	0.63

The proposed development will include the extension of a public road, a stormwater management facility, a community common area, and extensions of water and sewer infrastructure, in addition to fee-simple townhomes.

The subject property is currently zoned R-3 and R-4, which does not permit townhomes. We respectfully request the rezoning of the property to R-1E, which is more suitable for this type of development and aligns with the Comprehensive Land Use Plan. A 10-foot buffer will be incorporated into the design, which will mitigate any potential impact on adjacent or nearby properties. We do not anticipate that the proposed development will have a negative impact on the existing streets, transportation facilities, utilities, or local schools.

Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,
Authorized
For Property Developers LLC

Vinesh S Danak

February 21, 2025

City of Augusta
Department of Planning and Development Planning Division
535 Telfair Street – Suite 300
Augusta, Georgia 30901

Subject: Letter of Intent for Davidson Road Townhome Development for 3312

To Whom It May Concern,

Property Developers LLC is proposing to develop the following parcels into a townhome community:

Address	Tax Map #	Acreage
1) 3312 Gibbson Drive	069-4-029-02.0	0.42

The subject property is currently zoned R-3 and R-4, which does not permit townhomes. We respectfully request the rezoning of the property to R-1E, which is more suitable for this type of development and aligns with the Comprehensive Land Use Plan. A 10-foot buffer will be incorporated into the design, which will mitigate any potential impact on adjacent or nearby properties. We do not anticipate that the proposed development will have a negative impact on the existing streets, transportation facilities, utilities, or local schools.

Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

For Property Developers LLC


Vinesh S Danak
Title: Project Manager
864 283 5434



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3330 Gibson Road (main address)

Tax Parcel Number: 084-1-013-01-0 (main parcel)

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No If "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property:

1) Mason Road

3) _____

2) Old McDuffie Road

4) _____

Volume on each existing street (AADT):

1) 150

3) _____

2) 4700

4) _____

Level of Service (LOS) on each street:

1) A

3) _____

2) C

4) _____

Land Use Type / Code (ITE Trip Generation):

230

Basis for Calculation (sq ft, # units, etc.):

384 dwelling units

Trips Generated by Proposed Development:

2,232 (1,116 to each existing street)

Adjusted street volumes based on trips generated:

1) 1,266

3) _____

2) 5,816

4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) A

3) _____

2) C

4) _____

Augusta Engineering Department – Traffic Engineering
452 Walker St, Ste 120 – Augusta, GA 30901
(706) 821-1850 – Fax (706) 796-5045
WWW.AUGUSTAGA.GOV

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://dottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

*** Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 2-12-25

Signature of Traffic Engineer or Designee: John Ussery

Print Name: John Ussery


Title: Assistant Director

Augusta Engineering Department – Traffic Engineering
452 Walker St, Ste 120 – Augusta, GA 30901
(706) 821-1850 – Fax (706) 796-5045
WWW.AUGUSTAGA.GOV

Planning Commission
Z-25-07
May 5, 2025

Multiple addresses on
Gibson Road, Winn Drive
and Tate Road

Aerial

 Subject Property

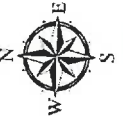


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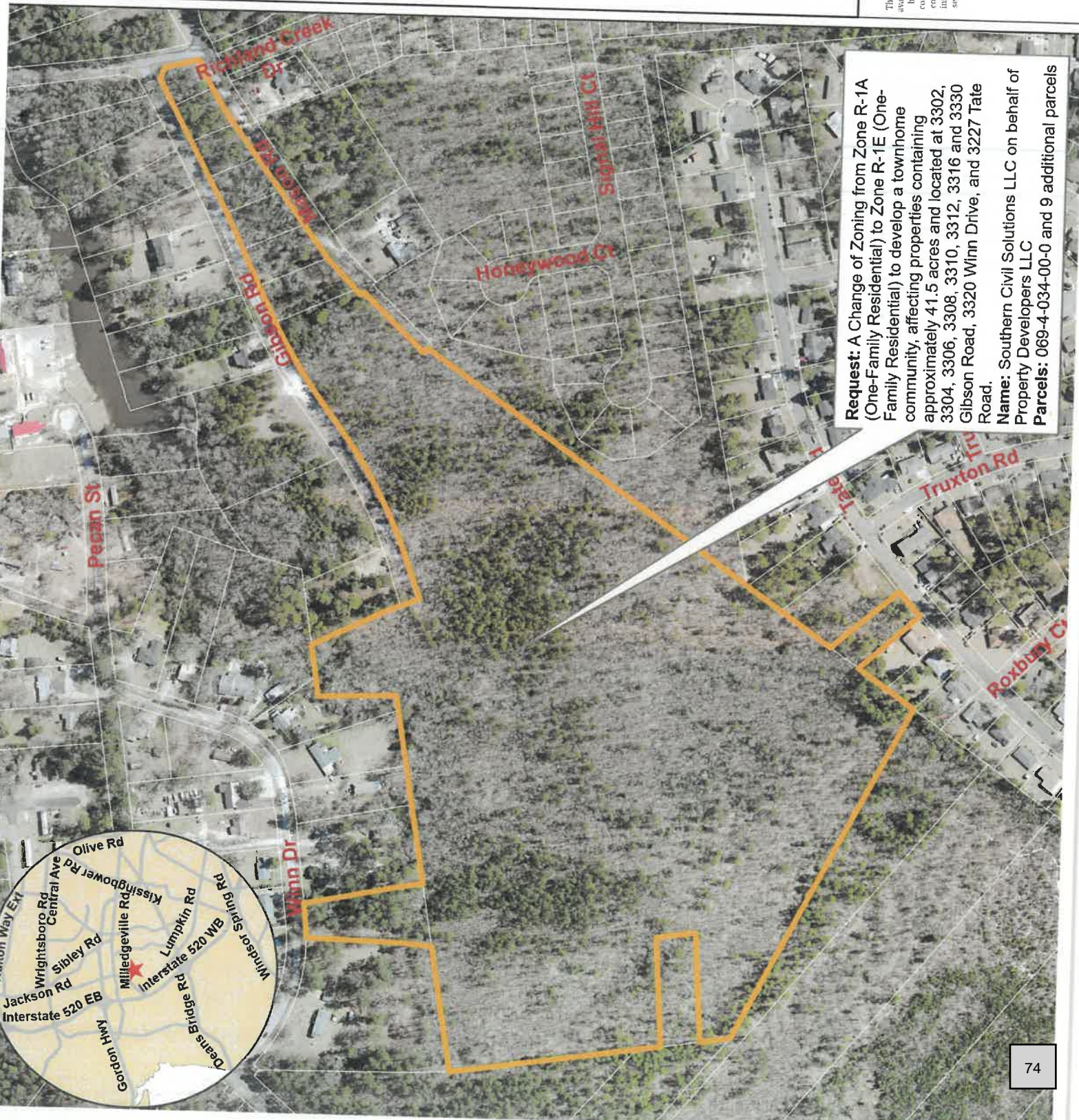
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Item 1.



0 500 Feet








Request: A Change of Zoning from Zone R-1A (One-Family Residential) to Zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 41.5 acres and located at 3302, 3304, 3306, 3308, 3310, 3312, 3316 and 3330 Gibson Road, 3320 Winn Drive, and 3227 Tate Road.

Name: Southern Civil Solutions LLC on behalf of Property Developers LLC
Parcels: 069-4-034-00-0 and 9 additional parcels

Planning Commission
SE-25-07
May 5, 2025

2059 Central Avenue

Current Zoning

-  **Subject Property**
- Zoning Classification**
-  **B-1: Neighborhood Business**
-  **P-1: Professional**
-  **R-1: One Family Residential**
-  **R-1C: One Family Residential**



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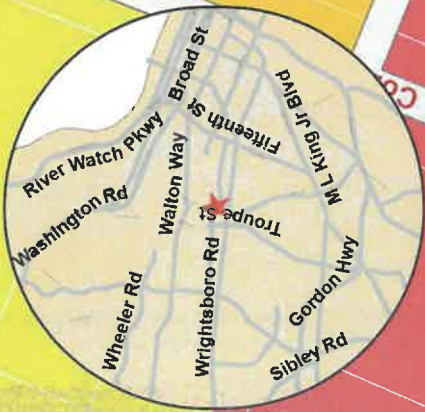
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Item 1.



0 150 Feet



Request: A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue.
Name: N K Patel, LLC
Parcel: 044-2-157-00-0

Planning Commission
Z-25-07
May 5, 2025

Multiple addresses on
Gibson Road, Winn Drive
and Tate Road

Future Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 HI: Heavy Industry

 R-1A: One Family
Residential

 R-1E: One Family
Residential

 R-3C: Multiple-Family
Residential

 R-MH: Manufactured
Home Residential



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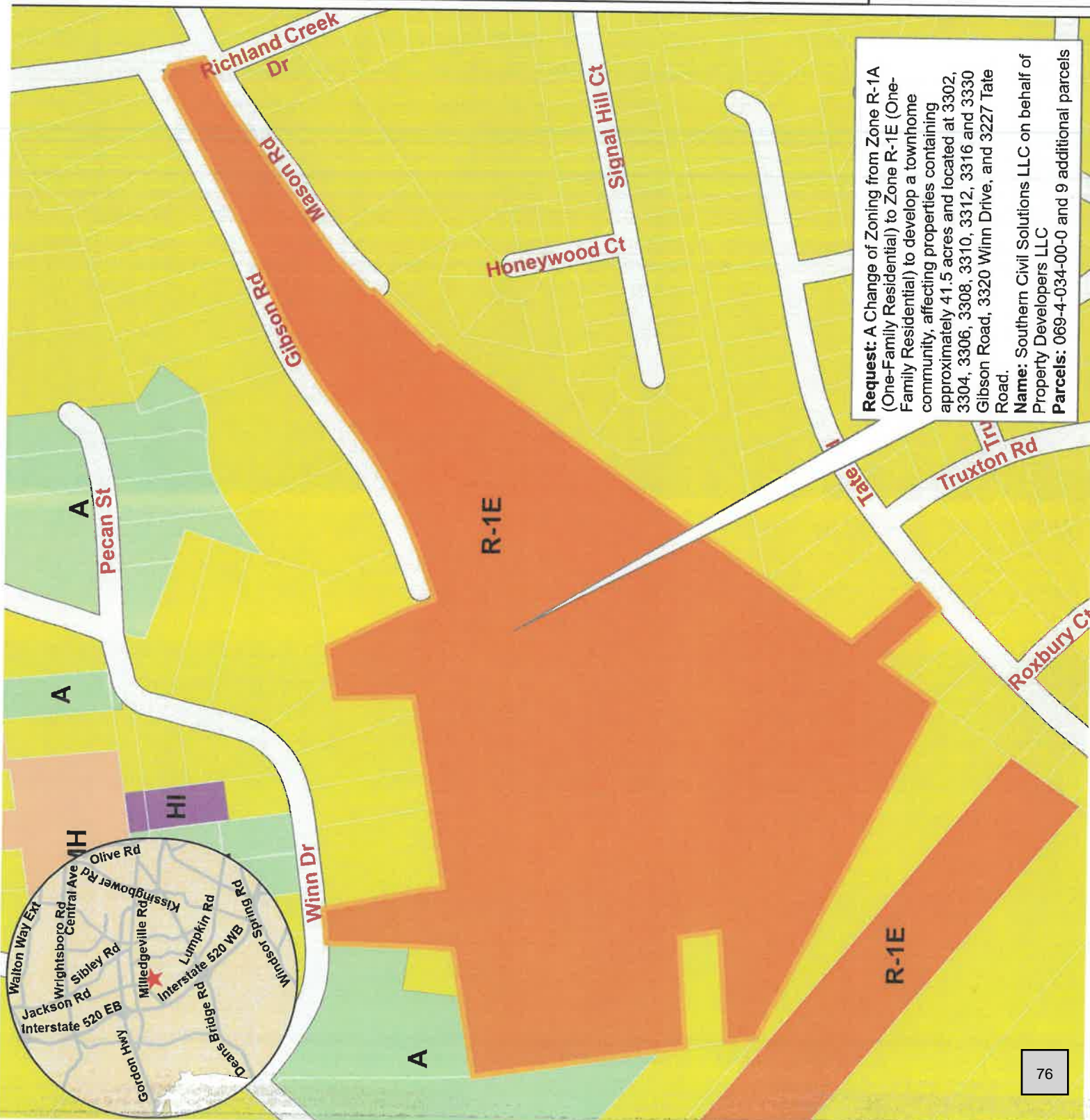
Augusta, GA Dickinson

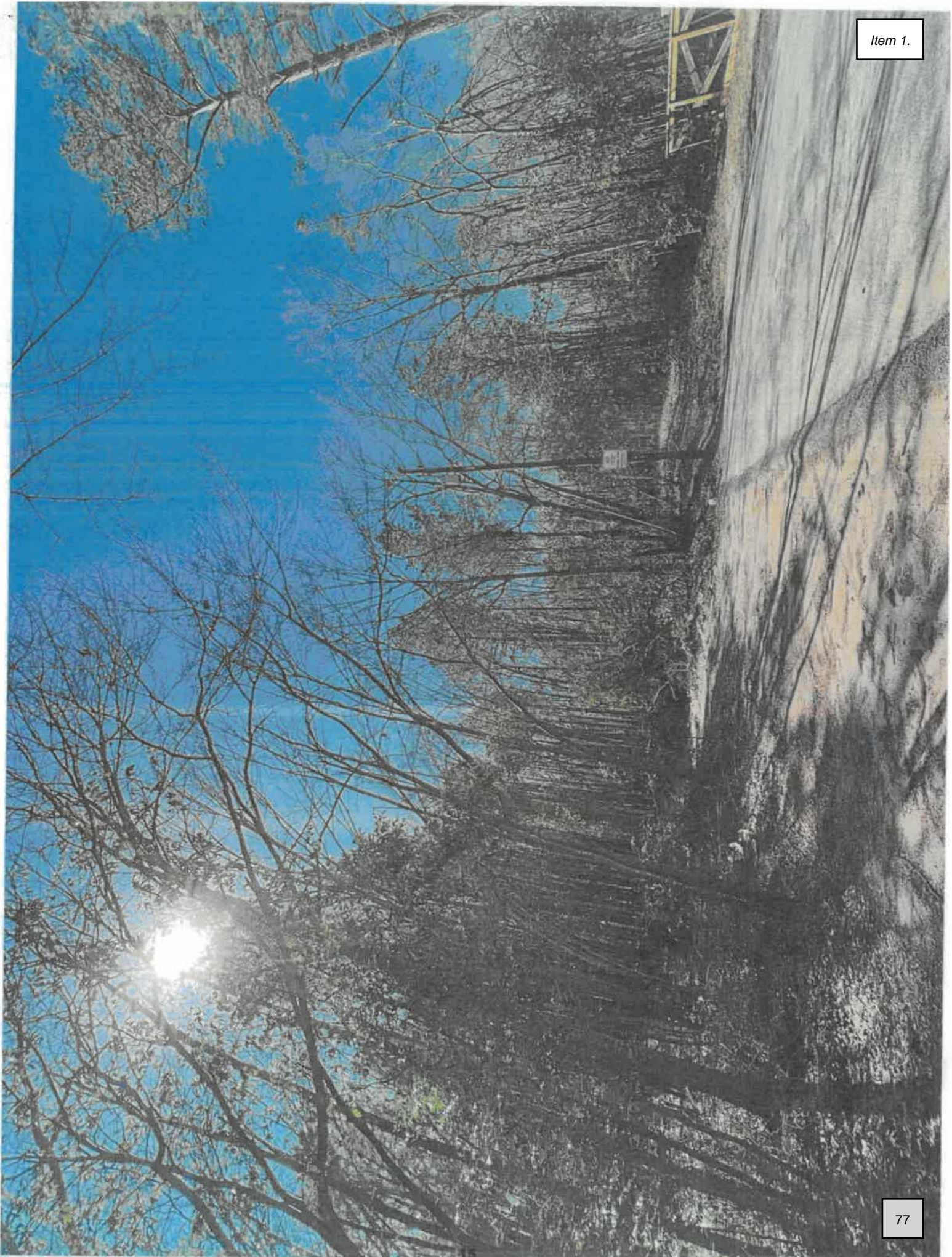
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Item 1.



0 500 Feet







Commission Meeting

May 20, 2025

Item Name: **Z-25-11**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-11</u> – A request for concurrence with the Augusta Planning Commission to DENY a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road. Tax Map #'s 069-4-020-00-0 & 069-4-021-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Denial
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2025

Case Number: Z-25-11

Applicant: Southern Civil Solutions, LLC

Property Owner: Property Developers, LLC

Property Address: 3301 & 3303 Gibson Road

Tax Parcel No(s): 069-4-020-00-0 &

069-4-021-00-0

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

Fort Eisenhower Notification Required: N/A

Commission District 5: Don Clark

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Commercial Center	Section 21-1

SUMMARY OF REQUEST:

This rezoning request consists of two adjacent residential tracts with a combined area of 1.45 acres. The site is located at the intersection of Gibson Road and Mason Road. The applicant seeks to rezone the properties from R-1A (One-Family Residential) to B-1 (Neighborhood Business) to establish a 15,600 square foot commercial center based on the conceptual site plan submitted with the application.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

FINDINGS:

1. The properties remain vacant land.
2. There is no recent zoning history for the property.
3. The conceptual site plan proposes a rear setback of 25 feet, where a 50-foot setback would be required. A variance through the Board of Zoning Appeals would be necessary to move forward with the proposed concept plan.

4. In Section 4-2 of the Comprehensive Zoning Ordinance the minimum parking requirement for general retail sales is 1 space for each 200 square feet of retail sales area plus 1 space for each 1,000 square feet of remaining leasable area used for storage or work area. An office requires 1 space for each 300 square feet of gross floor area.
5. In Section 4-5 of the Comprehensive Zoning Ordinance general retail sales requires 1 loading space for the first 10,000 square feet of floor area plus 1 space for each additional 50,000 square feet of floor area.
6. The plan identifies 20 off-street parking spaces but no loading space.
7. The properties can be served by both public water and sanitary sewer.
8. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Gibson Road and Mason Road as classified as local roads.
9. Public transit is not available near the properties.
10. Adjacent zoning: West R-1A (One-Family Residential) | East: R-1A (One-Family Residential) | South: R-1A (One-Family Residential) | North: R-1A (One-Family Residential)
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located in a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the properties. However, the conceptual site plan delineates localized wetlands are located on the properties.
13. The proposed change in zoning to B-1 is consistent with the 2023 Comprehensive Plan.
14. At the time of completion of this report, staff have not received inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is a 6" water line on Gibson Road and an 8" sewer line on Mason Road that are available for their use.

RECOMMENDATION: The Planning Commission recommends Denial of the rezoning request to B-1 (Neighborhood Business).

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

February 21, 2025

City of Augusta - Department of Planning and Development
Planning Division

535 Telfair Street – Suite 300

Augusta, Georgia 30901

SUBJECT: LETTER OF INTENT FOR DAVIDSON ROAD TO P-1 professional zone
To Whom it may Concern,

Property Developers LLC proposes to develop below parcels in to P-1 professional zone

Address	Tax Map #	Acre
3301 Gibbson Road	069-4-020-00.0	0.69
3303 Gibbson Road	069-4-021-00.0	0.76

The development would include a public road extended into the property, stormwater management facility, community common area, water and sewer extensions, and fee simple townhomes.

The property is currently zoned R-3 & R-4, which do not allow townhomes. We request the property be rezoned to P-1, which is suitable for this type of development and in conformance with the Comprehensive Land Use Plan. The development will have a 10-foot buffer which will minimize any effects on adjacent or nearby properties. We do not believe the proposed development will negatively impact on existing streets, transportation facilities utilities, or schools and will aid in the residential development happening around the area.

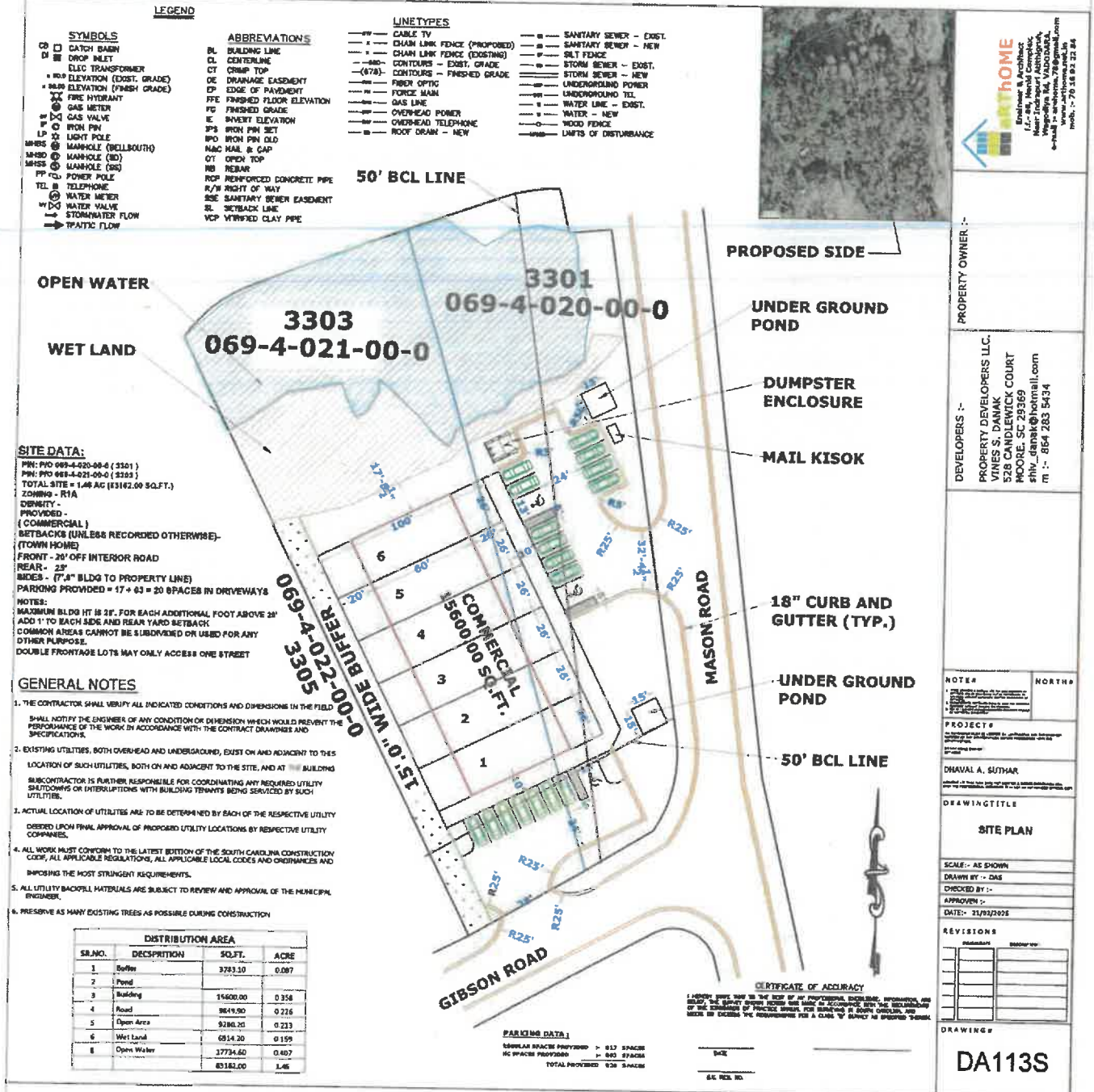
Please feel free to contact us if you have any questions or concerns.

Submitted Respectfully,

Authorized




For Property Developers LLC
Vinesh S Danak



Planning Commission
Z-25-11
May 5, 2025

3301 and 3303 Gibson Road

Aerial

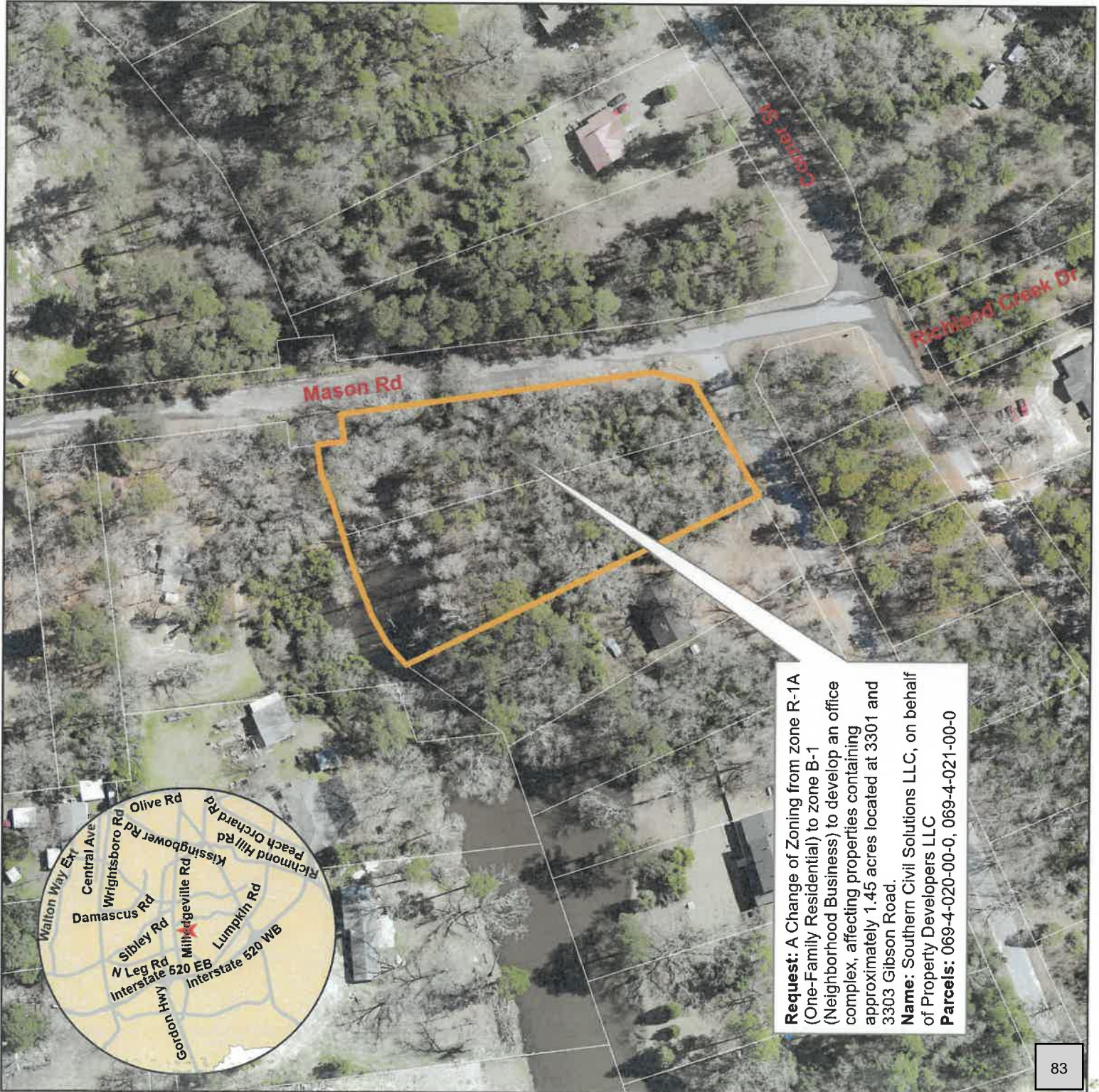
 Subject Property



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Item 2.




Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road.
Name: Southern Civil Solutions LLC, on behalf of Property Developers LLC
Parcels: 069-4-020-00-0, 069-4-021-00-0

Planning Commission
Z-25-11
May 5, 2025

3301 and 3303 Gibson Road

Current Zoning

 Subject Property

Zoning Classification

 LI: Light Industry

 R-1A: One Family Residential



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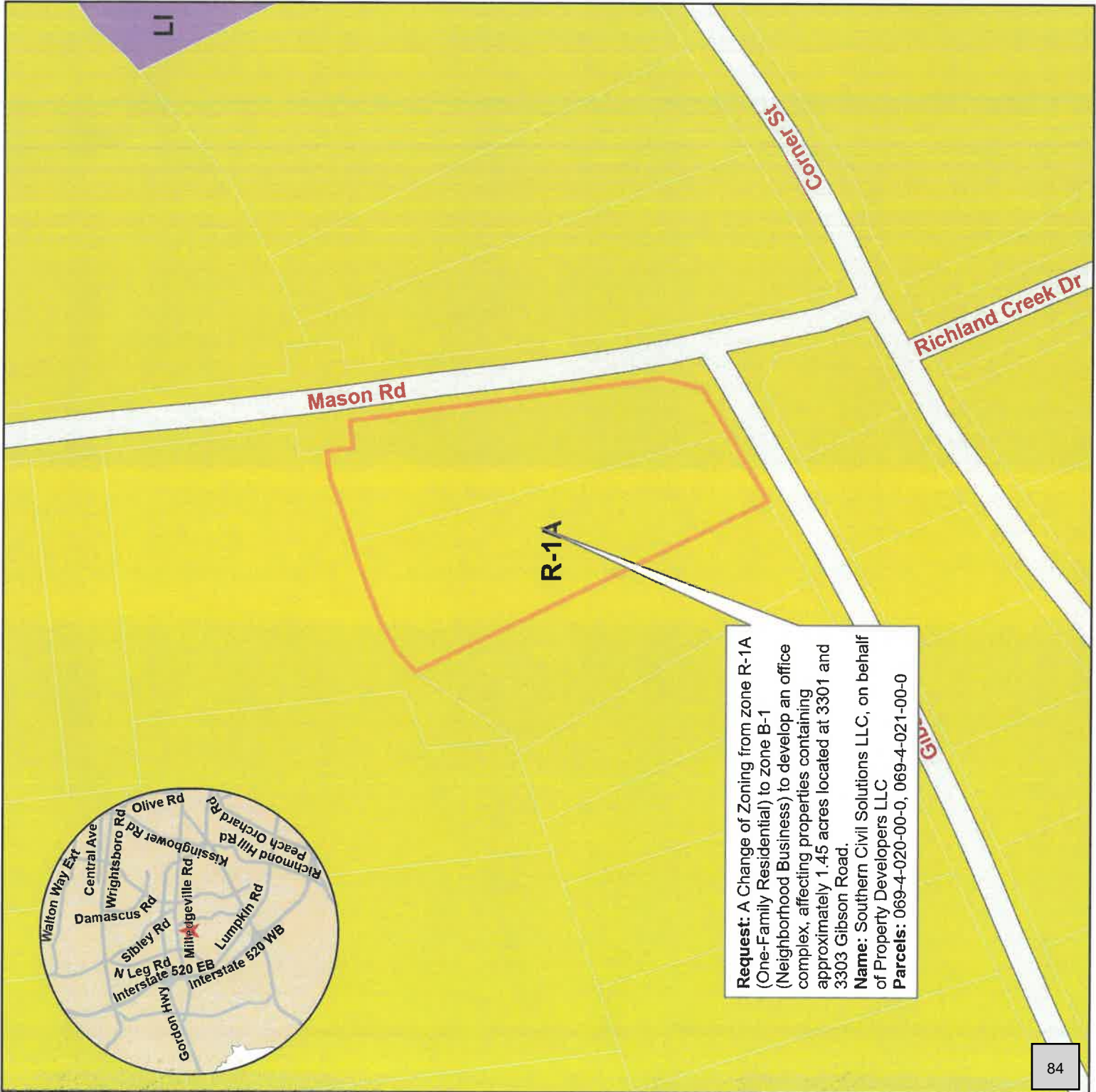
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Item 2.



0 150




Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road.
Name: Southern Civil Solutions LLC, on behalf of Property Developers LLC
Parcels: 069-4-020-00-0, 069-4-021-00-0

**Planning Commission
Z-25-11
May 5, 2025**

3301 and 3303 Gibson Road


Future Zoning

 Subject Property

Zoning Classification

 LI: Light Industry

 R-1A: One Family Residential

 B-1: Neighborhood Business



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/7/2025 PE22633

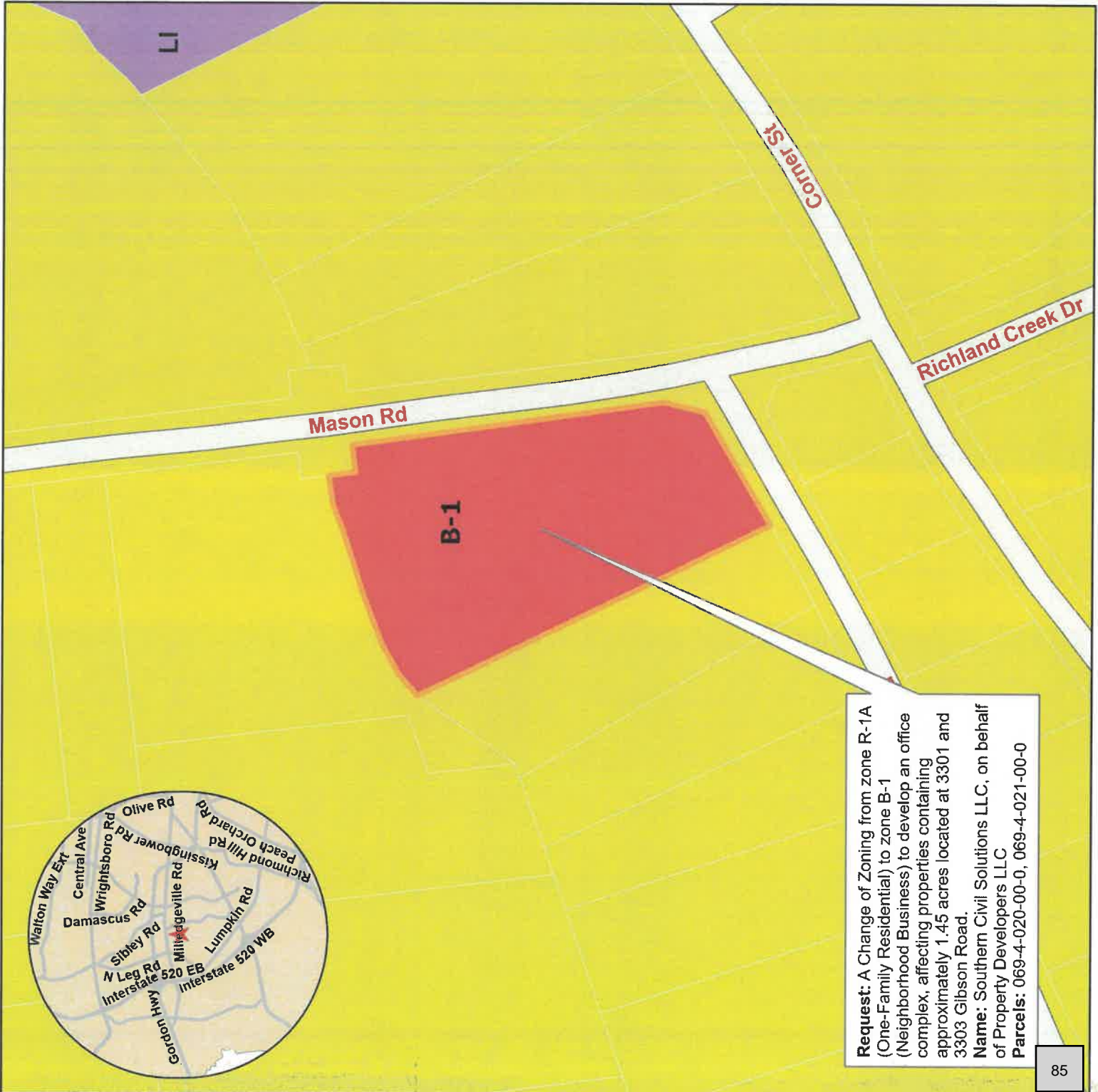
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Item 2.



0 150 F



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road.
Name: Southern Civil Solutions LLC, on behalf of Property Developers LLC
Parcels: 069-4-020-00-0, 069-4-021-00-0





Commission Meeting

May 20, 2025

Item Name: **Z-25-14**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-14</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Honesta Real Estate Group, LLC on behalf of MPL Construction requesting to amend PUD (Planned Unit Development) zoning conditions from zoning case Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street. Tax Map #'s 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0 & 059-3-026-00-
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments and commercial uses. Liquor stores, self-storage facilities, convenience stores, recreational vehicle parks, pawn shops and automobile service shops are not permitted uses. 2. The total height of proposed buildings and parking garage shall not exceed 72' or 6 stories in POD A, 48' or 4 stories in POD B and 35' or 3 stories in POD C. The height and location of each building must substantially conform with the conceptual site plan submitted with this application date received on March 6, 2025. 3. The density requirements of the site are as follows: <ol style="list-style-type: none"> a. POD A shall have a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf) b. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf) c. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf) 4. Parking shall be provided at the unit rates defined below: <ol style="list-style-type: none"> a. Single-family detached residential - 2 spaces per unit b. Multi-family apartments - 1.5 spaces per unit c. Attached townhomes - 2 spaces per unit + 0.25 guest paces per unit d. All commercial spaces - 1 per 350 square foot gross area 5. The following building separation and setbacks shall apply: <ol style="list-style-type: none"> a. Single story buildings: 10' from nearest structure b. Two and three story buildings: 15' from nearest structure

- c. Four story buildings: 20' from nearest structure
 - d. Five story buildings: 30' from nearest structure
 - e. Building setbacks for the development shall be as follows:
 - POD A
 - MLK Jr Boulevard – 30' Front Setback
 - Existing railroad – 15' Setback
 - Steiner Avenue – 5' Front Setback
 - POD A to Existing Residential – 15' Setback
 - Interior property lines to all uses – 0' Setback
 - POD B
 - Townhome – 5' perimeter setback
 - Apartment – 5' perimeter setback
 - Commercial – 5' perimeter setback
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' Rear
 - POD C
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' rear
 - Amenity/commercial use: 10' perimeter setback
6. The development must adhere to the following buffer and street yard requirements:
- a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer
 - j. Commercial to Residential – 10' Landscape buffer
7. A minimum of 15% of the overall site shall be dedicated to public open space.
8. The maximum lot coverage for the single-family lots shall be 50 percent.
9. A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
10. Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
11. No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
12. Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.

13. New curb cuts must be permitted and comply with the standards of Augusta Engineering Department.
14. Lighting in the parking lot be directed away from nearby residences.
15. Final building elevations and materials of the proposed structures are subject to design review.
16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
17. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
18. Building elevations must reflect those presented with this application.
19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY:

Hearing Date: May 5, 2025

Case Number: Z-25-14

Applicant: Honesta Real Estate Group, LLC

Property Owner: MPL Construction

Property Address: 1312, 1314, 1408, and 1409 Steiner Avenue, and 1733 Mill Street

Tax Parcel No(s): 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0, & 059-3-026-00-0

Current Zoning: PUD (Planned Unit Development)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Fracine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend PUD (Planned Unit Development) Conditions	Mixed-Use Development	Section 19-1

SUMMARY OF REQUEST:

This case involves 5 vacant parcels covering approximately 24 acres near the Turpin Hill neighborhood. These parcels are identified on the conceptual plan as Tracts A – E. The applicants request to develop a mixed-used development that consists of single-family attached/detached housing, multi-family apartments and various commercial uses. The site directly abuts M L King Jr. Boulevard, Steiner Avenue, Clay Street, Anderson Avenue, Garrett Lane and a portion of Mill Street right-of-way. A mill operated on the site for many years, and it is believed that hazardous materials may have contaminated the soil. The present applicant for the properties envisions an entirely new development and seeks to amend nearly all conditions of the previously approved PUD. As a result, the site requires some environmental cleanup. The concept plan presented with the rezoning application proposes the following:

- 5-story apartment w/ ground floor retail
- 5-story parking garage
- 4-story apartment loft
- 3-story retail/medical office
- 2-story event space (approx. 4,000 sf) and restaurant (approx. 4,000 sf)
- Townhome units
- Single-family lots
- Dining patio

- Wine bar (appx. 4,000 sf)
- Central Park
- Clubhouse w/ café (5,500 sf)
- Office (5,500 sf)
- Detention area
- Pocket and dog parks

The conceptual plan identifies three POD areas:

- POD A – approx. 6.04 acres and allows for mixture of multi-family apartment and commercial development
- POD B – approx. 8.10 acres and allows for mixture of multi-family apartment and light commercial development
- POD C – approx. 9.86 acres and allows for attached and detached single-family residential and light commercial development

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is located near the Turpin Hill neighborhood area which is part of the Old Augusta character area. This neighborhood was established prior to the 1940s and reflects the major characteristics of a traditional neighborhood. The older city neighborhoods have a predominance of single-family detached units on lots of similar size, residential uses separated from other uses, varied street patterns with sidewalks and limited off-street parking opportunities. The 2018 Comprehensive Plan recommends low-density, single-family development in areas where it is already the predominant land use. The applicant's proposal is compatible with the surrounding development patterns in the area.

FINDINGS:

1. The properties remain vacant, undeveloped land.
2. The Augusta Commission approved the rezoning request from R-1C (One-family Residential) and LI (Light Industrial) to PUD (Planned Unit Development) in January 2024, with the following conditions:
 - Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments, retail, professional office, restaurants and a fitness or recreational center.
 - The development shall be limited to no more than 47 detached housing units, 64 single-family-attached townhome housing units, 122 multi-family apartments and 5,400 square feet of commercial space.
 - The total height of attached/detached residential buildings cannot exceed 2 ½ stories or 45 feet. The height of the proposed mixed-use building cannot exceed 6 stories or 72 feet.
 - The overall density of the site shall not exceed 10.5 units per acre.
 - The total commercial space shall occupy at least 5,400 gross square feet in area.

- Single-family residential lots shall maintain a minimum front setback of 15 feet, side setbacks of 7.5 feet and a rear setback of 20 feet (townhomes) / 20% lot depth (detached units). The multi-family parcel shall maintain a minimum front setback of 30 feet, side setbacks of 10 feet and a rear setback of 25'.
- 3.99 acres or 18% of the overall site shall be dedicated to public open space.
- The maximum coverage for each lot shall be 70%, which does include parking and similar surface improvements. The residential attached/detached units must adhere to the lot coverage requirements outlined in Section 8-1 of the Comprehensive Zoning Ordinance.
- A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
- Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
- No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
- Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.
- New curb cuts must be permitted and comply with the standards of Augusta Traffic Engineering Department.
- The required off-street parking provided for the site must comply with Section 4-2 of the Comprehensive Zoning Ordinance.
- Lighting in the parking lot should be directed away from nearby residences.
- Completion of Environmental Phase II study prior to issuance of a land disturbance/grading permit.
- Final building elevations and materials of the proposed structures are subject to design review.
- Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
- Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
- Building elevations must reflect those presented with this application.
- Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

3. The applicant seeks rezoning to a PUD to develop a mixture of single-family attached/detached housing, multi-family apartments and various commercial uses.
4. The conceptual site plan identifies the following density requirements:
 1. POD A has a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf)
 2. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf)
 3. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf)
5. A total of 549 parking spaces will be provided for this development. Surface parking lots will accommodate much of the required off-street parking for multi-family and commercial uses in the PODs A and B. Many single-family residences will have garages and driveways to provide 2 spaces per dwelling unit. Residential units that do not have garages will have wider, 16-foot-wide driveways. Guest parking required for the townhomes will be available with on-street parking measured within 300 feet of each unit.
6. The plan calls for buffers and 10-foot street yards along some road frontages:
 - a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer
 - j. Commercial to Residential – 10' Landscape buffer
7. Augusta Transit lines run along M L King Jr. Boulevard and Mill Street.
8. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, M L King Jr. Boulevard is identified as a minor arterial street, Mill Street is identified as a collector street and Steiner Avenue, Clay Street and Anderson Avenue are considered local or minor roads.
9. A Phase I Environmental study, which was completed in September 2023, assessed potential contamination levels of the site. Based on the report there was no tangible evidence of contaminants found onsite, however, it is believed that remnants of chemicals used to process cotton at the facility are not easily degraded and possibly remain onsite. A stockpile of broken up asphalt must be removed from the subject property to an appropriate landfill.
10. Results of the Phase II Environmental study found that although numerous contaminants were identified in the soil, none were above levels requiring notification to the State of Georgia by the Hazardous Site Response Act (HSRA).
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the properties.

13. This rezoning is consistent with aspects of the 2023 Comprehensive Plan which supports revitalization of vacant and underutilized lots and greater housing opportunities.
14. At the time of completion of this report, staff have received a few inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- From a traffic point of view, no major issues this proposed design. A traffic will be necessary to determine the improvements for existing roadways.

Engineering Comments:

- From a stormwater perspective, there is no detention proposed for any of the "pods" and since all the space in this area is being used this will pose a problem. For zoning, there may be an issue regarding the street trees as we don't allow planting in the ROW. If those trees become a condition, we then have a conflict. There are a few more items I see, but nothing that would affect the zoning.

Utilities Comments:

- There are multiple water and sewer lines in the area that are available for their use. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service and main locations. Also need to be aware that there will be no phasing of this project they will need to only submit what they want to be built and installed on the plan. Showing an overall site layout is ok but what is shown on the plans will need to be built and accepted before CO or release of the project occurs.

Fire Comments:

- No issues other than showing hydrant locations for fire protection.

RECOMMENDATION: The Planning Commission recommends Approval of the zoning request with the following conditions:

1. Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments and commercial uses. Liquor stores, self-storage facilities, convenience stores, recreational vehicle parks, pawn shops and automobile service shops are not permitted uses.
2. The total height of proposed buildings and parking garage shall not exceed 72' or 6 stories in POD A, 48' or 4 stories in POD B and 35' or 3 stories in POD C. The height and location of each building must substantially conform with the conceptual site plan submitted with this application.
3. The density requirements of the site are as follows:
 - a. POD A shall have a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf)
 - b. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf)

- c. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf)
4. Parking shall be provided at the unit rates defined below:
 - a. Single-family detached residential - 2 spaces per unit
 - b. Multi-family apartments - 1.5 spaces per unit
 - c. Attached townhomes - 2 spaces per unit + 0.25 guest spaces per unit
 - d. All commercial spaces - 1 per 350 square foot gross area
5. The following building separation and setbacks shall apply:
 - a. Single story buildings: 10' from nearest structure
 - b. Two and three story buildings: 15' from nearest structure
 - c. Four story buildings: 20' from nearest structure
 - d. Five story buildings: 30' from nearest structure
 - e. Building setbacks for the development shall be as follows:
 - POD A
 - MLK Jr Boulevard – 30' Front Setback
 - Existing railroad – 15' Setback
 - Steiner Avenue – 5' Front Setback
 - POD A to Existing Residential – 15' Setback
 - Interior property lines to all uses – 0' Setback
 - POD B
 - Townhome – 5' perimeter setback
 - Apartment – 5' perimeter setback
 - Commercial – 5' perimeter setback
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' Rear
 - POD C
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' rear
 - Amenity/commercial use: 10' perimeter setback
6. The development must adhere to the following buffer and street yard requirements:
 - a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer

- j. Commercial to Residential – 10' Landscape buffer
7. A minimum of 15% of the overall site shall be dedicated to public open space.
 8. The maximum lot coverage for the single-family lots shall be 50 percent.
 9. A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
 10. Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
 11. No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
 12. Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.
 13. New curb cuts must be permitted and comply with the standards of Augusta Traffic Engineering Department.
 14. Lighting in the parking lot be directed away from nearby residences.
 15. Final building elevations and materials of the proposed structures are subject to design review.
 16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
 17. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
 18. Building elevations must reflect those presented with this application.
 19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

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



CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

February 24, 2025

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Whitney Park Mixed-Use Development
Request to modify PUD
Augusta, Georgia
Our File No. 2024-0272

Dear Kevin,

We are submitting this letter on behalf of the developer to be placed on the Planning Commission agenda for April's meeting. This application is a request to modify the previously approved PUD for TMPs 059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0 and 059-3-026-00-0. Please find the following documents enclosed:

- Rezoning Application;
- 3 General Development Plan Narratives;
- 4 General Development Plans;
- 4 Master Plans;
- Current Plats;
- Deed;
- Floor Plans;
- Building Elevations;

The proposed development will include single-family residential lots for both detached and attached housing, multi-family apartments, and various commercial uses. The General Development Plan in conjunction with the General Development Plan Narrative outlines the Intent of the project, as well as the standard design requirements. We have also provided a master plan prepared by DLR group that shows a layout of the potential development in compliance with the PUD. The proposed modification to the PUD is in general accordance with the land use previously approved. This includes three various types of residential uses and commercial establishments which permits a zoning of the properties to the PUD district.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

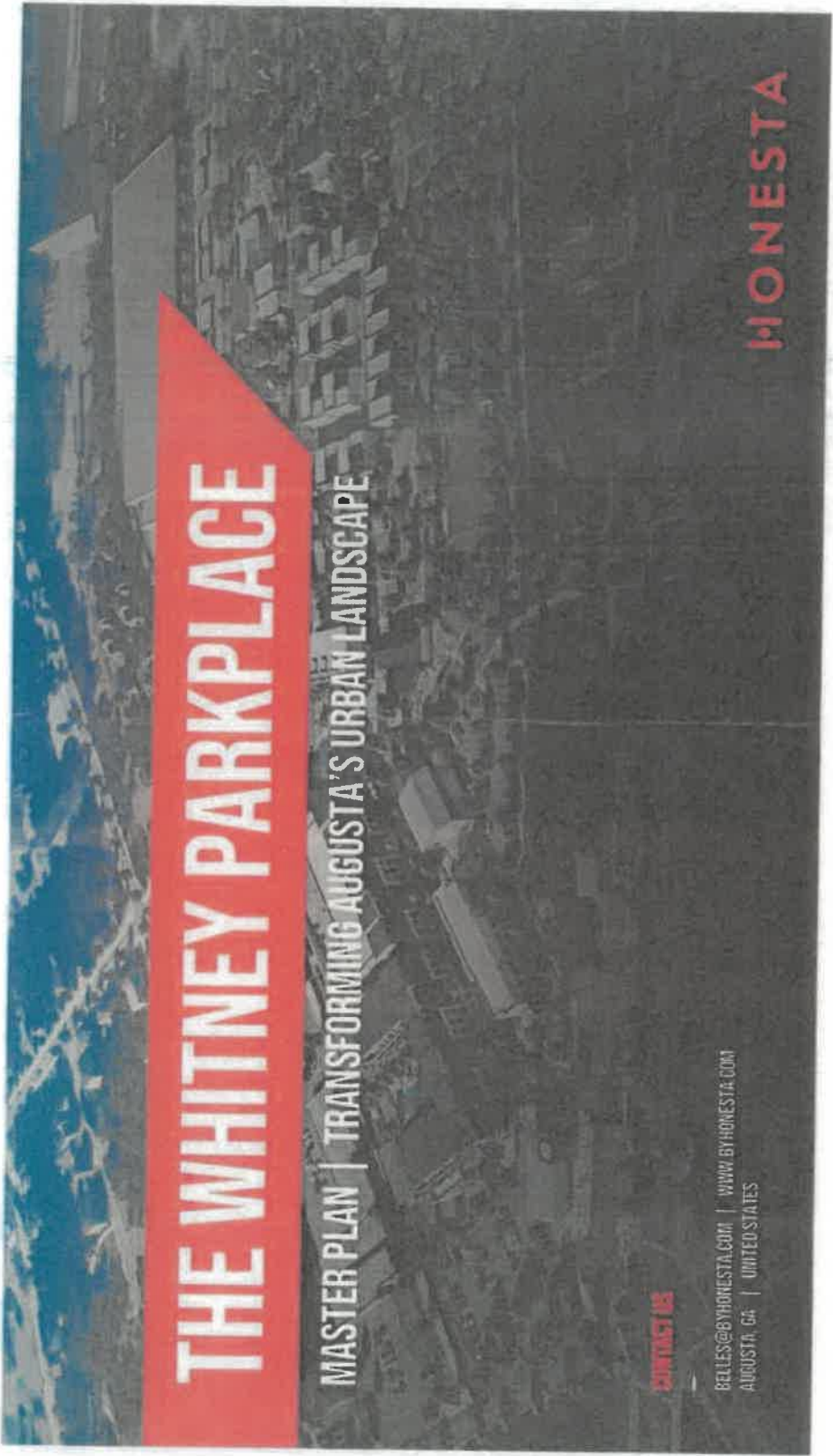
Sincerely,

CRANSTON LLC



Burt Fine

BSF/bsf
Enclosures





THE WHITNEY PARK PLACE

Whitney Park Place represents a transformative vision for urban development in Augusta, Georgia. This project is a response to the growing demand for a community-centric approach to urban living, where residents can thrive in a thoughtfully designed environment that blends modern convenience with a sense of belonging.

ECONOMIC GROWTH THRIVING ECONOMY

Whitney Park Place will generate jobs during construction and long-term operations, providing opportunities for local workers and businesses. The development will also boost local tax revenues, contributing to Augusta's economic sustainability.

SOCIAL IMPACT INCLUSIVE LIVING

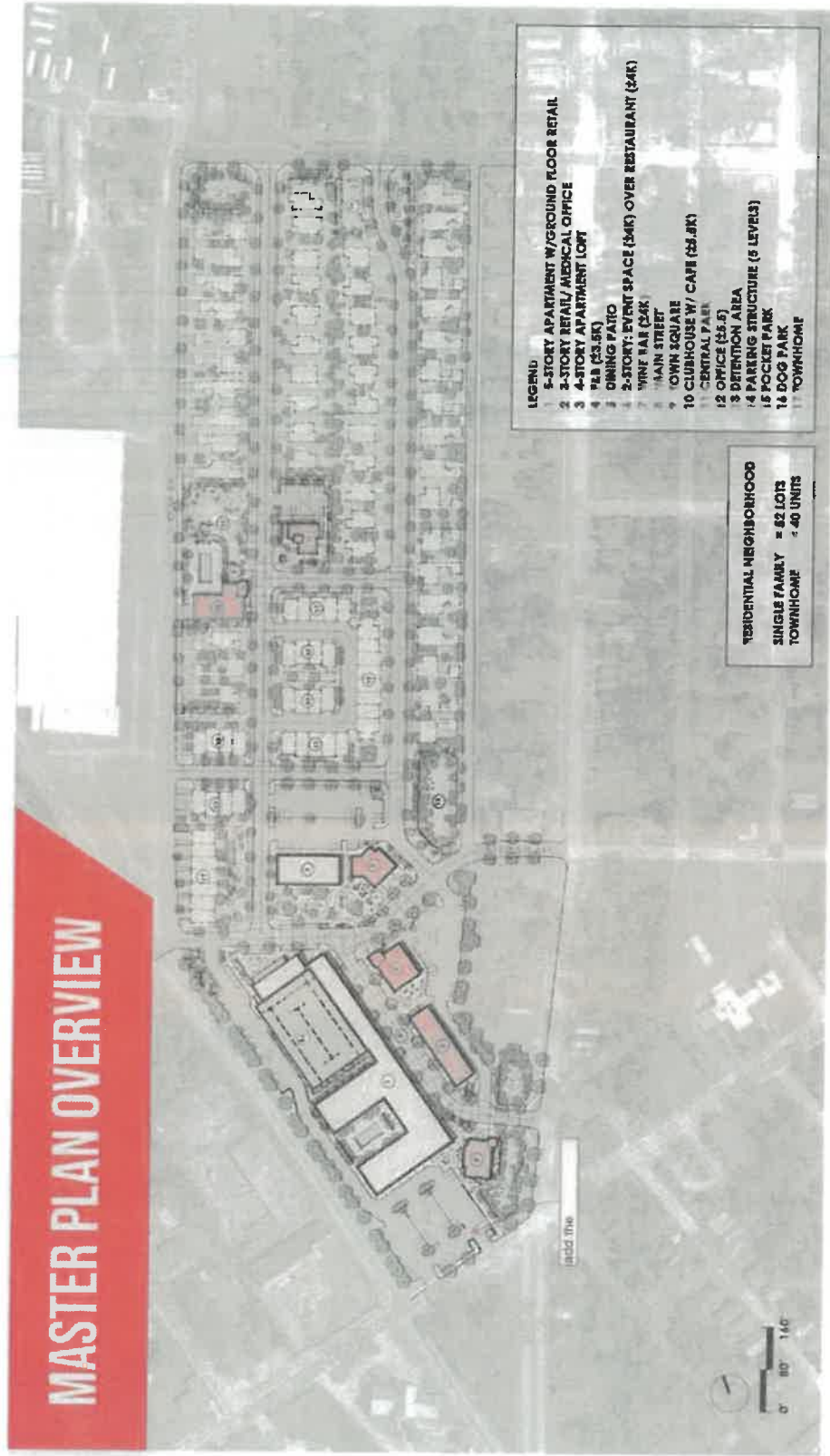
This community offers diverse housing options making it accessible for families and individuals from all walks of life. By prioritizing inclusivity, Whitney Park Place strengthens the fabric of the neighborhood.

COMMUNITY PRIDE CONNECTED SPACES

Public art and communal gathering areas will create a vibrant environment where residents feel a sense of belonging. These thoughtful designs will inspire engagement and enrich the neighborhood's identity.

ENHANCED SAFETY SECURE NEIGHBORHOOD

The addition of a police substation ensures proactive safety measures, fostering a secure environment for all residents and visitors. This commitment to safety builds trust and peace of mind within the community.



WHITNEY SQUARE

A VIBRANT HUB OF CONNECTIVITY & COMMUNITY

Whitney Square is more than just a development—it's a thoughtfully designed, pedestrian-friendly destination that reconnects people and urban vitality. Anchored by activated public space, flowing walkways, and seamless transit integration, this dynamic mixed-use hub creates a sense of place where people gather, explore, and engage. With a blend of retail, dining, residential, and office space, Whitney Square is designed to enhance walkability, encourage social interaction, and create a vibrant cultural zone—one that not only serves its community but also becomes a regional draw through economic and cultural growth.

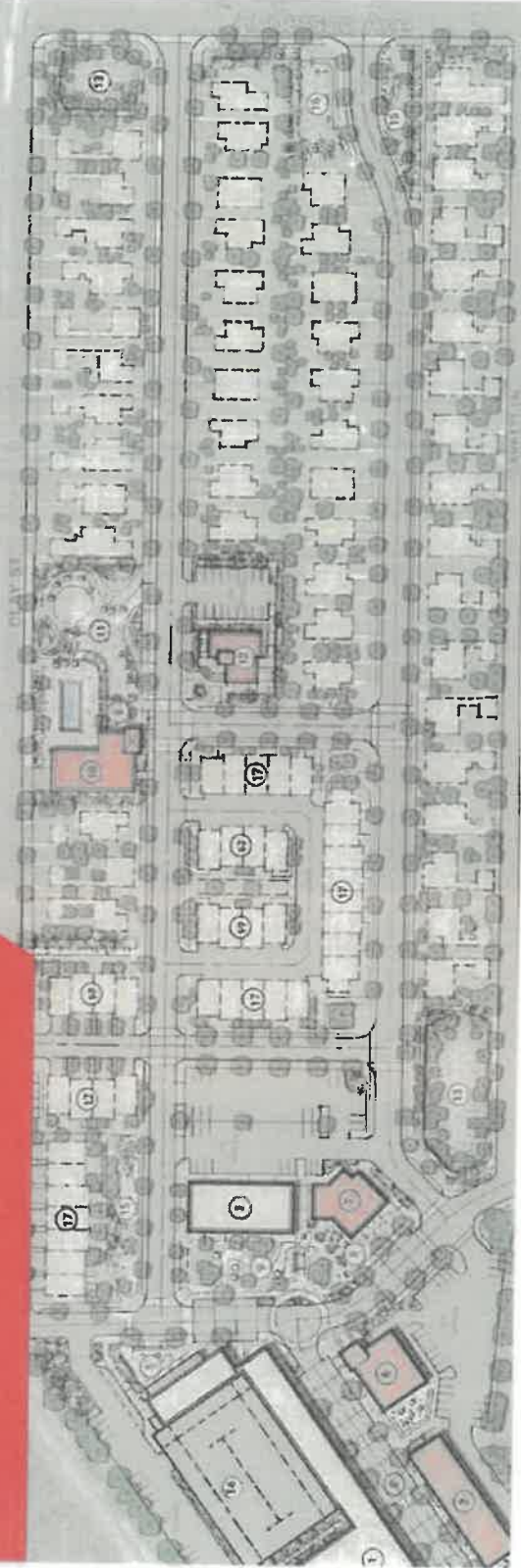
Total Residential Units : 220
Total Commercial : 57,000 GSF
Police-Sub Station : 1,600 GSF
Total Parking Provided: 549

- LEGEND:
- 1 4-STORY APARTMENT W/GROUND FLOOR RETAIL
 - 2 3-STORY RETAIL / MEDICAL OFFICE
 - 3 4-STORY APARTMENT LOFT
 - 4 F&B (F&B)
 - 5 DINING PATIO
 - 6 2-STORY EVENT SPACE (54K) OVER RESTAURANT (24K)
 - 7 WINE BAR (24K)
 - 8 WINE STORE
 - 9 TOWNHOMES
 - 10 CLOTHING W/ CAFE (25.5K)
 - 11 OFFICE (25.5K)
 - 12 OFFICE (25.5K)
 - 13 DETENTION AREA
 - 14 PARKING STRUCTURE (8 LEVELS)
 - 15 DOG PARK
 - 16 DOG PARK
 - 17 TOWNHOME



WHITNEY PARKSIDE

A WALKABLE, CONNECTED COMMUNITY



SINGLE FAMILY LOTS: 52 LOTS
TOWNHOMES: 40 UNITS

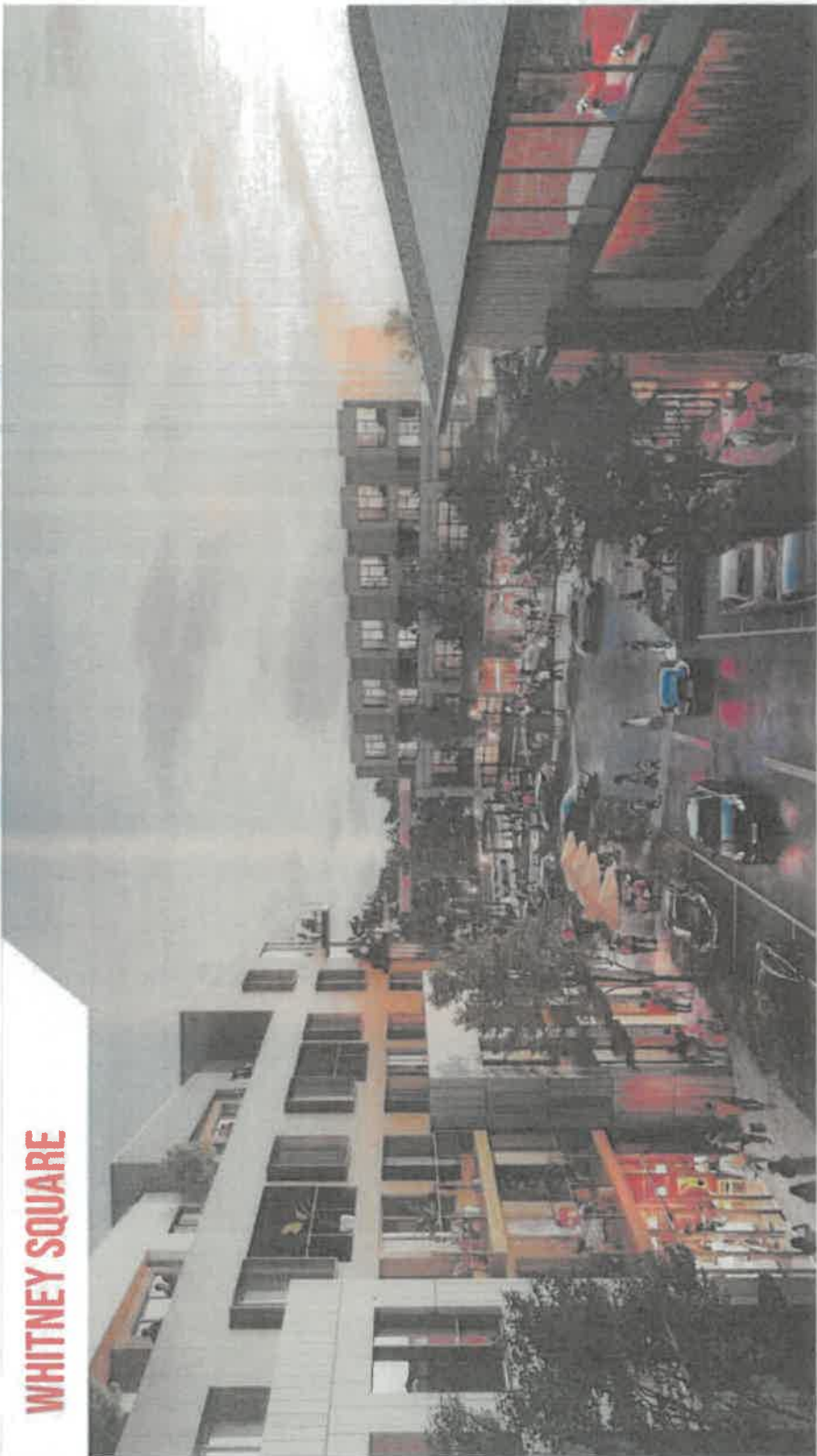
Interwoven with walking pathways, the neighborhood fosters seamless connectivity to Whitney Square, ensuring residents can easily access vibrant retail, dining, and social spaces. At the heart of the community lies a scenic park, complete with a children's play area and open spaces for neighborly gatherings and events. Nestled within the park, a charming café serves as a local gathering spot, while the Honesta Office and Sales Center provides a welcoming gateway for future homeowners.

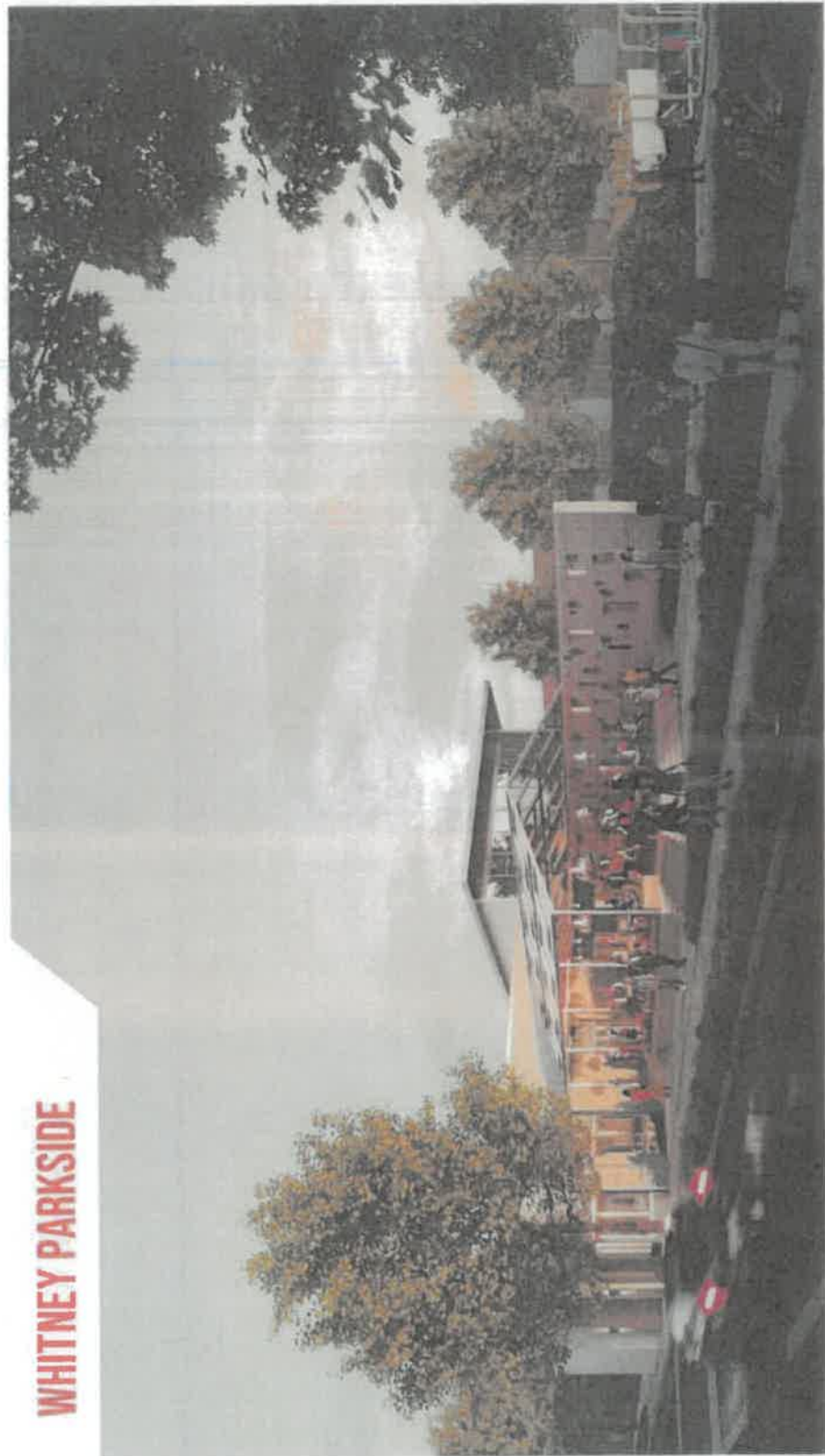


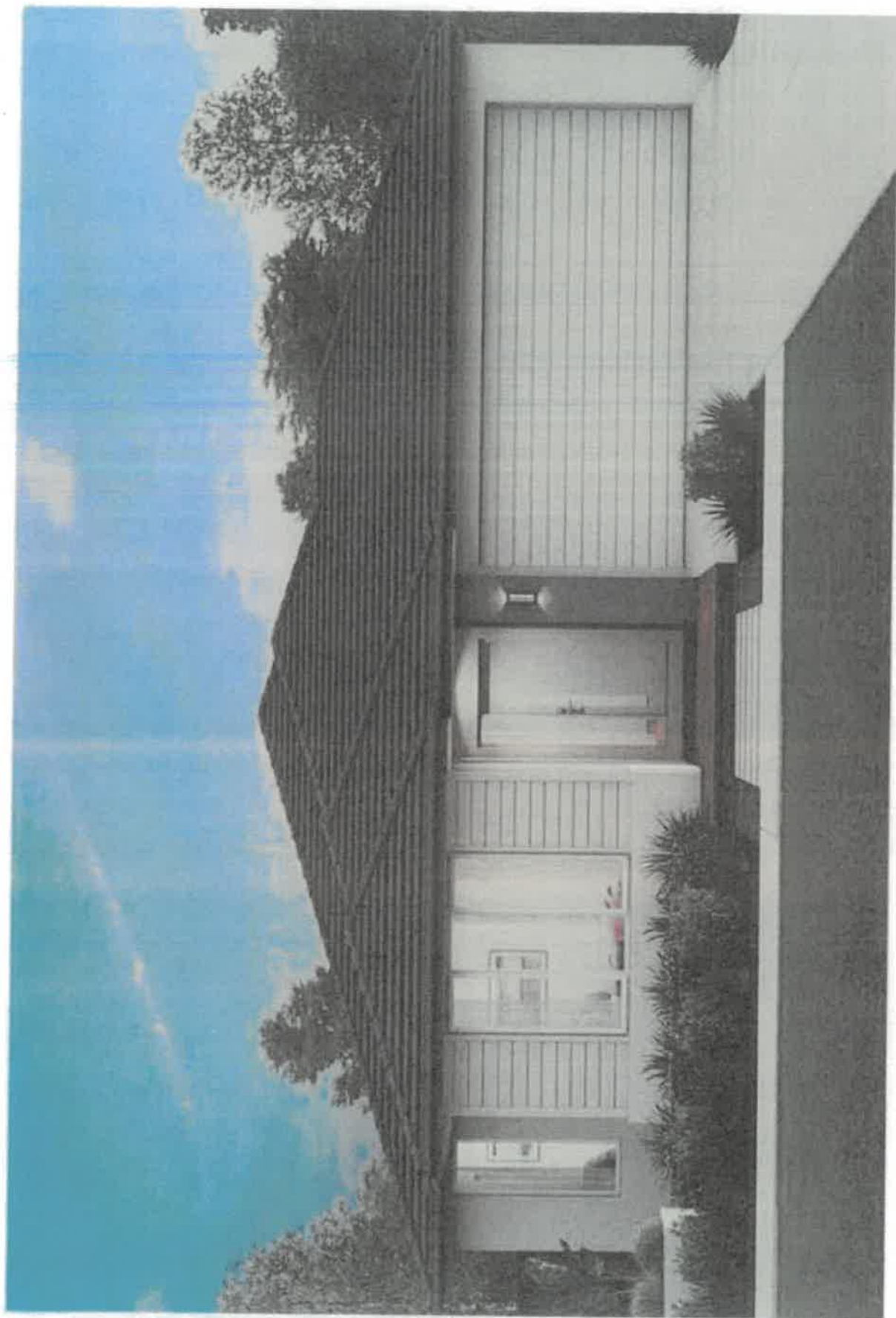
AERIAL VIEW

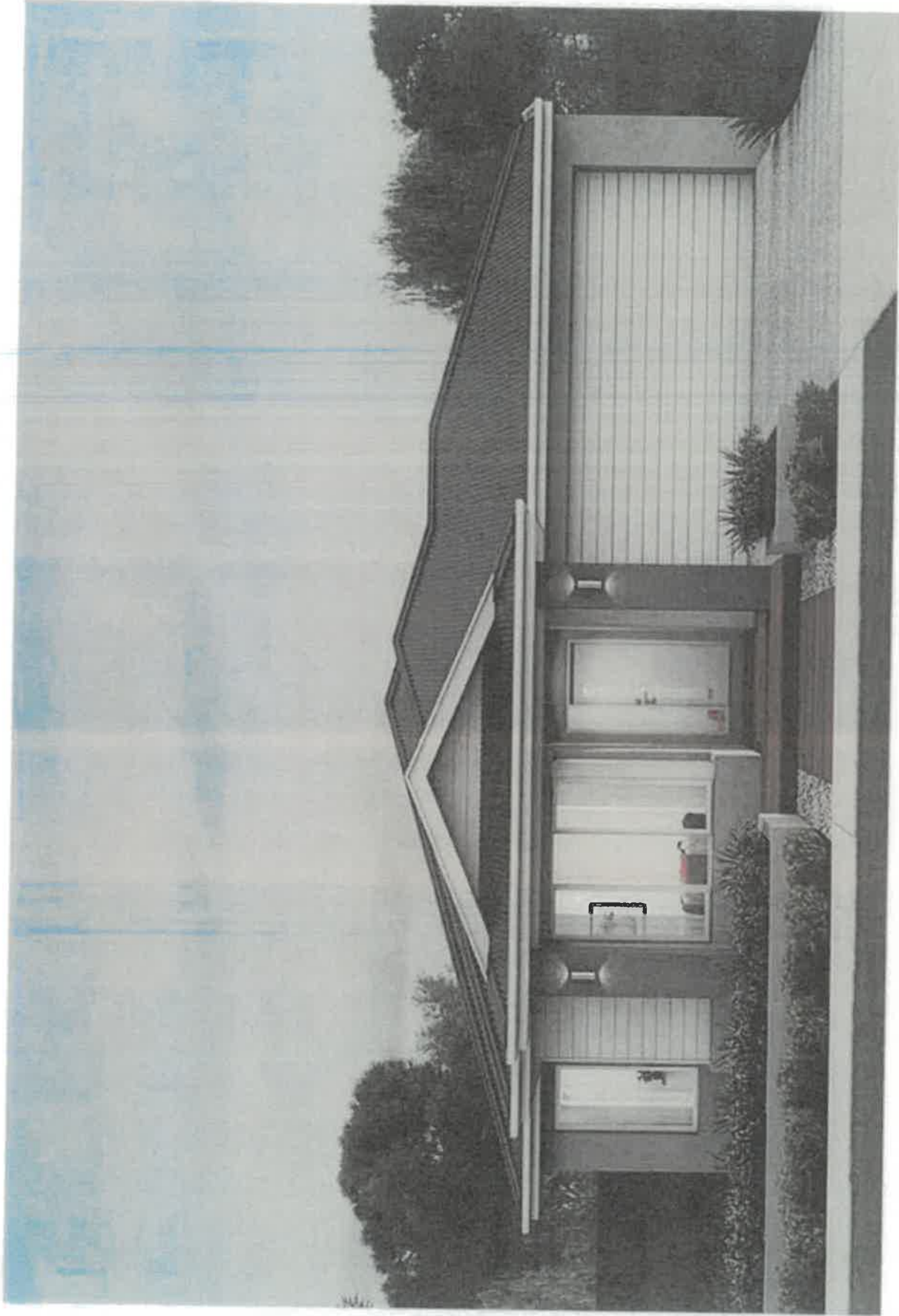


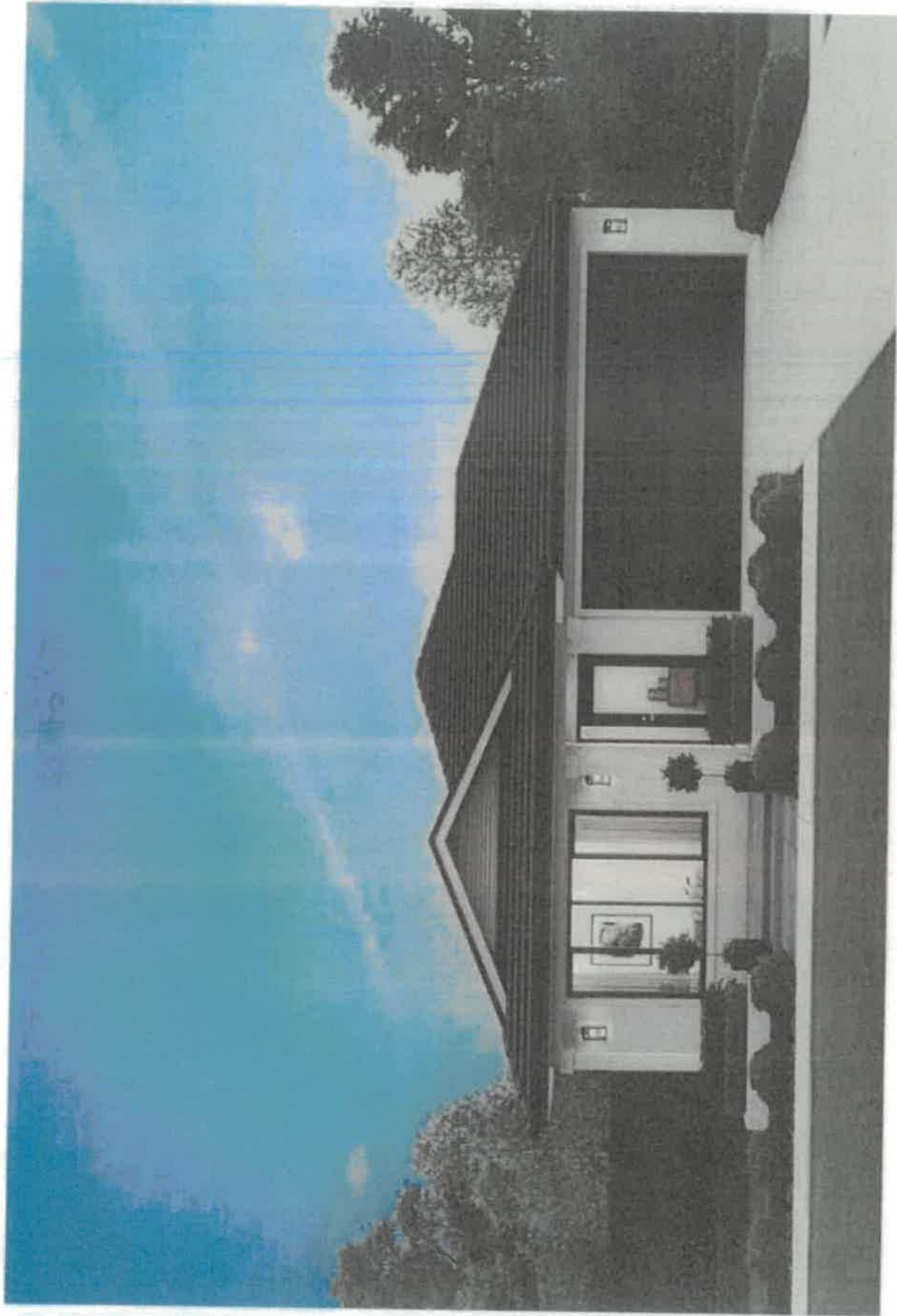
WHITNEY SQUARE



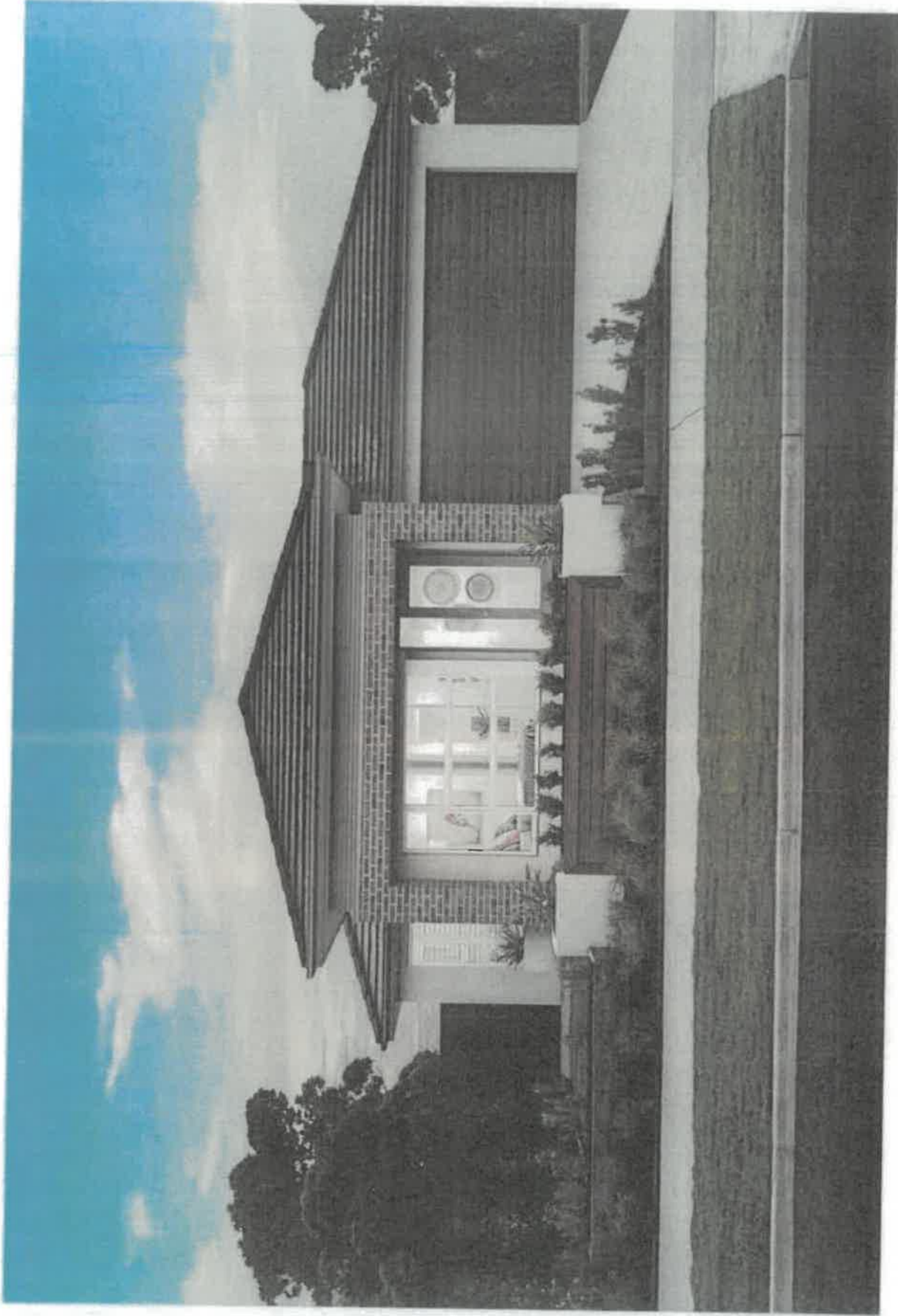






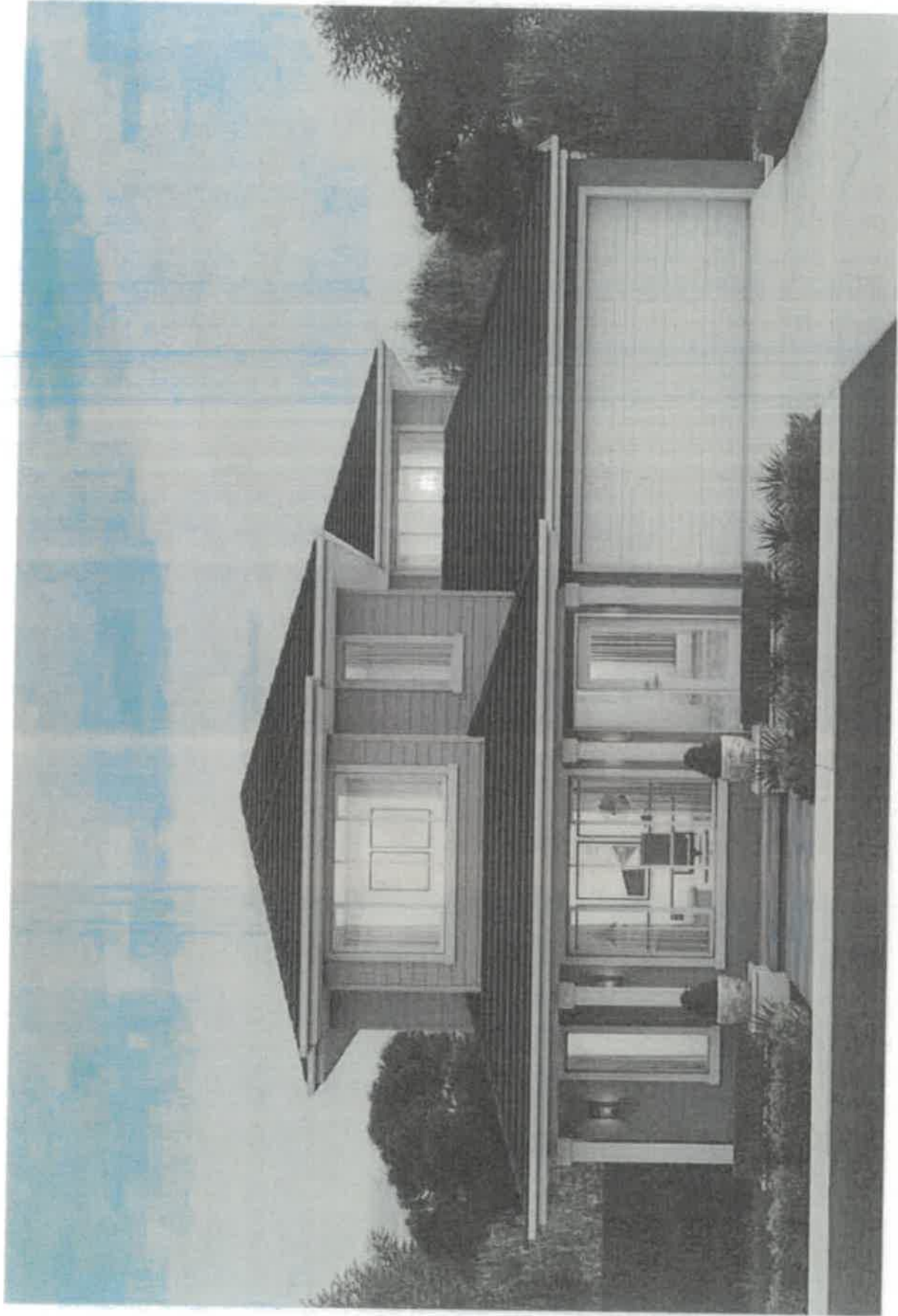




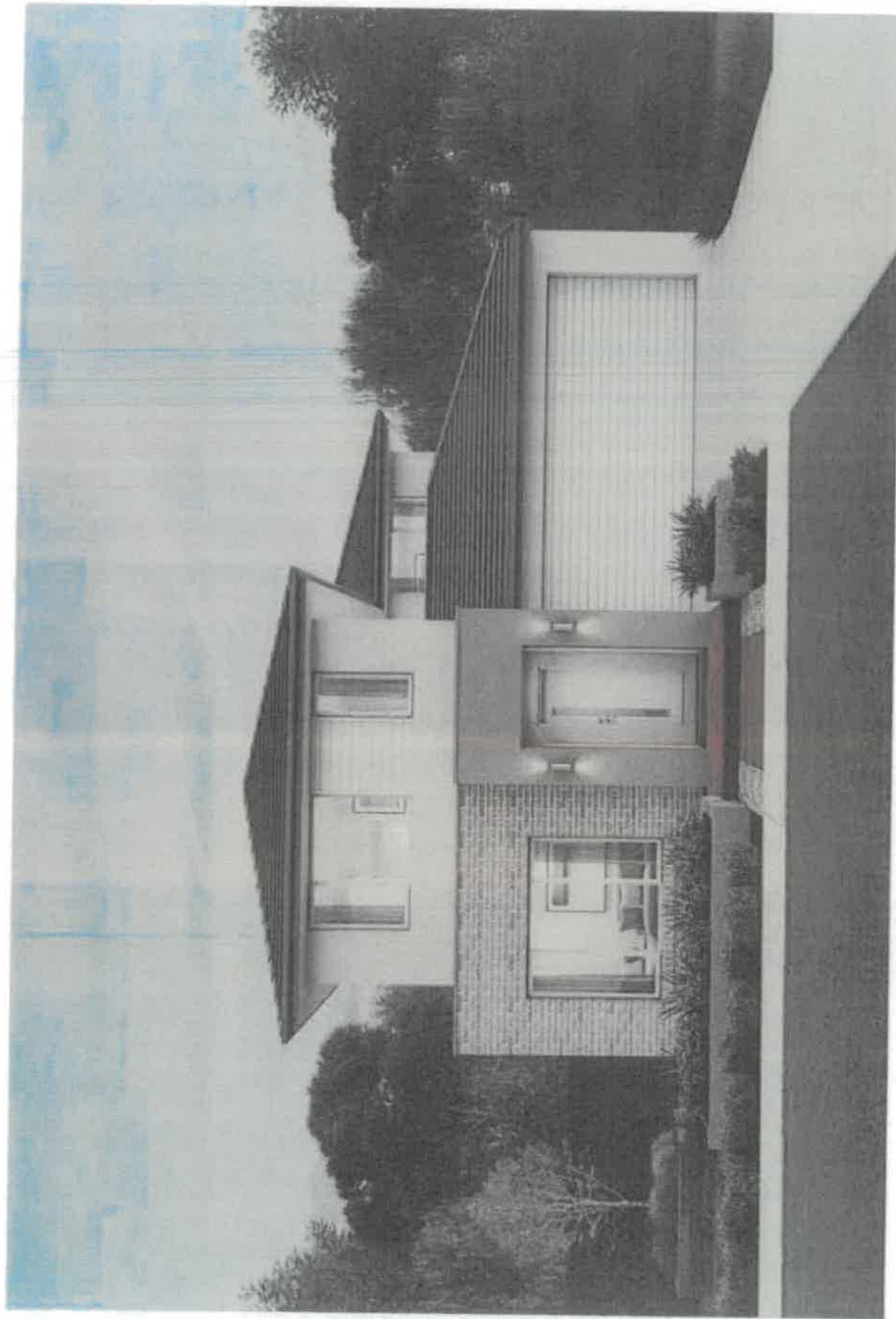


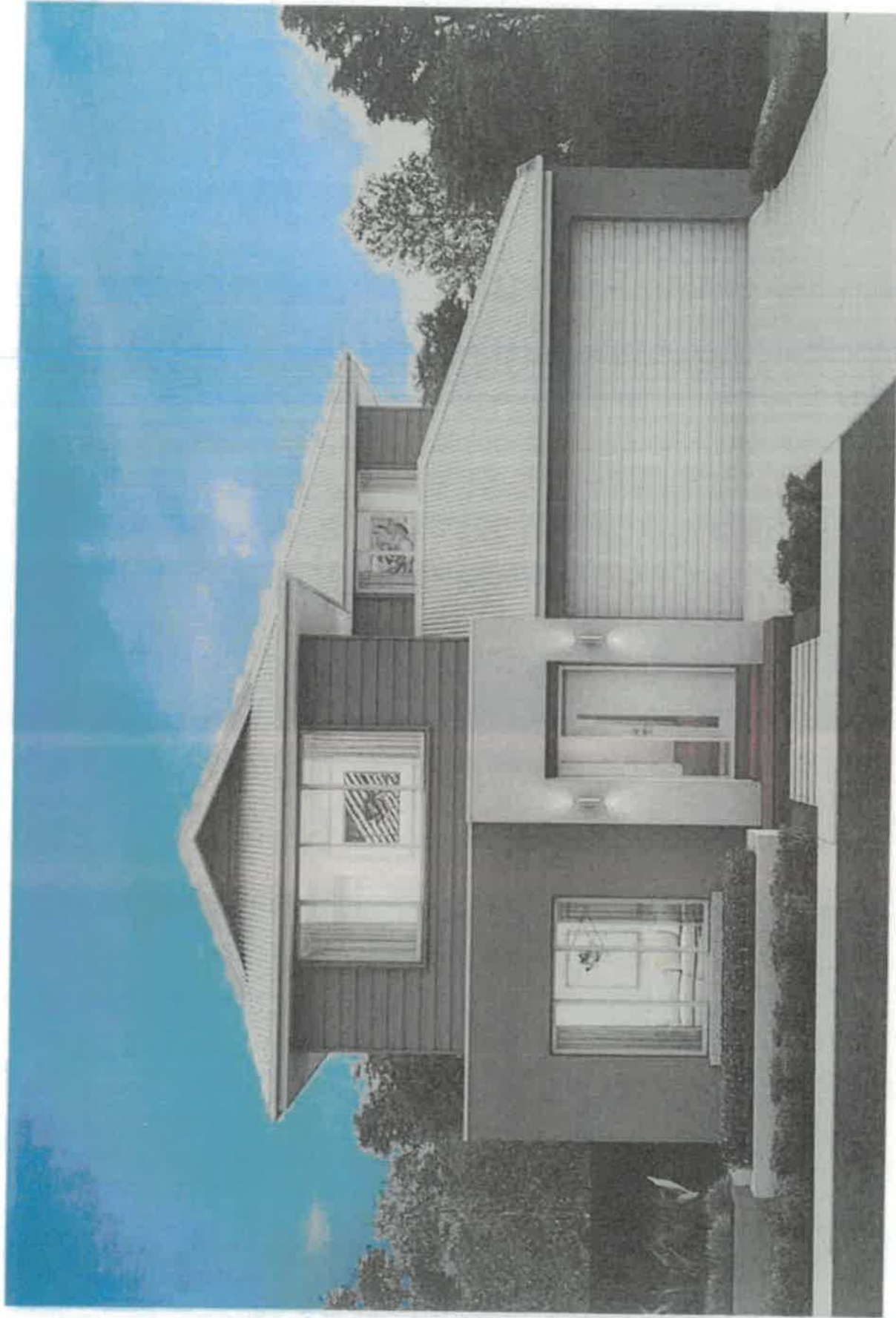














**Planning Commission
Z-25-14
May 5, 2025**

**1312, Steiner Avenue and
Multiple addresses**

Current Zoning



Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- P-1: Professional
- PUD: Planned Unit Development
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-2: Two Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential



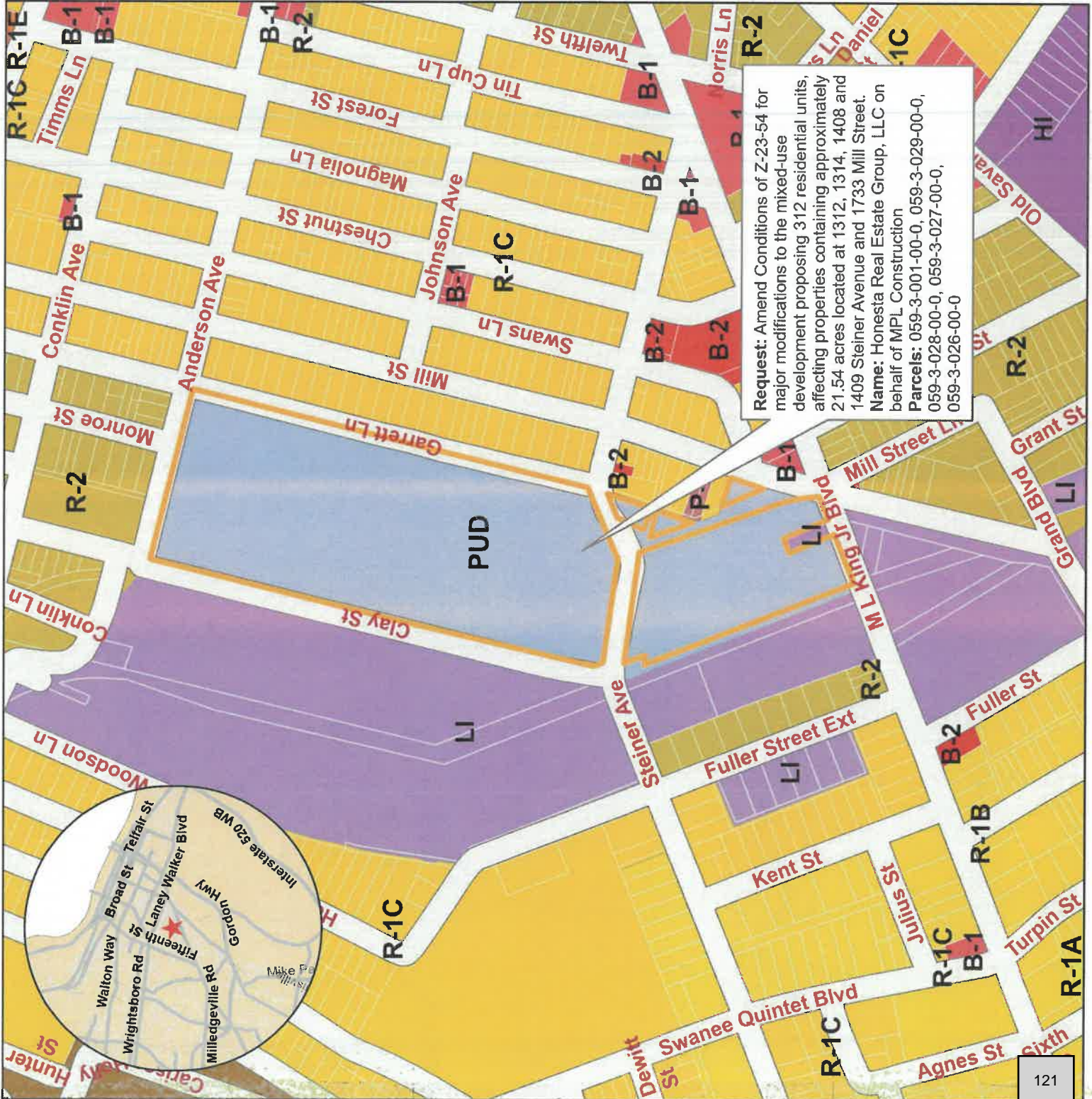
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

Augusta, GA Disclaimer

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Item 3.



Planning Commission
Z-25-14
May 5, 2025

1312, Steiner Avenue and
Multiple addresses

Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
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4/7/2025 PE22633

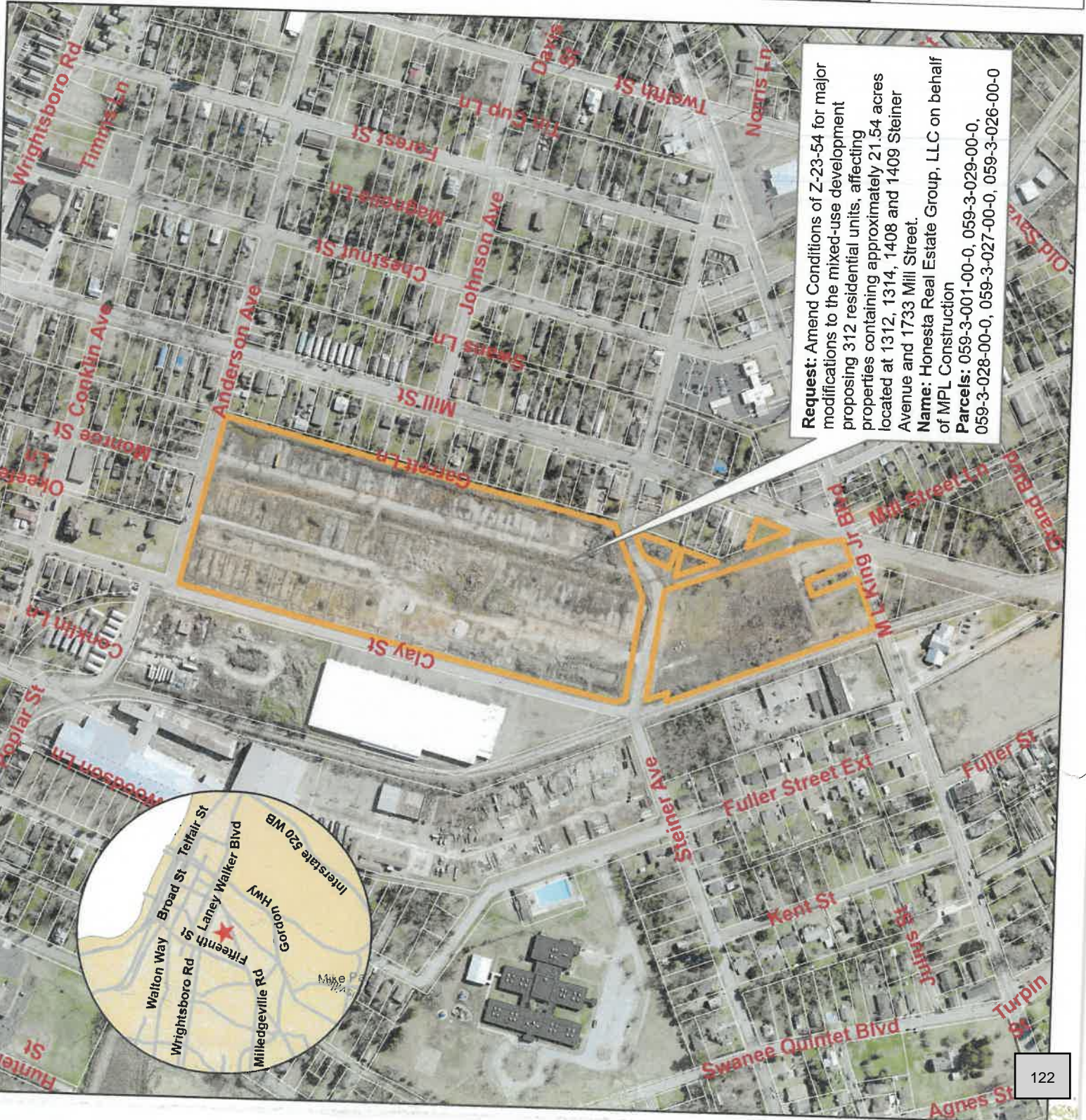
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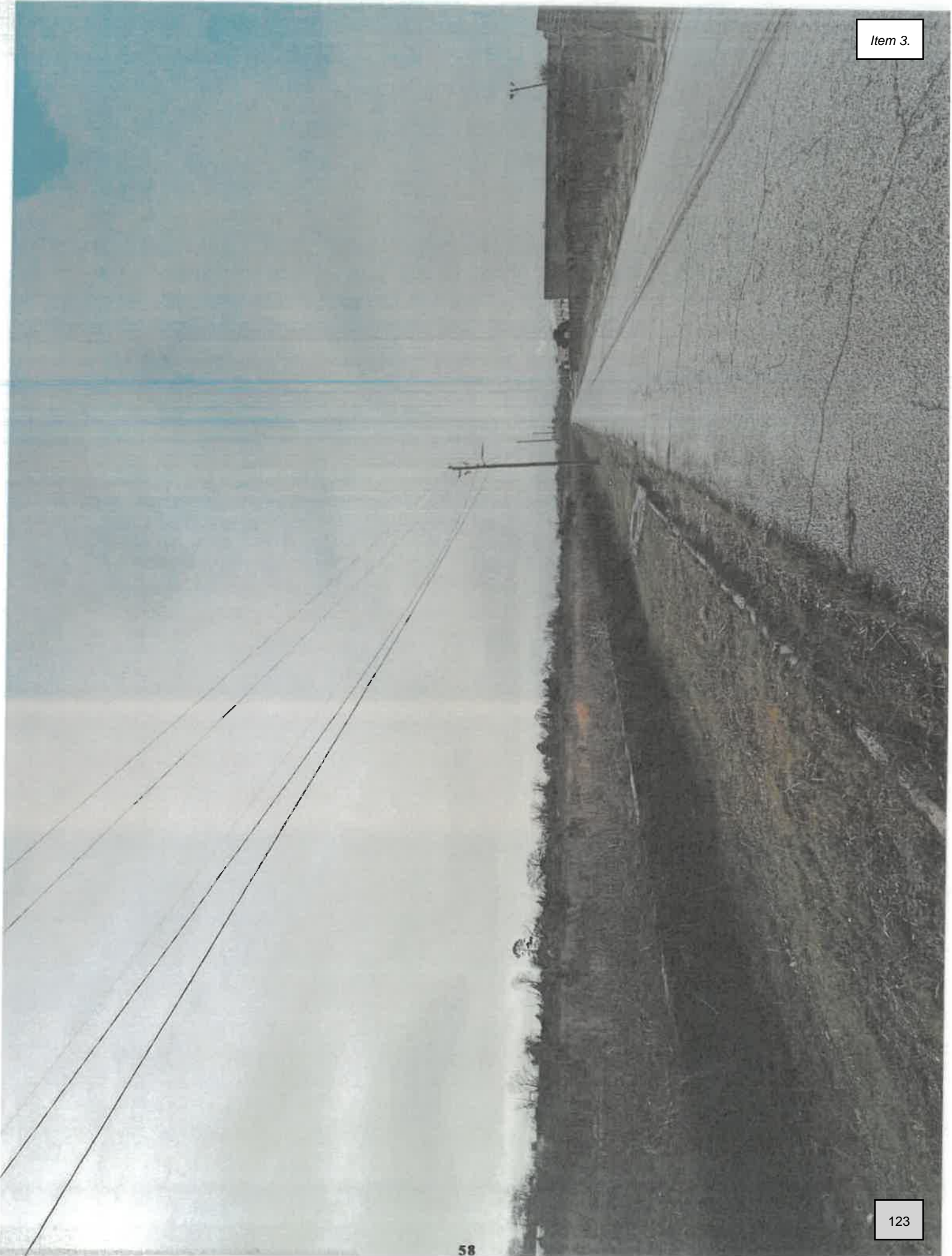
Item 3.



0 500 Feet



Request: Amend Conditions of Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street.
Name: Honesta Real Estate Group, LLC on behalf of MPL Construction
Parcels: 059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0, 059-3-026-00-0





Commission Meeting

May 20, 2025

Item Name: **SE-25-05**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>SE-25-05</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Kenneth Rayburn requesting a special exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway. Tax Map #355-0-004-00-0. Zoned A (Agriculture).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Must comply with all related aspects of the Augusta Tree Ordinance. 2. A minimum 100-foot undisturbed buffer shall be maintained on all sides of the property. 3. Only the shooting of paintball guns is permitted on the property. 4. All patrons of the recreational area playing paintball must wear protective gear. 5. Any proposed lighting fixtures must be directed downward and not towards residential buildings. 6. Hours of operation shall be limited to 7:00 A.M. to 8:00 P.M. 7. Approval of this special exception request does not constitute approval of the submitted conceptual site plan submitted with the application. Approval in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to construction commencing on the property. 8. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development. 9. There shall be a fence installed along the side property line adjacent to the railroad. 10. All paint and paintball materials shall not be cleaned or discharged on land or any of the waterways adjacent to or on the property. 11. An environmental impact review must be completed by the Planning & Development Code Enforcement Division
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2025
Case Number: SE-25-05
Applicant: Ken Rayburn
Property Owner: Ken Rayburn
Property Address: 5250 Mike Padgett Hwy
Tax Parcel No(s): 355-0-004-00-0
Current Zoning: A (Agriculture)
Fort Eisenhower Notification Required: N/A
Commission District 8: Brandon Garrett
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Recreational Area for Paintball Fields	Section 26-1(i)

SUMMARY OF REQUEST:

The petition seeks a special exception for a 28.1-acre tract located at 5250 Mike Padgett Highway. The property is in the A (Agriculture) zone. The parcel is currently vacant and remains undeveloped land. The applicant has plans to develop a recreational area which includes paintball fields for the sport of paintball.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Richmond Character Area. A rural landscape predominates, but some conventional suburban residential development is taking place. Standalone commercial establishments are scattered throughout the area, serving residents and travelers passing through on the major highways. The vision for the South Richmond Character Area is to maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms, and creeks. Additional suburban residential and commercial development will be located in areas designated for such uses.

FINDINGS:

1. Recreational areas are not allowed by right in the A (Agriculture) zone but may be granted with approval of a special exception.
1. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Mike Padgett Highway as a major arterial road.

2. Transit routes are not available in the immediate area.
3. Adjacent zoning districts surrounding the property include A (Agriculture) to the north, south and east and a mixture of B-1 (Neighborhood Business) and B-2 (General Business) zoned properties immediately to the west.
4. Section 26-1(j) of the Comprehensive Zoning Ordinance, recreational facilities are permitted by Special Exception in an A (Agriculture) zone if they generally conform to the following criteria:
 - The minimum size tract for a Recreational Area shall be fifty (50) acres. ***Does not comply, as the parcel is approximately 28.1 acres.***
 - A tract upon which a Recreation Area is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street and be at least one acre in area. ***Complies, the property has approximately 658 feet of frontage along Mike Padgett Highway (right-of-way) and measures approximately 28.1 acres in total area.***
 - Structures shall be set back at least fifty (50) feet from any property line separating the subject property from residentially zoned or developed properties. ***Complies, the applicant does not intend to construct permanent structures. Limited changes are planned for the site, tents will be used but activities will largely occur out on the open field.***
 - Lighting shall be designed so that adjacent properties are not adversely affected. ***Complies, the applicant states paintball will only be played during daylight hours and there will be no need for outdoor lighting at the facility.***
 - Outdoor activities shall cease at 11:00 P.M. ***Complies, hours of operation are limited to 7:00 A.M. to 8:00 P.M.***
 - Recreational Areas and similar facilities shall be located at least one hundred (100) feet from contiguous properties zoned or developed for residential use. ***Complies, based on details of the site plan, a minimum 100-foot buffer is provided along all sides of the property.***
 - A plan illustrating compliance with the above requirements shall be submitted to Planning and Development. ***Complies, a detailed site plan was submitted to Planning and Development and all the above requirements have been met except that the parcel is less than 50 acres. However, given the rural nature of the area and lack of recreational opportunities in the South Richmond Character Area staff has determined that the proposed recreational area is compatible with the surrounding area.***
5. Nearly half of the property is located within the 100-year flood zone and 0.2 percent flood hazard area.
6. Roughly a third of the property is in the wetlands, extending from McBean Creek.
7. This request is consistent with the 2023 Comprehensive Plan.
8. At the time of completion of this report, staff have not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

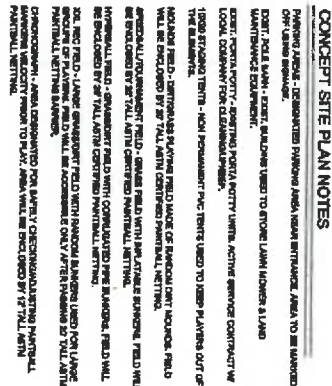
- "No county water or sewer is available for this site."

RECOMMENDATION: The Planning Commission recommends Approval of the special exception request with the following conditions:

1. Must comply with all related aspects of the Augusta Tree Ordinance.
2. A minimum 100-foot undisturbed buffer shall be maintained on all sides of the property.
3. Only the shooting of paintball guns is permitted on the property.
4. All patrons of the recreational area playing paintball must wear protective gear.
5. Any proposed lighting fixtures must be directed downward and not towards residential buildings.
6. Hours of operation shall be limited to 7:00 A.M. to 8:00 P.M.
7. Approval of this special exception request does not constitute approval of the submitted conceptual site plan submitted with the application. Approval in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to construction commencing on the property.
8. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
9. There shall be a fence installed along the side property line adjacent to the railroad.
10. All paint and paintball materials shall not be cleaned or discharged on land or any of the waterways adjacent to or on the property.
11. An environmental impact review must be completed by the Planning & Development Code Enforcement Division.

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

The intent for use of my property located at 5250 Mike Padgett Highway would be as a recreational area specifically for the playing of paintball. This area would be open for use on Saturdays and Sundays with appointments. Having participated in the sport of paintball since 1982,(having been a member of teams that represented this area in the paintball world cup numerous times), I have the experience to operate this paintball field safely with strict rules and regulations. There will be proper equipment available to be rented by the participants. There will be no need to build permanent structures; tents will be sufficient when structures are used. There will be hardly any need for changes in the physical appearance of the area since paintball is played on open fields, which already exists on the property.



130



Entrance to property - 5250 Mike Pedgett Hwy



Temporary Structure for Storage



North View - possible location of paintball field



South View - toward Mike Padgett Hwy



possible location of speedball field



Possible location of a paintball field
trees are boundary

Current Zoning



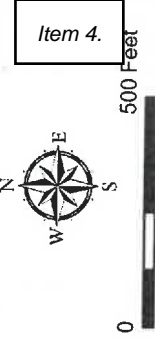
Zoning Classification



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

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Item 4.

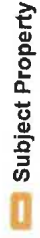


Request: A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway.
Name: Kenneth Rayburn
Parcel: 355-0-004-00-0



Planning Commission
SE-25-05
May 5, 2025
5250 Mike Padgett Highway

Aerial



Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

Augusta, GA Disclaimer

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Item 4.

500 Feet

0



Mike Padgett Hwy

Old Mike Padgett Hwy

Request: A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway.
Name: Kenneth Rayburn
Parcel: 355-0-004-00-0





Commission Meeting

May 20, 2025

Item Name: **SE-25-07**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>SE-25-07</u> – A request for concurrence with the Augusta Planning Commission to DENY a petition by N K Patel, LLC requesting a special exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue. Tax Map #044-2-157-00-0. Zoned B-1 (Neighborhood Business).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Denial
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2024
Case Number: SE-25-07
Applicant: N K Patel, LLC
Property Owner: N K Patel, LLC
Property Address: 2059 Central Avenue
Tax Parcel No(s): 044-2-157-00-0
Current Zoning: B-1 (Neighborhood Business)
Fort Eisenhower Notification Required: N/A
Commission District 1: Jordan Johnson
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Liquor Store	21-2(c)

SUMMARY OF REQUEST:

This special exception involves a 0.52 acre-tract situated in the B-1 zone, at the corner of Central Avenue and Heard Avenue. Currently, the site contains an existing convenience store and a small canopy containing 3 gas pumps. The request for a special exception is to establish a liquor store next to an already established convenience store under the current zoning.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the Old Augusta Character Area. Re-development is occurring in many of the well-established neighborhoods of the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, construct new or rehabilitate existing single-family housing, as well as new medium and high-density housing, additional commercial and office development, and new civic and institutional facilities. The vision also includes establishing new commercial and office uses, and civic and institutional facilities to allow for more shopping and employment opportunities. Underutilized parcels should be redeveloped in a manner consistent with the overall vision and with respect for existing development patterns and the historic architecture in the area.

FINDINGS:

1. Liquor stores are not allowed by-right in the B-1 zone but may be granted with the approval of a special exception.
2. There is prior zoning actions associated with this property. There is a special exception from 2022 that approved the convenience store to be established with conditions. Those conditions are as follows:

- All applicable regulations set forth in Section 21-2(b) of the Comprehensive Zoning Ordinance of Augusta, Georgia must be met.
 - The development must satisfy the required off-street parking standards.
 - No liquor store shall be allowed on the property. In the event the new business wants to sale or serve liquor, a Special Exception for that express purpose shall be required.
 - New construction and exterior improvements of the existing building must receive approval from the Historic Preservation Commission.
3. On May 22, 2024, the Augusta Georgia Commission considered a similar petition at this location, where the applicant petitioned for a Special Exception to establish a liquor store. The Augusta Commission denied the special exception request.
4. Section 21-2(c) of the Comprehensive Zoning Ordinance, Liquor stores are permitted by Special Exception in a B-1 (Neighborhood Business) zone if they generally conform to the following criteria:
- The nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed. ***Non-compliant with this provision, where north of the property located along Heard Avenue and Heard Lane is predominately residential in nature and located in the R-1C (one-family residential) zone.***
 - The property is at the intersection of two arterial streets or within 500 feet of such an intersection. ***Non-compliant with this provision, where Central Avenue is considered a minor arterial street, but Heard Avenue is considered a local street. The nearest arterial intersection is Central Avenue and Troupe Street which is approximately 1332 ft. away.***
 - The property is not within 1,000 feet of a public park or recreation area, school, or library. ***Compliant with this provision, where the closest school is Monte Sano Elementary, and it is approximately 1795 ft. away. The closest public park is Hickman Park, and it is approximately 1373 ft. away. Lastly, the closest public library is Augusta University's Reese Library, and it is approximately 4556 ft. away.***
5. Adjacent zoning: West: B-1 (Neighborhood Business) | North: R-1C (One-Family Residential)
East: B-1 (Neighborhood Business) | South: B-1 (Neighborhood Business)
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
8. Public water and sewer are presently available at the site.
9. Public transit is not located along this section of Central Avenue, the nearest route services Wrightsboro Road which measures approximately 974 feet from the property.
10. According to the Georgia Department of Transportation State Functional Classification Map the adjacent road, Central Avenue, is a minor arterial route.
11. This special exception is not consistent with the 2023 Comprehensive Plan.
12. The property is situated in the Summerville Historic District, any new construction or exterior improvements are subject to historic preservation review and approval.
13. At the time of completion of this report, staff has received several inquiries and 3 letters in opposition regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "Water and sewer are available on Central Ave and Heard Ave for their use."

RECOMMENDATION: The Planning Commission recommends Denial of the Special Exception request as it is not in compliance with section 21-2(c) of the Comprehensive Zoning Ordinance, because the nature of the surrounding area is predominately residential, and the parcel is not located at the intersection of two arterial streets or within 500 feet of such an intersection.

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

Special Exception Letter of Intent

March 20, 2025

Planning Department
535 Telfair Street, Suite 300
Augusta, GA, 30901

Re: Special Exception Letter of Intent
Proposed B1 Special Exception
Central Avenue, Heard Avenue & Heard Lane

Location: Parcel 044-2-157-00-0 @ Central Avenue, Heard Avenue & Heard Lane
Existing Zoning: B-1 (Neighborhood Business)
Proposed Zoning: B-1 Special Exception
Future Land Use: Convenience Store selling Gasoline with an additional use of a liquor store.
Acreage of property to be rezoned: 0.520 Acres

To whom it may concern,

I am requesting a special exception of Parcel 044-2-157-00-0 @ Central Avenue, Heard Avenue & Heard Lane of 0.052 acres from B-1 neighborhood business to B-1 Special Exception. As shown below on existing zoning map.



Special Exception Letter of Intent

If this special exception request is approved, it will increase the profitability of county funds. The special exception will not have a negative impact on the surrounding Historic Summerville neighborhood.

The location conforms with the following criteria under both a convenience store and liquor store as noted below:

Convenience Stores - Convenience stores may be permitted by Special Exception in B-1 zones if they generally conform to the following subjective and objective criteria: 21 - 3 • Hours of operation – the establishment would not be open for business more than 18 hours per day • Illumination – the entire site would not be illuminated as a way to attract attention, but rather to a level consistent with security and identification of the business • Location – the property is located at or within 500 feet of the intersection of arterial streets or within 500 feet of such an intersection • Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed • Video games/Amusements - video games/nor similar amusements are to be located on the property

Liquor Store – Liquor stores may be permitted by Special Exception in B-1 zones if they generally conform to the following subjective and objective criteria: • Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed; • Location – the property is at the intersection of two arterial streets or within 500 feet of such an intersection; • Proximity to public places – the property is not within 1000 feet of a public park or recreation area, school or library

If you have any questions or concerns, please don't hesitate to reach out.
Thank you,

V. P. Patel

Vaishaliben Patel
Member of N K Patel LLC
706-589-5345

83

Planning Commission
SE-25-07
May 5, 2025

2059 Central Avenue

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

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Item 5.

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Request: A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue.
Name: N K Patel, LLC
Parcel: 044-2-157-00-0

Planning Commission
SE-25-07
May 5, 2025

2059 Central Avenue

Current Zoning

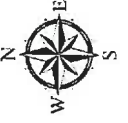
-  Subject Property
-  Zoning Classification
-  B-1: Neighborhood Business
-  P-1: Professional
-  R-1: One Family Residential
-  R-1C: One Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

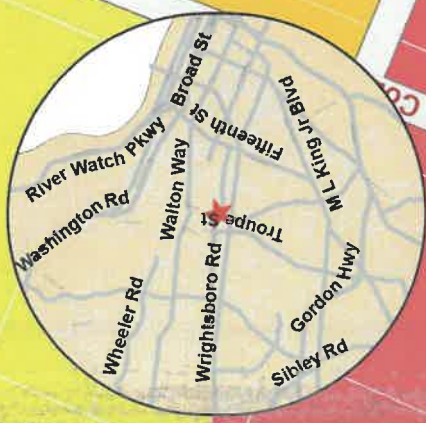
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Item 5.

0 100 Feet



Request: A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue.
Name: N K Patel, LLC
Parcel: 044-2-157-00-0





Commission Meeting

May 20, 2025

Item Name: **Z-25-19**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-19</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Kenneth E. Washington requesting a rezoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street. Tax Map #046-3-226-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. Should the applicant not provide the required 5 parking spaces, then he shall obtain approval of a parking variance prior to submitting for a building permit. 2. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 3. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2025
Case Number: Z-25-19
Applicant: Kenneth E. Washington
Property Owner: Kenneth E. Washington
Property Addresses: 1424 Brown Street
Tax Parcel No: 046-3-226-00-0
Current Zoning: R-1C (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 1: Jodan Johnson
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from R-1C (One-Family Residential) to R-2 (Two-Family Residential)	Duplex	Section 15

SUMMARY OF REQUEST:

This rezoning application is requesting to rezone a 0.18-acre property located at 1424 Brown Street from R-1C (One-Family Residential) to R-2 (Two-Family Residential) to develop a duplex.

COMPREHENSIVE PLAN CONSISTENCY:

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

FINDINGS:

1. According to the Tax Assessor office there is a 941 square foot single-family residence built in 1926 on the property. It is in a dilapidated state and the applicant proposes to demolish the house to construct a new 1,680 square foot one story duplex.
2. The property meets the requirements for minimum lot width of 50 feet as the property is 50 feet wide.
3. The property meets the minimum square footage area of 5,000 square feet as the total area of the property is 7,840 square feet.

4. The conceptual site plan submitted with the application for the proposed duplex shows that the proposed location of the structure would meet the setback requirements for the R-2 zoning district.
5. The conceptual site plan submitted with the application for the proposed duplex shows that entrances to the duplex will be facing west looking onto the adjacent vacant lot and not facing Brown Street.
6. R-2 zoning requires 2.25 to 2.5 parking spaces per dwelling unit for a minimum of 5 parking spaces. The conceptual site plan submitted with the application shows 4 parking spaces.
7. There is enough width on the property to allow for the one additional required parking space. Should the developer not add a fifth parking space, then approval of a parking variance is required.
8. There is an existing sidewalk across the front of the property and an existing driveway access on the western side of the property on Brown Street.
9. The property has access to public potable water and public sanitary sewer.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
12. Public transit is available to the south on Wrightsboro Road approximately 500 feet walking distance from the property.
13. According to the Georgia Department of Transportation State Functional Classification Map, Brown Street is classified as a Local Road.
14. All the surrounding properties on this block are zoned R-1C (One-Family Residential) consisting of single-family homes ranging in size from approximately 0.06-acre to 0.16-acre. Approximately 215 feet to the south along the south right-of-way line of Wrightsboro Road properties are currently zoned R-2.
15. The proposed rezoning is consistent with the 2023 Comprehensive Plan.
16. At the time of the completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time of the completion of this report

Engineering Comments:

- None received at this time of the completion of this report

Utilities Comments:

- There is a 6" water line and an 8" sewer line on Brown Street available for their use.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request as the proposed development is consistent with the 2023 Comprehensive Plan with the following conditions:

1. Should the applicant not provide the required 5 parking spaces, then he shall obtain approval of a parking variance prior to submitting for a building permit.
2. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
3. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

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

March 18, 2025
Department of Planning and Development
Planning Division
535 Telfair St., Suite 300
Augusta, GA 30901
Re: 1424 Brown St.
Parcel #046-3-226-00-0

Dear Planning Division,

My intention is to demolish the existing structure(s) at the above address and construct a new 1680 square-foot one-story duplex with parking pads.

Therefore, I am requesting a zoning change from R1C to R2.

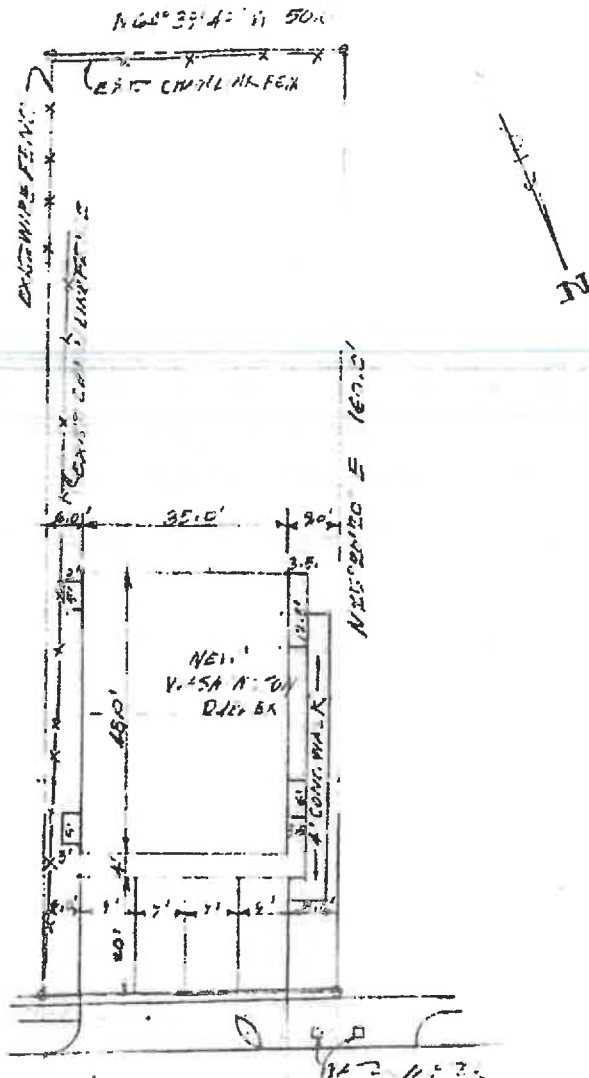
The following items are included in this packet:

1. Application form
2. Copy of Deed with legal description
3. Recorded Plat/Boundary Survey
4. Four (4) site plans
5. Application fee of \$1,000.00

Sincerely,



Kenneth E. Washington
washtonken@gmail.com




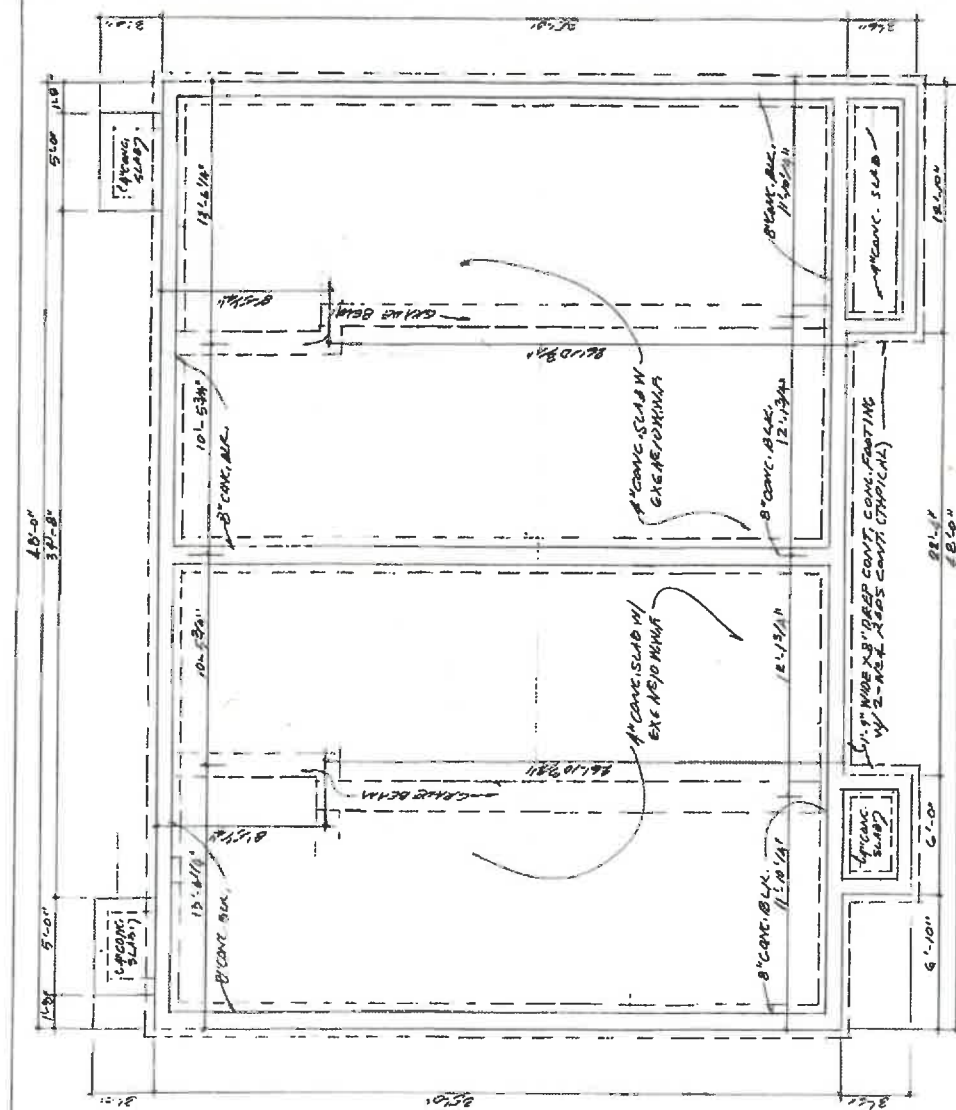
BROWN STREET 60' F.S.

60' EXIST. PAV.


PLAT PLAN SCALE: 1"=20.0'

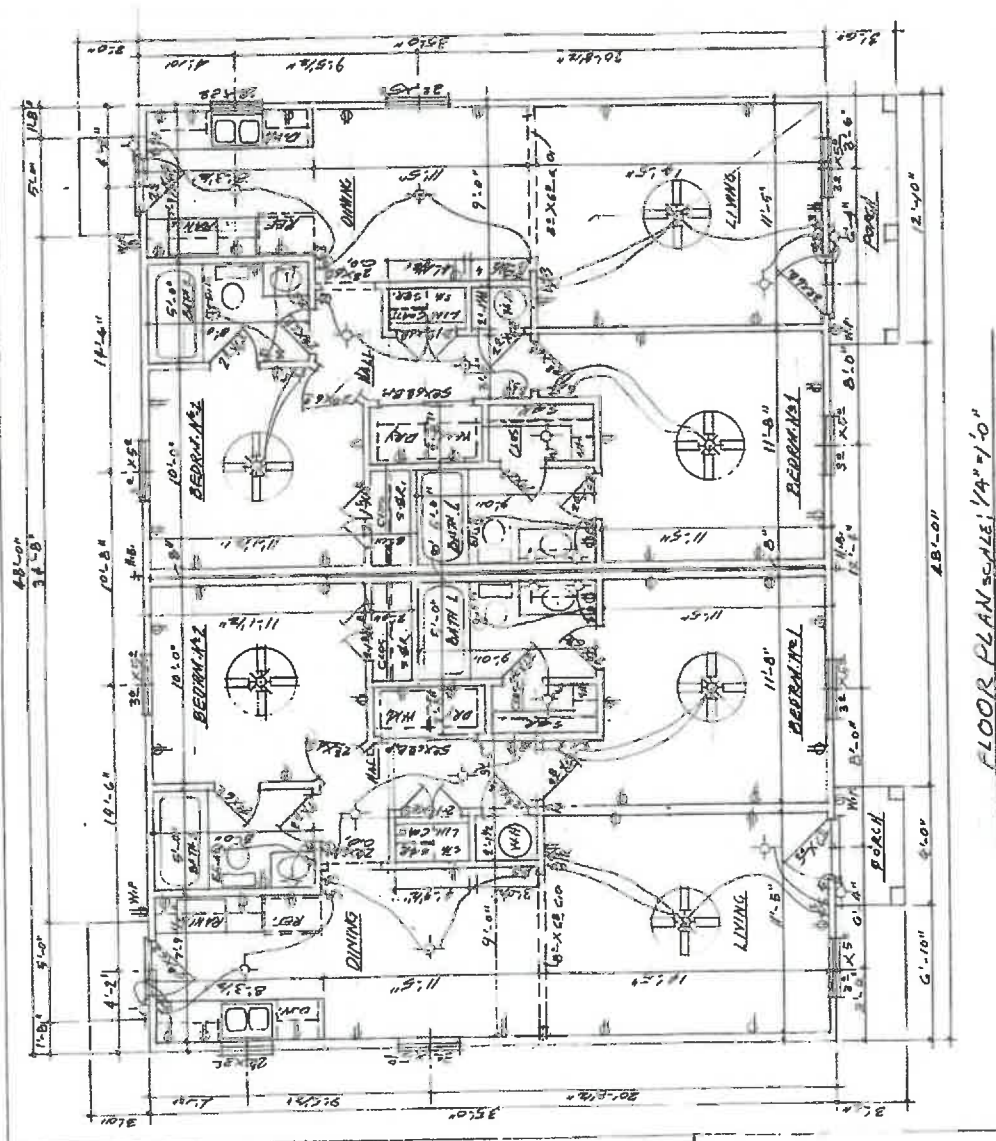
1424 BROWN STREET, AUGUSTA,
 RICHMOND COUNTY, GEORGIA
 DATE: 9-26-24

	the "WASHINGTON" DUPLEX ALBERT W DUVAL HOME DESIGNER 333 PLATED AREA FOREIGN AREA	DATE 9-26-34 #105124 GA #1A	ltr
PROVIDED			



FOUNDATION PLAN SCALE: $1/4" = 1'-0"$

	the "WASHINGTON" DUPLEX	
	ALBERT V. DUVALL HOME DESIGNER	DATE AUGUSTA, GA 5-26-24
	HEATED AREA 1200 S.F.	SHEET AREA 1766 S.F.
	PORCH AREA 200 S.F.	SHEET AREA 1766 S.F.



Planning Commission
Z-25-19
May 5, 2025

1424 Brown Street

Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

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Item 6.

0 100 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street.

Kenneth E. Washington
: 046-3-226-00-0

Planning Commission
Z-25-19
May 5, 2025

1424 Brown Street

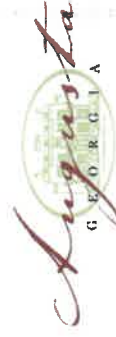
Current Zoning

 Subject Property

Zoning Classification

 R-1C: One Family Residential

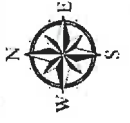
 R-2: Two Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

Augusta, GA Inclusion

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Item 6.

10'

0

Brown St

R-1C

Holley St

Wrightsboro Rd
R-2

Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street.
Name: Kenneth E. Washington
Parcel: 046-3-226-00-0



Planning Commission
Z-25-19
May 5, 2025

1424 Brown Street

Future Zoning

Subject Property

Zoning Classification

R-1C: One Family
Residential

R-2: Two Family
Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/14/2025 PE22633

Augusta, GA Disclaimer

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Item 6.

0 100 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street.
Name: Kenneth E. Washington
Parcel: 046-3-226-00-0





Commission Meeting

May 20, 2025

Item Name: **Z-25-20**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-20</u> – The Augusta Planning Commission made NO RECOMMENDATION for a petition by Christopher Palmer requesting to amend R-1A (One-Family Residential) zoning conditions from zoning case Z-04-66 to construct a single-family residence affecting properties containing approximately 30.88 acres located at 3987 and 3991 Duncan Drive. Tax Map #181-0-003-00-0 and 181-1-065-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: May 5, 2025
Case Number: Z-25-20
Applicant: Christopher Palmer
Property Owner: Christopher Palmer
Property Address: 3987 & 3991 Duncan Drive
Tax Parcel No(s): 181-0-003-00-0 &
 181-1-065-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 8: Brandon Garrett
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend R-1A zoning conditions from zoning case Z-04-66	Single-family Residence	Section 9-1

SUMMARY OF REQUEST:

This rezoning request consists of two adjacent residential tracts with a combined area of 30.88 acres. Both properties are situated on Duncan Drive and measure approximately 1,159 feet northeast of Brown Road. The petitioner request to remove all existing conditions on the properties to continue construction of a single-family residence and detached accessory structure on the subject property.

Duncan Drive is an unimproved roadway that extends from Brown Road. The road measures approximately 3,270 feet and has a right-of-way width of 50 feet. One of the disturbed factors is whether Duncan Drive is considered a public or private road.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Richmond Character Area. The 2023 Comprehensive Plan's vision for the South Richmond Character Area includes continued maintenance of agricultural areas and limit residential development to primarily to single-family development in rural settings. Recommended development patterns promote the use of conservation easements and development of conservation subdivisions wherever new residential development is proposed in the character area and protection of water resources and other environmentally sensitive areas.

FINDINGS:

1. The property owner is currently constructing a single-family house and detached accessory structure at 3991 Duncan Drive. The other parcel, 3987 Duncan Drive, will remain vacant land.
2. On Tuesday, August 17, 2004, the Augusta Commission approved zoning case, Z-04-66, a change in zoning from R-1 (One-Family Residential) to R-1A (One-Family Residential) with the following conditions.
 1. No access to Duncan Drive by this proposed development (refers to the nearby The Orchard Subdivision);
 2. No access easements to be place on all lots touching Duncan Drive;
 3. Only the property east of Duncan Drive, as shown on the plat submitted, is rezoned to R-1A.
3. The site can be served by both public potable water and sanitary sewer systems. The existing water line may need to be extended along Duncan Drive to provide access to potable water for the smaller parcel, 3987 Duncan Drive.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Duncan Drive as a local or residential road. There are no transit routes in the immediate area.
5. It remains unclear if the right-of-way Duncan Drive was ever formally dedicated as a public street. If it is private, there is no documentation that a private road maintenance agreement was ever duly recorded with the Clerk of Court office of Richmond County.
6. Approximately 11.03 acres or 35 percent of the tract is situated within the 100-year flood zone or Special Flood Hazard Area. A smaller percentage of land, approximately 5.25 acres or 17 percent, is in the 0.2 pct annual chance flood hazard area or 500-year flood zone.
7. Much of the northern portions of the properties have wetlands.
8. The conceptual site plan submitted with the application shows the location of a 3,172 square foot residence. The plan does not include the placement of detached accessory structure. Permits were issued for construction of the primary residence and detached accessory structure on 2/4/2025 and 2/25/2025, respectively.
9. At the time of the completion of this report, staff have received several inquiries regarding the petition.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

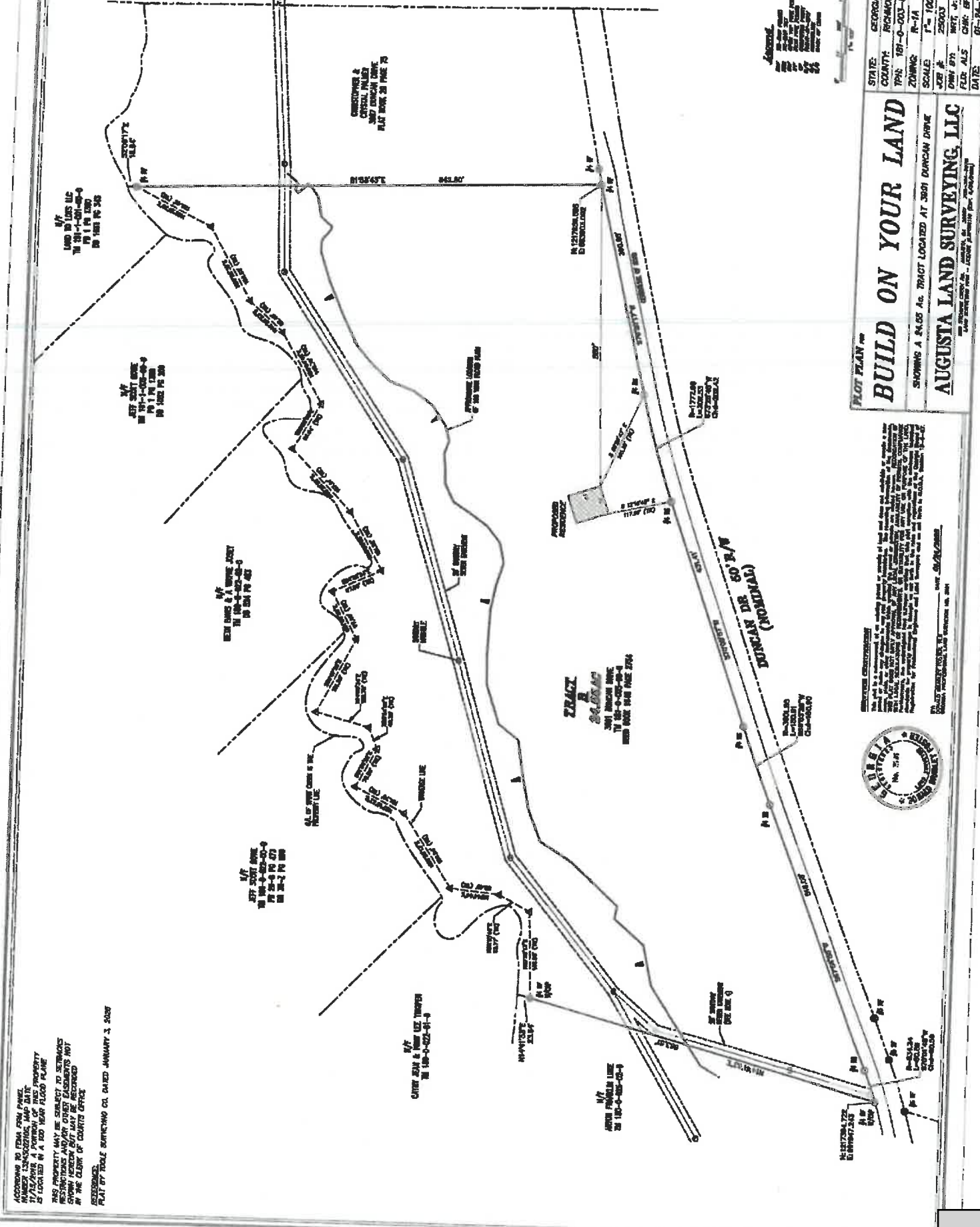
- None received at this time

Utilities Comments:

- "There is no water or sewer available for this one residence".

RECOMMENDATION: In the absence of a recorded easement and/or perpetual maintenance agreement, the Planning Commission is unable to determine the ownership of Duncan Road and **refrain from making a recommendation** at this time.












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



Planning Commission
Z-25-20
May 5, 2025

3987 and 3991 Duncan Drive

Current Zoning

-  Subject Property
- Zoning Classification**
-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1A: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-MH: Manufactured Home Residential



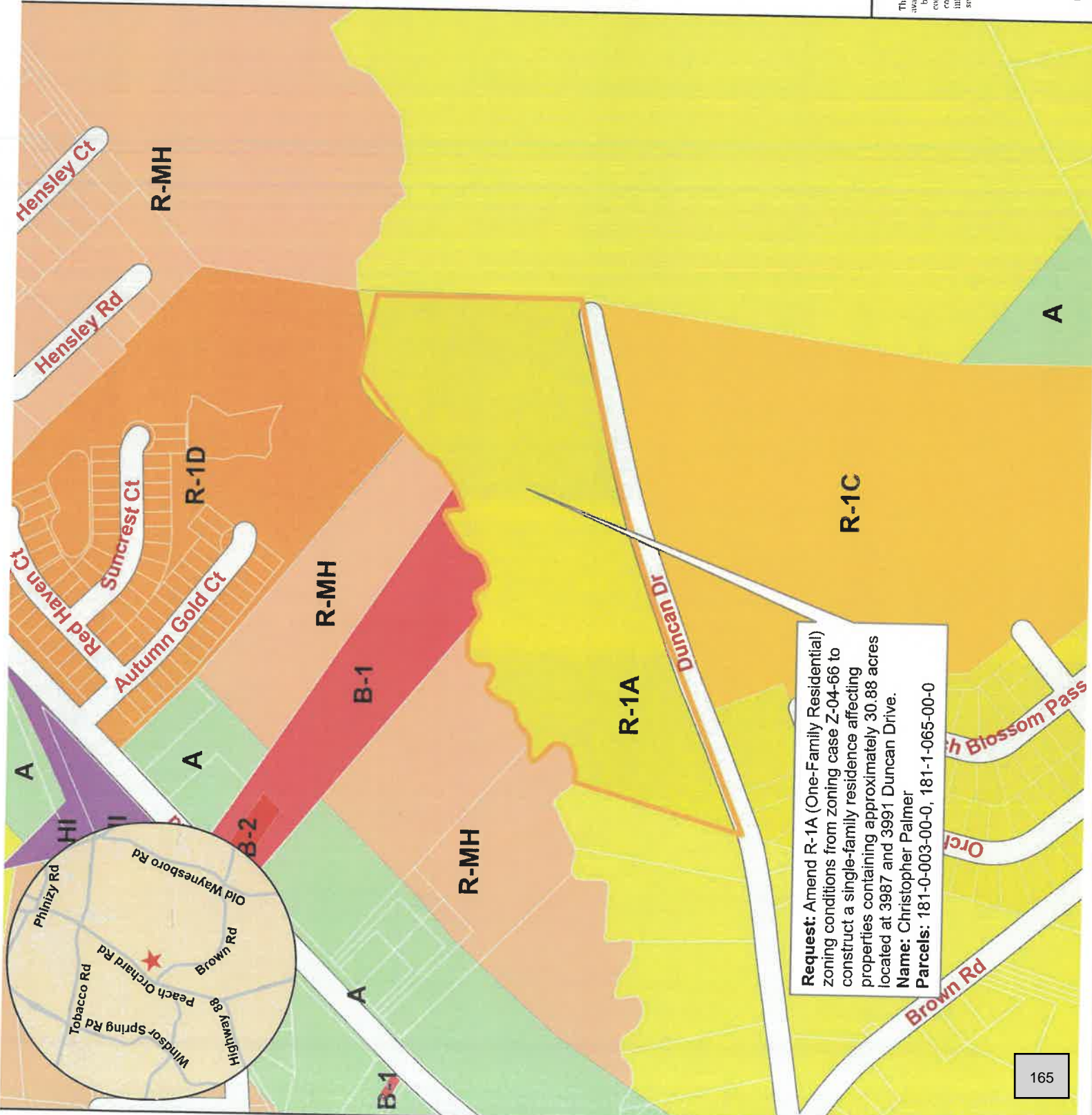
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/10/2025 PE22633

Augusta, GA District

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



0 800 Feet



Request: Amend R-1A (One-Family Residential) zoning conditions from zoning case Z-04-66 to construct a single-family residence affecting properties containing approximately 30.88 acres located at 3987 and 3991 Duncan Drive.
Name: Christopher Palmer
Parcels: 181-0-003-00-0, 181-1-065-00-0



Planning Commission
Z-25-20
May 5, 2025
3987 and 3991 Duncan Drive

Aerial

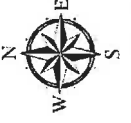
Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/10/2025 PE22633

Augusta, GA Disclaimer

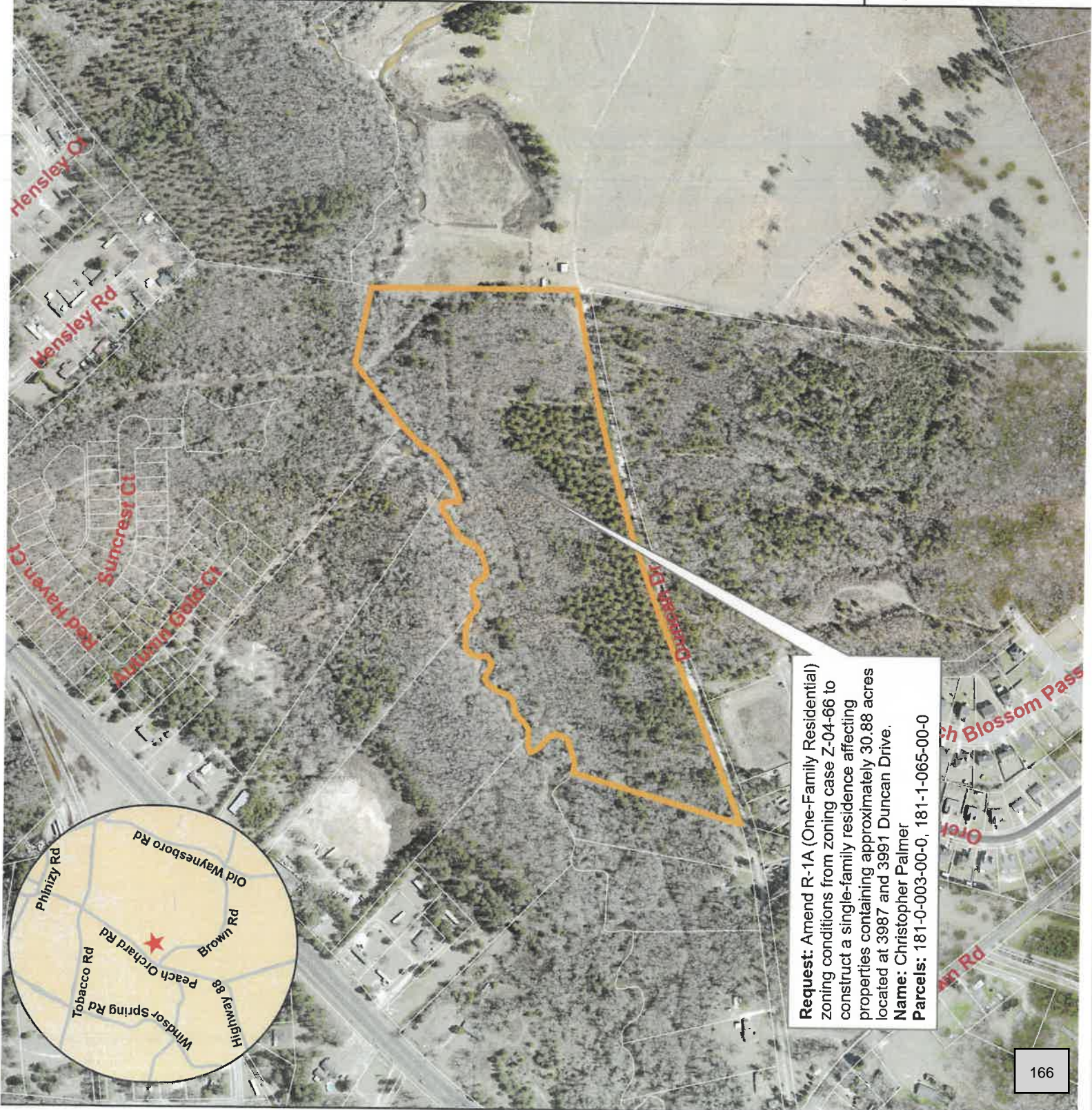
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by the City of Augusta and its departments. The City of Augusta and its departments do not warrant the accuracy of the information shown on this map. It is strictly incidental to the sale or reproduction of this map and data for any reason without the written consent of the Augusta-Richmond County Commission.



Item 7.

800 Feet

0



Request: Amend R-1A (One-Family Residential) zoning conditions from zoning case Z-04-66 to construct a single-family residence affecting properties containing approximately 30.88 acres located at 3987 and 3991 Duncan Drive.
Name: Christopher Palmer
Parcels: 181-0-003-00-0, 181-1-065-00-0







Meeting Name

Meeting Date: May 13, 2025 / Finance Committee

Cover Sheet – Daniel Field Airport Lease for Hustler Super 104 Mower

Department:	Daniel Field Airport
Presenter:	Becky Shealy
Caption:	Approve Daniel Field Airport leasing a Hustler 104 inch cut, zero turn mower for grass cutting on the airfield. This is a 3-year lease of \$9,241.36 annually, for a total amount of \$27,724.10.
Background:	Currently the airport is leasing a John Deere tractor to maintain cutting the grass on the airfield. This lease expires May 23, 2025. The yearly cost of operation for this equipment is greater than anticipated with the fuel consumption and tires constantly needing to be replaced on the cutting deck.
Analysis:	Based on the research of airport maintenance personnel, the Hustler Super 104 is better suited for cutting grass at Daniel Field compared to the John Deere mower currently being used. The front-end loader on the John Deere adds weight to the mower, increasing fuel burn. It is difficult to cut grass in ditches with the John Deere due to the wings not being able to float. The Hustler has mower wings with 15 degree float, up or down. The Hustler will also cut labor time by about 1/3 due to the engine performance. Additional note: the Hustler has a better grade of tires compared to the current tractor. The lease option is also more advantageous to Daniel Field due to the high usage of the mower.
Financial Impact:	This equipment is to be purchased at Hilton Equipment in Columbia, SC as a lease agreement with Western Equipment Finance for a 3-year period. The total amount of the lease is \$27,724.10. The purchase orders are to be issued to Western Equipment Finance in the amount of \$9,241.36 each year, starting May 2025, for 3 years. Daniel Field has the option to turn the equipment back in at the end of the lease, or to purchase for a reduced amount.
Alternatives:	The only other alternative is to deny the approval of the lease.
Recommendation:	The Daniel Field General Aviation Commission recommends approving the 3-year lease of the Hustler mower.
Funds are available in the following accounts:	Daniel Field Airport is an enterprise fund. The funding source for this lease: Org Key: 552-08-1101 Object Code: 52.23110

Joel Schuman • (866) 806-8021

Government Entity Credit Application

ENTITY INFORMATION											
Entity Name*											
Entity Type* (please check one) <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Municipal <input type="checkbox"/> Other:											
Date Founded*					Federal Tax ID #						
Billing Address*				City*		State*		Zip Code*		County or Parish*	
Equipment Address (if different from above)				City		State		Zip Code		County or Parish	
Exempt from Sales Tax <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, enter Sales Tax Exempt #											
Exempt from Personal Property Tax <input type="checkbox"/> Yes <input type="checkbox"/> No Is your revenue less than \$50 Million? <input type="checkbox"/> Yes <input type="checkbox"/> No											
Contact*			Email				WEF Customer Number (if current customer)				
Phone Number*			Cell Number*				Fax Number				
AUTHORIZED SIGNOR INFORMATION											
First Name*				Last Name*				Suffix (i.e. Jr, Sr, II, III)			
Title*			Phone Number			Email					
EQUIPMENT INFORMATION											
Vendor Name			Contact			Phone Number		Requested Term (in months)			
Type of Equipment (please be as specific as possible or include a copy of the quote or invoice)*											
Year	Make		Model		Description			<input type="checkbox"/> New <input type="checkbox"/> Additional Equipment <input type="checkbox"/> Used <input type="checkbox"/> Replacement Equipment			
Equipment Cost*		Amount of Trade-In*		Amount Owed on Trade-In*		Cash Down Payment*		Amount to be Financed*			
Purpose of Use*								Essential Use?*			
								<input type="checkbox"/> Yes <input type="checkbox"/> No			
Anticipated Equipment Order Date					Anticipated Delivery Date						
TERMS AND CONDITIONS											
<p>For purposes of obtaining credit, I (We) certify that all of the information in this application is true and correct. I (We) authorize Western Equipment Finance (Western), a division of Western State Bank, and/or its designees to confirm all information in this application (which may include obtaining credit reports, contacting references, etc.) either in connection with my (our) initial application for credit, or at any time during the term of the lease/finance agreement. I (We) agree to release and waive all claims against Western and those references listed above for all acts or omissions that occur in verifying the same information.</p> <p>Customer Identification Program: To help the government fight the funding of terrorism and money laundering activities, Federal Law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means to you: when you open an account, we will ask for your name, address, date of birth and other information that will allow us to identify you. We may also ask to see your driver's license and other identifying documents.</p>											

Signature

Title

Date

*Denotes required field

SUPER 104	
ENGINE	
Manufacturer	Vanguard, Kawasaki FX series
HP	35HP - Kawasaki FX1000 38.5HP - Kawasaki FX1000 EFI 40HP - Vanguard BIG BLOCK™ EFI w/ Oil Guard (Per SAE J1995)
Displacement	Vanguard 993 cc, 999cc Kawasaki
Cooling	Air cooled
Air Cleaner	Heavy Duty Canister
Engine Warranty	5 year Vanguard 3 year Kawasaki
DRIVE SYSTEM	
Type	Dual hydrostatic
Pumps	Danfoss DDC20
Wheel Motors	Parker TG
Hydraulic Lines	Stainless steel Parker Seal-Lok technology
Reservoir Capacity	3 gallons
Speed	Up to 11 mph
Parking Brakes	Integrated with steering levers
DECKS	
Cutting Width	Rear-discharge: 104"
Cutting Heights	1" - 5.5"
Deck Lift	Hydraulic powered
Depth	5.5"
Blades	5
Blade Length	1 - 23.86" CW 1 - 23.86" CCW 1 - 20.50" CCW 2 - 20.50" CW
Blade Tip Speed	Wing Decks: 15,800 Center Deck: 15,500
Spindles	Ductile cast iron with steel shafts and sealed ball bearings
Drive	Electric PTO clutch
Construction	11ga. welded steel
Spindle Mounts	Reinforced 7ga. doubler
Impact/Trim Areas	1.5" x .375" steel bar
CONSTRUCTION	
Frame	1.5" x 3" steel tubing
Front Axle	Fabricated with tapered roller bearings
Front Caster Wheels	Tapered wheel bearings and debris cap
Front Caster Forks	Fabricated 1/2" steel
GENERAL	
Seat	I3M suspension seat, adjustable armrests and back
Fuel Capacity	12 gallons
Cupholder	Yes
Front Tire	15 x 6.0 - 6
Drive Tire	26 x 12 - 12
Wing Tire	11 x 4 semi-pneumatic
DIMENSIONS	
Weight	2500 lbs
Height	54" 71.5" w/ ROPs
Length	95.5"
Width	106.1" wings down, 80.0" wings up at gauge wheels, 72.5" wings up at deck base
Tire Width	60.3"
Trim Side	23.2"
PRODUCTIVITY*	
Acres Per Hour	9.24

* Number based on 80% efficiency. This rating is to account for actual mowing conditions including overlapping, turning and terrain.
** Specifications are subject to change without notice.



SUPER 104



COMMERCIAL

Item 8.



SUPER 104
HUSTLER

AVAILABLE DECK SIZES
104" RD

SUPER 104

SmoothTrak™ Steering

Precision control to help trim and maneuver easily around obstacles. Other brands have sensitive steering arms causing sudden and jerky movements.

HyperDrive® Hydro System

Features industrial-grade pumps and motors to handle tough jobs and long days.

I3M Suspension Seat

High-back seat with adjustable armrests and 3-inch travel range.

Commercial-Grade Engines

Vanguard Big Block™ EFI with Oil Guard, Kawasaki FX1000, and FX1000 EFI engine options.

Hydraulic Deck Height Adjustment

Raising and lowering your cutting height has never been easier.

Hydraulic Wings

Easily raise and lower wings for transporting.

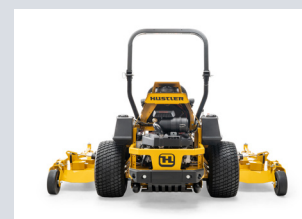


80" Transport Width

Fits most trailers making it easy to transport from job-to-job.

104" Width of Cut

Widest and most productive commercial zero-turn available



SUPER 104

- ✓ **104" Width of Cut**
Widest and most productive commercial zero-turn available.
- ✓ **80" Transport Width**
Fits most trailers making it easy to transport from job-to-job.
- ✓ **HyperDrive® Hydro System**
- ✓ **Mows a football field in under 10 minutes.**



ACCESSORIES

- ▶ Mulch kit
- ▶ Steering lever extension kit
- ▶ Light kit
- ▶ Anti-scalp kit
- ▶ Flasher kit
- ▶ Beacon kit
- ▶ Flex Forks®
- ▶ Hitch kit
- ▶ Semi-pneumatic wheel/tire
15 x 6 Black



**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT
REQUISITION**

99047

DEPARTMENT NAME 1001 Field 1/24/15

DEPARTMENT NUMBER 552-08-001 / 52-2300

DEPARTMENT HEAD Becky Stealy

REQUISITION

REQUISITION DATE

PURCHASE ORDER NUMBER

PURCHASE ORDER DATE

ITEM NO	DESCRIPTION	VENDOR PHONE NUMBER QUOTED BY	NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
			UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	24 lbs - binder 104" car		27724		24411		32948	
2	24 lbs - binder 104" car							
3	24 lbs - binder 104" car							
4	24 lbs - binder 104" car		14425		14425		14425	
5	24 lbs - binder 104" car							
6	24 lbs - binder 104" car							
7	24 lbs - binder 104" car							
8	24 lbs - binder 104" car							
9	24 lbs - binder 104" car							
10	24 lbs - binder 104" car							
11	24 lbs - binder 104" car							
12	24 lbs - binder 104" car							
13	24 lbs - binder 104" car							
14	24 lbs - binder 104" car							
15	24 lbs - binder 104" car							
16	24 lbs - binder 104" car							
17	24 lbs - binder 104" car							
18	24 lbs - binder 104" car							
19	24 lbs - binder 104" car							
20	24 lbs - binder 104" car							
21	24 lbs - binder 104" car							
TOTAL BID			\$		\$		\$	
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								

HILTON'S POWER EQUIP.
5933 TWO NOTCH ROAD
COLUMBIA, S.C. 29823
(803) 786-5472

SOLD TO:

DANIEL FEILD AIRPORT
535 TELFAIR ST
AUGUSTA, GA 30901

SHIP TO:

DANIEL FEILD AIRPORT
535 TELFAIR ST
AUGUSTA, GA 30901

9212300

TERMINAL: 16

SHOP WITH US 24 HOURS A DAY 7 DAYS A WEEK ON OUR

SHIPPED VIA: NO DELIVERY

8:06:37 PAGE: 1 OF 1

WEBSITE AT WWW.HILTONSPOWEREQUIPMENT.COM

SPECIAL INFORMATION

ACCT. NO.	DATE	INVOICE NO.	SALESMAN	STORE	P/O NUMBER	DESCRIPTION	LIST	NET	AMOUNT
9212300	3/24/25	429762	001/001	1					
ORD.	SHIP	B/O	LINE	PART NUMBER		DESCRIPTION			
1	1	1	HUW943217			SUPER 104	27499.10	27499.10	27499.10
1	1	1	P DP/D			PICK UP--DELIVERY	225.00	225.00	225.00

QUOTE ONLY

SUB TOTAL 27724.10
MISC. 0.00
LABOR 0.00
TAX 0.00
INVOICE TOTAL 27724.10

REC'D BY

IMPORTANT NOTICE

It is agreed as part of the consideration for this sale that the price shown hereon for the goods shall be paid on or before the 10th day of the month following the month of purchase. Any portion of the sale price not paid within said time period shall thereafter bear interest at the HIGHEST PREVALUING RATE. All claims and returned goods MUST be accompanied by this invoice. There will be no refund or exchange on electrical parts. The factory warranty constitutes all of the warranties with respect to the sale of this equipment. The seller hereby expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this equipment.

KEEP THIS INVOICE AS IT IS YOUR ONLY COPY.



Home Riding Mowers / Zero Turn Mowers / Hustler Super 104

Hustler Super 104



QUESTIONS? LETS TALK.....

CLICK FOR BEST PRICE



Printed On : 05/06/2025 3:35:29 PM (Sales Rep : CNC - Contact ID: 50297)

Status : **Open**Invoice # : **197355**Type : **Major Unit Quote**Date : **05/06/2025**Contact ID : **55408**Ref. # : **BID ASSIST****Cullens Supply**

910 East Jackson Street
Dublin, Georgia 31021
Main: 478-272-4353

DANIEL FIELD AIRPORT

1775 HIGHLAND AVE
AUGUSTA, Georgia 30904
UNITED STATES
706-733-1647-Business

Selected Units for Sale

N/U	Year	Make	Model	Unit Type	VIN/Serial	MSRP	Sale Price	DOC Fees	Off'l Fees	Setup
N/A		Hustler	944058 Kawasaki FX1000 EFI (38.5hp) 104"	Zero Turn		\$37,670.00	\$27,499.10	\$0.00	\$0.00	\$0.00

Totals		
Unit Price	+	\$27,499.10
Tax	+	\$2,199.93
*** Invoice Total	=	\$29,699.03
Discount Paid	-	\$0.00
*** Discount Total	=	\$29,699.03
Balance Due =		\$29,699.03

Deposit Paid \$0.00

Tax Name
Georgia

Tax Amount
\$2,199.93

Signature



Engineering Services Committee Meeting

Meeting Date: May 13, 2025

Median Modification Design on Robert C. Daniel Pkwy and Exchange Drive

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve entertaining into a contract with Infrastructure Systems Management (ISM) per Annual Contract #25-241 in the amount of \$30,000 to design a median modification to restrict some turning movements at the intersection of Robert C. Daniel Parkway and Exchange Drive to improve safety and traffic flow.
Background:	Currently, there are over 18,000 vehicles per day that travel along this portion of Robert C. Daniel Parkway near Wheeler Road. At this time, the northern end of Exchange Drive at the intersection of Robert C. Daniel Parkway has no turning restrictions. Within the last few months, a new Chick-fil-A restaurant has been completed and opened to the general public.
Analysis:	Prior to the construction of the new Chick-fil-A restaurant, this full-access, uncontrolled intersection had little side street traffic trying to enter onto Robert C. Daniel Parkway. Chick-fil-A restaurants have been known to generate anywhere between 3,000 to 5,000 vehicle trips each day. This is much higher than any of the other existing restaurants and businesses that utilize this intersection. According to the traffic study, a good percentage of the new trips will be utilizing Exchange Drive. For the overall safety of the traveling public and traffic flow, some turning movements will need to be restricted at this intersection.
Financial Impact:	Adequate funds are available for this use.
Alternatives:	Do not approve this request.
Recommendation:	Approve entering into a contract with ISM to complete the design and provide construction plans for a median island modification at the intersection of Robert C. Daniel Parkway and Exchange Drive.
Funds are available in the following accounts:	(\$30,000) 160-041710-52.12115 – Traffic Mitigation fees

REVIEWED AND
APPROVED BY:

HM/dp

Item 9.

Infrastructure Systems Management, LLC

P.O. Box 277, Augusta, Georgia 30903

Tel (706) 250-3228**Fax** (706) 397-3523**Website** www.ismllc-engr.com**Email** accounts@ismllc-engr.com***“Civil & Construction Engineering Services”***
**Infrastructure Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

January 15, 2025

John Ussery, PE
 Assistant Director
 Augusta Engineering Department
 452 Walker Street, Ste. 110
 Augusta, GA 30901

RE: RC Daniel Parkway

Dear Mr. Ussery,

Infrastructure Systems Management (ISM) is pleased to submit this project approach and proposal to Augusta Engineering Department (AED) to provide design services for the RC Daniel Parkway at Exchange Drive.

PROJECT UNDERSTANDING

This project consists of intersection modification at the intersection of Robert C. Daniels and Exchange Drive. Per the request of the City of Augusta's Engineering Department (AED) – Traffic Division, the referenced intersection is proposed to be modified into an “R-Cut” configuration to improve vehicular safety and traffic flow along this congested corridor.

Furthermore, since this intersection is within the purview of Augusta Engineering Department, permitting through the Georgia Department of Transportation will not be required.

It is not anticipated that subsurface utility engineering (SUE), utility relocation, or drainage design or modification will be required. Therefore, costs for these items are not included in the scope.

To that end, the following scope and fee is proposed:

Task 1: Survey

Survey data will be collected at the intersection to include all areas and visible features and utilities within the anticipated work area.

Task 2: Preliminary Design (60% plans)

Preliminary design will include concept and initial layout of the intersection to be submitted to AED for initial comments and approval.

Task 3: Final Plans (100% plans)

Final design plans will include the following:

- Cover Sheet
- Existing Conditions
- Intersection Plan
- Grading Plan

January 15, 2025
John Ussery, PE
Page 2

- Signing & Striping Plan
- Construction Details and Std Drawings
- Erosion Control Plan (Single Stage).

Task 4: Meetings and Coordination

ISM anticipates two meetings prior to final plans: 1) Kick-Off Meeting 2) Concept/Preliminary Plan Review

FEES

Below is a summary of the total fees associated with this project:

Scope	Fee
Survey	\$7,500.00
Preliminary Plans	\$15,000.00
Final Plans	\$5,900.00
Meetings and Coordination	\$1,600.00
Total (Lump)	\$30,000.00

Once again, I appreciate your consideration of ISM for this study and if these fees are acceptable, please sign and return this proposal at your earliest convenience. In the meantime, if you should have any questions, please feel free to call me at (706)-836-5160.

Sincerely,



Steven J. Cassell, PE, PTOE

RFP Opening: RFP Item #25-241 On Call Professional Services for Engineering & Field Design, Small to Medium Scale Maintenance Task Design, Regulatory Periodic Inspection Compliance, Structural Inspections & Investigations, and Construction Miscellaneous Support for Augusta, GA – Engineering and Environmental Services Department

RFP Date: Tuesday, January 21, 2025 @ 11:00 a.m. via ZOOM



Total Number Specifications Mailed Out: 18
 Total Number Specifications Download (Demandstar): 10
 Total Electronic Notifications (Demandstar): 432
 Georgia Procurement Registry: 1353
 Pre-Proposal Conference Attendees: 13
 Total Packages Submitted: 4
 Total Noncompliant: 0

Vendors	Attachment "B"	Addendum 1	E-Verify Number	SAVE Form	Original	Copies 7	Fee Proposal
Cranston LLC 452 Ellis Street Augusta, GA 30901	YES	YES	1215852	YES	YES	YES	YES
Infrastructure Systems Management, LLC. 1557 Broad Street Augusta, GA 30904	YES	YES	1266225	YES	YES	YES	YES
Andurra Group, Inc. 973 Broad Street, Suite A Augusta, GA 30901	YES	YES	11815	YES	YES	YES	YES
Atlas Technical Consultants LLC 2450 Commerce Avenue, Suite 100 Duluth, GA 30096	YES	YES	1380925	YES	YES	YES	YES



Public.Service.Committee.Meeting

Meeting Date: 4/24/2025

Airport - Design Taxiway A4 and G2

Department: Augusta Regional Airport

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

Caption: Motion to approve **Work Authorization #15** to provide Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Taxiway A4 and G2 at Augusta Regional Airport in the amount of **\$677,278.95**.

The current Estimated Cost of Construction of this proposed Taxiway A4 and G2 is approximately \$6,820,850.00.

Background: With the reconstruction of Taxiway F, the majority of AIP eligible airfield pavement will have been reconstructed or rehabilitated within the past 10 years. Per the FAA's records, the only remaining item needing to be addressed prior to funding new AIP eligible pavement or facility projects is the existing "hot spot" located at the intersection of Taxiway E and Runway 17-35. This area of taxiway is deemed as such because of the direct connection along Taxiway E through Runway 17-35. The concern is that a pilot could inadvertently create a runway incursion by simply not holding short of the Runway or maneuvering onto Taxiway A. In order to remove the existing hot spot, a new connector(s) must be designed and constructed to alleviate congestion and provide an outlet to/from Runway 17/35, Taxiway A4 and G2. In 2022, after conversations surrounding projects in the near future, several exhibits were drafted and provided to the FAA depicting the potential Taxiway A4 and G2 connectors. These two taxiways have been approved within the ALP and AGS has received notice of Tentative Allocation of federal funding for design in 2025 with construction to follow in 2026. The taxiway would be designed and laid out as a TDG IV resulting in a 50-foot-wide taxiway with 20-foot shoulders. The overall footprint of construction would be approximately 19,000 square yards.

Once construction is complete on the new connector taxiways, the existing hot spot will be removed, and the remainder of Taxiway A will be constructed to the south. This PROJECT is programmed by the Federal Aviation Administration (FAA) for a Fiscal Year (FY) 2025 design grant and a FY 2026 construction grant.

This Project will include Mobilization, Airfield Safety and Traffic Control, Erosion Control, Stormwater analyzation and potential improvements, demolition, excavation, paving, grading, seeding, and mulching within the project limits at an estimated cost of construction of \$6,820,850.00.

In order to mitigate the existing hotspot, the Project, **AGS – Design Taxiway A4 and G2**, is hereby proposed.

For Federal projects where fees exceed \$100,000, an Independent Fee Estimate (IFE) is required for Federal participation. This proposal is contingent upon the results of an IFE. An IFE is required to determine that the proposed fee requested for the project is within the bounds (within 10%) of the requested scope. The Airport has reached out to a consultant to conduct the IFE.

Analysis:

Improving existing airfield pavement and removing areas deemed safety concerns remains a high priority for AGS and the FAA.

The current Estimated Cost for “**Taxiway A4 and G2**” is approximately **\$6,820,850.00**.

It is hereby requested that the Aviation Commission approve this **Work Authorization # 15**, in a Lump-Sum fee amount of **\$677,278.95**. This work authorization is requested and includes the efforts to develop Plans, Specifications and provide Bidding Services, per FAA Advisory Circulars, for the project.

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

Financial Impact:

This work authorization is proposed to be funded through Federal AIP Grant #61 via a 90/5/5 split between the FAA, GDOT, and Local. Construction is proposed to be funded via FAA AIP grant issued in Fiscal year 2025.

Alternatives:

N/A

Recommendation:

Approve **Work Authorization #15** to provide Engineering Design Services which includes plans, specifications, and services through bidding, for the Construction of the Taxiway A4 and G2 at Augusta Regional Airport in the amount of **\$677,278.95**.

The current Estimated Cost of Construction of this proposed Taxiway A4 and G2 is approximately \$6,820,850.00.

**Funds are available in 551081303-5412110
the following accounts:**

REVIEWED AND N/A
APPROVED BY:

WORK AUTHORIZATION #15
TO
PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT

BETWEEN: Augusta Regional Airport (AGS) (AIRPORT) (“CLIENT”)
1501 Aviation Way, Augusta, GA 30906

AND: Mead and Hunt, Inc. (“CONSULTANT”)
A Wisconsin Corporation

TASK ORDER EFFECTIVE DATE: April 24, 2025

RECITALS

This is the fifteenth (15th) Work Authorization to the PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT dated effective October 17, 2023 between the CLIENT and CONSULTANT (“CONTRACT”).

AGREEMENT

1. Services to be provided. The Scope of Services includes: all work, services, and materials necessary for the design of New Connector Taxiway(s) A4 and G2 (PROJECT). With the reconstruction of Taxiway F, the majority of AIP eligible airfield pavement will have been reconstructed or rehabilitated within the past 10 years. Per the FAA’s records, the only remaining item needing to be addressed prior to funding new AIP eligible pavement or facility projects is the existing “hot spot” located at the intersection of Taxiway E and Runway 17-35. This area of taxiway is deemed as such because of the direct connection along Taxiway E through Runway 17-35. The concern is that a pilot could inadvertently create a runway incursion by simply not holding short of the Runway or maneuvering onto Taxiway A. In order to remove the existing hot spot, a new connector(s) must be designed and constructed to alleviate congestion and provide an outlet to/from Runway 17/35, Taxiway A4 and G2. In 2022, after conversations surrounding projects in the near future, several exhibits were drafted and provided to the FAA depicting the potential Taxiway A4 and G2 connectors. These two taxiways have been approved within the ALP and AGS has received notice of Tentative Allocation of federal funding for design in 2025 with construction to follow in 2026. The taxiway would be designed and laid out as a TDG IV resulting in a 50-foot-wide taxiway with 20 foot shoulders. The overall footprint of construction would be approximately 19,000 square yards.

Once construction is complete on the new connector taxiways, the existing hot spot will be removed and the remainder of Taxiway A will be constructed to the south. Due to this change, the FAA has required the submittal of as-built conditions meeting the parameters the full Scope of Services as defined in Exhibit A.

2. Schedule. The project shall be completed by Spring of 2026 to meet the required deadline set by the FAA for Federal AIP Descretionary Funding.
3. Consideration. The services shall be provided for the lump sum of \$677,574.95. The services will be billed on a percentage complete basis by task. Progress payments shall be made in accordance with the CONTRACT.

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

Accepted by: AUGUSTA AVIATION COMMISSION Approved by: MEAD AND HUNT, INC.

By: _____

Name: Ronic West

Title: Aviation Commission Chair

*The above person is authorized to sign
for Client and bind the Client to the terms
hereof.*

Date: _____

By: _____

Name: Edwin Scott

Title: Vice President, Department Manager

Date: _____

Approval: _____

Authorized Reviewer Signature

ATTACHMENT A

AUGUSTA REGIONAL AIRPORT (AGS)
AUGUSTA-RICHMOND AVIATION COMMISSION
DESIGN NEW CONNECTOR TAXIWAY(S) A4 AND G2
Engineering Design Scope of Services

MARCH 2025

PROJECT DESCRIPTION

This Scope of Services details the preliminary design, 60% design, 90% design, final design, and bid administration services to be provided by MEAD & HUNT, INC. (CONSULTANT), for the New Connector Taxiway(s) A4 and G2 (PROJECT) at the Augusta Regional Airport (Airport) for the Augusta-Richmond County Aviation Commission (OWNER).

BACKGROUND

With the reconstruction of Taxiway F, the majority of AIP eligible airfield pavement will have been reconstructed or rehabilitated within the past 10 years. Per the FAA's records, the only remaining item needing to be addressed prior to funding new AIP eligible pavement or facility projects is the existing "hot spot" located at the intersection of Taxiway E and Runway 17-35. This area of taxiway is deemed as such because of the direct connection along Taxiway E through Runway 17-35. The concern is that a pilot could inadvertently create a runway incursion by simply not holding short of the Runway or maneuvering onto Taxiway A. In order to remove the existing hot spot, a new connector(s) must be designed and constructed to alleviate congestion and provide an outlet to/from Runway 17/35, Taxiway A4 and G2. In 2022, after conversations surrounding projects in the near future, several exhibits were drafted and provided to the FAA depicting the potential Taxiway A4 and G2 connectors. These two taxiways have been approved within the ALP and AGS has received notice of Tentative Allocation of federal funding for design in 2025 with construction to follow in 2026. The taxiway would be designed and laid out as a TDG IV resulting in a 50-foot-wide taxiway with 20-foot shoulders. The overall footprint of construction would be approximately 19,000 square yards.

Once construction is complete on the new connector taxiways, the existing hot spot will be removed, and the remainder of Taxiway A will be constructed to the south. This PROJECT is programmed by the Federal Aviation Administration (FAA) for a Fiscal Year (FY) 2025 design grant and a FY 2026 construction grant. The estimated construction budget for the PROJECT is approximately **Six Million Eight Hundred Twenty Thousand Eight Hundred Fifty Dollars and No Cents (\$6,820,850.00)**. This PROJECT is anticipated to be funded by a FAA Airport Improvement Program (AIP) grant, GDOT Grant and local funds. The PROJECT will be designed to meet FAA standards and will be assembled as a single bid package.

MEAD & HUNT, INC. is the prime consultant and is hereinafter referred to as "CONSULTANT." This Scope of Services was developed by the CONSULTANT with input from the OWNER, FAA, and GDOT.

PROJECT ELEMENTS

The PROJECT will consist of the following elements:

This PROJECT includes engineering design services and development of construction documents for the proposed new Taxiway(s) A4 and G2. The CONSULTANT shall investigate and determine the preferred layout for these new connector Taxiways during the preliminary phase of the project. Prior to moving beyond the preliminary design phase, the CONSULTANT shall meet with the Sponsor and FAA to present the multiple layouts and preferred option. This preferred option will be agreed to by all parties prior to moving forward into the Final Design services phase of the project. Project limits extend from the intersection of Taxiway E and Runway 17-35 to the south approximately 500 linear feet and to the east and west approximately 500 linear feet along Runway 17-35 and 8-26. Other project elements include new taxiway edge lights, guidance signs and cabling; drainage improvements; and new pavement markings.

A project graphic depicting these elements is included as **Attachment 1**.

PROJECT TEAM

The CONSULTANT will assign a Project Manager (PM) to this PROJECT to monitor continuity through each task, as described in this scope. The PM will be responsible for work performed by the CONSULTANT team. Specific project management tasks are detailed within each task.

The CONSULTANT will subcontract with the following subconsultants for specialty services:

- 1) **SUB NAME (SUB): SUB** will perform **DESCRIBE ROLE (GEO_SUB)**.
- 2) **SUB NAME (SUB): SUB** will perform **DESCRIBE ROLE (SURV_SUB)**.
- 3) **SUB NAME (SUB): SUB** will perform **DESCRIBE ROLE (HYDR_SUB)**.

SCOPE OF SERVICES

The CONSULTANT's scope of work for the PROJECT will be tracked as follows:

- Task 1: Preliminary Design
- Task 2: 60% and 90% Design
- Task 3: Final Design
- Task 4: Bid Administration
- Task 5: Additional Services

All tasks defined in this Scope of Services shall be performed in accordance with the terms and conditions of the PROFESSIONAL SERVICES TERM AND CONDITIONS OF AGREEMENT dated October 17, 2023 between the OWNER and the CONSULTANT.

CONSULTANT will provide the services described in the following tasks.

TASK 1 PRELIMINARY DESIGN

1.1 TASK 1 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Task 1 will consist of the following:

- 1.1.1 Prepare Contract and Project Setup
The PM and administrative staff will review and execute the contract between the CONSULTANT and the OWNER. The PM will establish a work breakdown structure to track task-level progress. Administrative staff will create the internal project database for finance tracking and internal project directory.
- 1.1.2 Prepare Project Management Plan
The PM will prepare a Project Management Plan (PMP) that will address the following project elements: Project Team Roles and Responsibilities, Document Distribution Plan, Communications Plan, Quality Control Milestone Summary, and Scope Change Management Plan.
- 1.1.3 Prepare Schedule
The PM will prepare a design and bidding schedule upon receiving the Notice to Proceed (NTP) from the OWNER. This schedule will be updated as preliminary design progresses, adjusting for review times by the OWNER, FAA, and GDOT.
- 1.1.4 Coordinate Internal Design Team
The PM will assign a design team to the PROJECT. Once a design team is established, the PM will implement a task coordination program to assign specific responsibilities to team members. Throughout the design, the PM will coordinate and monitor internal work progress.
- 1.1.5 Coordinate Subconsultants
The PM will prepare subcontracts/work orders for the subconsultants employed by CONSULTANT for the PROJECT upon receiving the NTP from the OWNER. Once subcontracts/work orders are executed, the PM will coordinate subconsultant work efforts. The PM will coordinate with the OWNER for subconsultant field activities and monitor subconsultant work progress.
- 1.1.6 Quality Control Program
The PM will create and implement a quality control (QC) program. As part of this program, the PM will assign both QC and quality assurance (QA) team members to the PROJECT. The PM will prepare a detailed QC checklist that will be shared with the internal design team.
- 1.1.7 Project Controls

The PM will track design costs weekly. At the beginning of each month, the PM will review accrued costs from the previous month and work with accounting staff to prepare invoices for the OWNER. The invoices will be submitted per the OWNER's standard invoice requirements. The invoice will reference the percent complete of each task based on the work breakdown structure and this scope. The PM will review subconsultant invoices.

The PM will oversee the badging process for CONSULTANT and subconsultant personnel, acting as the authorized signer for staff. It is anticipated that three (3) personnel will require badging to complete the PROJECT. Badging consists of four (4) hours of badge training and two (2) hours of travel, with badging and background check fees totaling \$100.00 per person.

The Project Manager will create, maintain, update and internally distribute the safety program for CONSULTANT's on-site personnel.

1.1.8 Scope Development

The CONSULTANT will develop a scope of services and fee proposal for the PROJECT and negotiate a scope of services, fee proposal, and agreement for subconsultants. The CONSULTANT will submit the initial project scope of services electronically to the OWNER and the FAA for review and comment. The CONSULTANT will revise the scope of services and send it electronically along with a blank fee spreadsheet in Excel format to the OWNER for establishment of an independent fee estimate as required by *Section 300 – Procurement of Professional Services*, of the AIP Sponsor Guide. Transmittal to an optional third-party consultant for the independent fee estimate (IFE) will be the responsibility of the OWNER. The IFE will be a separate contract managed by the OWNER. The CONSULTANT will not have contact with the IFE consultant.

Once the IFE is complete, the CONSULTANT will provide the cost proposal and the PM will work with the OWNER to clarify the scope and fee if the project, or any task, is outside of the 10% standard margin as defined in FAA AC 150/5100-14E, *Architectural, Engineering, and Planning Consultant Services*, Section 2.14.3.

OWNER shall keep a record of negotiations as required by FAA AC 150/5100-14E.

1.2 **TASK 1 PROJECT MEETINGS AND COMMUNICATION**

The CONSULTANT will participate in meetings and phone calls during Task 1. Meetings and communication items will be as follows:

1.2.1 Internal Project Kickoff Meeting

The PM will conduct a meeting, up to one hour, with the internal design team (anticipated to consist of PM, Engineer III, Engineer II, Administrative Assistant, SUB, 1, SUB 2), to present the PROJECT, project budget, design schedule, major project elements, and internal protocol.

1.2.2 Project Kickoff Meeting with OWNER

The CONSULTANT will prepare for and conduct a meeting, up to one and a half (1.5) hours, with the OWNER and FAA to present the PROJECT, including introductions, design schedule, and major project elements. Up to five (5) members from CONSULTANT team will attend (anticipated to consist of PM, Engineer III, Administrative Assistant, SUB 1, SUB 2I). The meeting is anticipated to be held at the Airport with the FAA in teleconference. The CONSULTANT will prepare an agenda and exhibits to support the meeting. CONSULTANT team will collaborate to create meeting minutes and distribute via email to all that attended the meeting. The project kickoff meeting will consist of travel time for the following team members PM – 4 hours, Engineer III – 4 hours, Administrative Assistant – 2.5 hours.

1.2.3 Site Investigation

The CONSULTANT will perform an initial site investigation. The investigation will include the following tasks:

- a. The CONSULTANT will review existing record drawings.
- b. The CONSULTANT will generate a map of the Airport to use in documenting the existing conditions.
- c. Up to three (3) members from CONSULTANT team (anticipated to consist of PM and Engineer II) will travel to the Airport and conduct a site investigation. This will be concurrent with the project kick-off meeting. The site investigation including travel time is anticipated to be PM – 4 hours, Engineer II -2 hours.
- d. For electrical conditions, the CONSULTANT will coordinate with Airport Operations staff in advance of the site visit so that the Airport can plan for and execute temporary shut-off of the electrical circuit.
- e. The OWNER will provide qualified staff to access buildings and open in-ground structures to determine utility and circuit routing.
- f. The CONSULTANT team will walk the site to observe existing pavement and drainage conditions, and existing features that are within project limits.
- g. Owner will provide Meggar readings of each circuit to be used or replaced in the project.
- h. Existing pavement condition will not be evaluated for this project.

1.2.4 Weekly Internal Progress Meetings

The PM will conduct weekly meetings, up to one (1) hour, with the internal design team to discuss the project schedule and work progress. Up to five (5) members from CONSULTANT team (anticipated to consist of PM, Engineer II, Administrative Assistant), and one representative from each sub-consultant will attend each meeting. Up to sixteen (16) meetings are anticipated during Task 1.

1.2.5 Monthly Progress Meetings with OWNER

The CONSULTANT will conduct monthly meetings, up to one (1) hour, with the OWNER to discuss the project schedule, work progress, and coordination items. Up to two (2) members from CONSULTANT team will attend each meeting (anticipated to consist of PM and Engineer III). Up to four (4) meetings are anticipated during Task 1. The meetings will be held virtually.

1.2.6 Present Preliminary Submittal to OWNER

The CONSULTANT will prepare for and conduct a meeting, up to two (2) hours, with the OWNER to present the preliminary design submittal. Up to three (3) members from CONSULTANT team will attend (anticipated to consist of PM, Engineer III, and Engineer II). The meeting will be held in person. The CONSULTANT will prepare an agenda, exhibits and minutes to support the meeting.

1.2.7 Present Preliminary Submittal to FAA and GDOT

The CONSULTANT will prepare for and conduct a meeting, up to one (1) hour, with the FAA, GDOT, Tenants and OWNER to present the preliminary design submittal. Up to three (3) members from CONSULTANT team will attend (anticipated to consist of PM, Engineer III, and Engineer II). The meeting will be held in person. The CONSULTANT will prepare an agenda, exhibits and minutes to support the meeting.

1.2.8 General Communication with OWNER

The CONSULTANT will communicate with the OWNER throughout Task 1 via phone calls or email in addition to the meetings listed herein.

1.3 TOPOGRAPHIC SURVEYING

The CONSULTANT will [subcontract with **SUBNAME (SURV_SUB)** to] conduct a topographic survey of the project limits.

1.3.1 Coordination and File Preparation [for **SUB**] (CONSULTANT)

The CONSULTANT will coordinate the work efforts of **SURV_SUB** and prepare files to facilitate the topographic survey. The work will include the following subtasks:

- a. CONSULTANT will prepare an exhibit for **SURV_SUB** showing the approximate survey limits and specific features to be surveyed. A preliminary version of this exhibit is included as **Attachment 2**.

- b. CONSULTANT will coordinate with the OWNER and SURV SUB to determine a schedule for survey fieldwork and logistics of Airport access.

1.3.2 Field Work and Drawing Preparation ([by subconsultant – SURV SUB] [by CONSULTANT])

Topographic Survey: [SURV SUB] [CONSULTANT] will conduct a topographic survey consisting of the following elements:

- a. Attend an airfield safety training session as required by the OWNER. Daytime work will be performed on a pull-back basis. Airport staff with support from the CONSULTANT will provide escort for the survey crew. SUB will be equipped with a radio to monitor pilot communications, if needed.
- b. Tie topographic survey to NAD 83/NAVD 88 State Plane Coordinate System and existing vertical and horizontal control points, including at least two Primary Airport Control monuments (PACs).
- c. Perform bench loop and traverse procedures to verify accuracy of vertical and horizontal control points.
- d. Provide temporary survey control points for the plan set (minimum of four) for contractor layout during construction.
- e. Survey pavement on a 25-foot grid and 25 feet along construction limits. Survey will include the pavement centerline, edge of pavement, 10 feet from edge of pavement, and 50-foot increments beyond edge of pavement. Include all grade breaks, flowlines, and taper and curve start/end.
- f. Survey identifiable flow lines, grade brakes, top of bank points, pavement joins, and markings.
- g. Survey location and elevations of pull boxes, catch basins, lights, airfield signs, and other structures/utilities within the survey limits.
- h. Survey underground utilities at encountered structures where access is possible, and provide rim elevation, pipe sizes, pipe type, direction, and invert elevations of utilities. Survey outlet structures, including those outside of survey limits that lead into or away from the site. Survey will not perform confined space access.
- i. Survey location of pavement borings.
- j. Provide 3D digital terrain model (DTM) and line work for surveyed features compatible with AutoCAD Civil 3D 2022 or previous versions.

- k. Upon CONSULTANT review, SUB will provide a PDF of the final topographic survey stamped and sealed by a Professional Licensed Surveyor, along with a comma delimited file (*.csv) for all points surveyed and copy of field survey notes for utilities.
- l. Provide up to five (5) additional day(s) of field work (8-hour shift during daytime hours) for follow-up items.
- m. [Conduct a PAPI obstacle clearance surface verification consisting of the following elements:

For purposes of the proposal, the OCS is assumed to be clear, and additional survey will not be required.

1.3.3 Convert Survey Data for CAD Software (CONSULTANT)

The CONSULTANT will analyze the topographical surveying data and prepare the data for use with computer modeling. Included are the following sub-tasks:

- a. The CONSULTANT will review the survey drawing provided by SURV_SUB and compare it with notes taken during site walk, prior survey drawings, the master base map, satellite imagery, and available site photos.
- b. The CONSULTANT will update the master base map drawing to replace existing line work with surveyed features. The master base map will then be the project base map to be depicted as existing conditions in the plans.
- c. The CONSULTANT will review the DTM provided by SURV_SUB and check that the contours reflect the expected ground surface conditions. CONSULTANT will review survey point elevations at tie-in locations and confirm project limits.
- d. The CONSULTANT will establish runway and taxiway alignments based on the surveyed runway threshold monuments and as-built data. These alignments will be depicted in the plans and used for contractor layout.

1.3.4 See SUBNAME (SURV SUB) scope for additional topographic survey services.

1.4 GEOTECHNICAL INVESTIGATION

The CONSULTANT will subcontract with NOVA to conduct a geotechnical investigation of the project site.

1.4.1 Coordination and Testing Requirements for NOVA (CONSULTANT)

The CONSULTANT will coordinate the work efforts of NOVA and establish testing requirements for the geotechnical investigation. The work will include the following subtasks:

- a. The CONSULTANT will review record drawings and geotechnical reports to gather information on existing soil conditions and pavement sections. The CONSULTANT will provide this information to NOVA to support their investigation.
- b. The CONSULTANT will determine the type and frequency of geotechnical testing required for the design. The testing will consider pavement type, design methodology, type of wheel loading, and weight of design aircraft. Anticipated tests are included in NOVA's scope of work below.
- c. The CONSULTANT will prepare an exhibit for NOVA showing the approximate boring locations. A preliminary version of this exhibit is included as **Attachment 3**.
- d. The CONSULTANT will coordinate with the OWNER and NOVA to determine a schedule for geotechnical field work and logistics of Airport access.

- 1.4.2 Field Work, Laboratory Testing, and Report Preparation (Subconsultant – NOVA)
Conduct a geotechnical investigation per FAA Advisory Circular (AC) 150/5320-6G, *Airport Pavement Design and Evaluation*. The investigation will consist of the following elements:

Field Work

- a. Perform utility mark-out via 811 (call811.com) in advance of field work to coordinate the location of utilities within the selected site location.
- b. Attend an airfield safety training session as required by the OWNER. It is anticipated that daytime work will be required, and that airport staff and CONSULTANT staff will provide escort for the field crew. SUB will be equipped with a radio to monitor pilot communications if needed.
- c. Drill **NUMBER (#)** borings at a minimum depth of 10 feet (10') below the surface elevation.
- d. Drill **NUMBER (#)** of pavement cores to establish existing pavement thickness in addition to borings.
- e. Backfill borings under pavement and in open field with cuttings, compacted by automatic drop hammer. Core all pavement borings to provide a smooth wall to patch against.
- f. Patch all pavement cores with high strength, quick setting, non-shrink mortar. Dye mortar black in asphalt pavement patches.
- g. In-situ infiltration tests will not be required.

Soil Investigation and Boring Log

- a. Sample, identify, and classify soils per with ASTM D420, *Standard Guide for Site Characterization for Engineering Design and Construction Purposes*, ASTM D2488, *Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*, and ASTM D2487, *Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)*.
- b. Develop a graphic log that summarizes the results of the soil explorations that includes location, date performed, type of exploration, surface elevation, thickness of pavement section layers, depth of soil materials, sample locations and identification numbers, soil classification, water table, penetration tests, moisture content, unit weight, and remarks. Graphic logs shall be no larger than 8.5x11 format.

Soil Tests and Analysis

- a. In situ moisture content and unit dry weight for split-ring samples from the borings and/or test pit (ASTM D2937). Identify in-place compaction. NUMBER (#) total tests.
- b. ASTM D421, *Standard Practice for Dry Preparation of Soil Samples for Particle-Size Analysis and Determination of Soil Constants*. NUMBER (#) total tests.
- c. ASTM D 422, *Standard Test Method for Particle-Size Analysis of Soils and Existing Aggregate Base*. NUMBER (#) total tests.
- d. ASTM D 4318, *Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils*. NUMBER (#) total tests.
- e. Moisture-Density Relations of Soils. The pavements will be designed to accommodate the design aircraft (maximum takeoff weight greater than 60,000 pounds). Use ASTM Method D 1557, *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³)*. If expansive soils are encountered, use ASTM D698, *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort*. NUMBER (#) total tests.
- f. Estimates of earthwork shrinkage/swell based on in-situ density test results and assumed final density values.
- g. ASTM D 1883, *Standard Test Method for California Bearing Ratio of Laboratory-Compacted Soils*. Provide one (1) CBR test for each different major soil type. Refer to FAA AC 150/5320-6G, Section 2.3.9.11.3 for additional information regarding number of CBR tests. It is anticipated there will be NUMBER (#) total tests on native subgrade, and NUMBER (#) total tests on lime and/or cement stabilized subgrade (at optimum content of stabilizing agent)].

- h. The area is not known or suspected to have been subject to AFFF discharge. PFOS/PFAS sampling is not required.

Geotechnical Report and Design Review

- a. Prepare a draft report detailing the findings of the geotechnical investigation. The report will include a summary of the field investigation, site conditions, soil materials, groundwater analysis, recommendations for soil strength values and subgrade preparation, frost depth, potential for encountering unsuitable materials, and appendices containing the boring logs and tests performed.
- b. After CONSULTANT, and OWNER review the draft report, complete the final report.
- c. Review the Engineer's Design Report prepared by the CONSULTANT for conformance with the geotechnical recommendations.

1.4.3 Analyze Data (CONSULTANT)

Analyze the data from the draft report and existing previous geotechnical data, consisting of the following sub-tasks:

- Review geotechnical recommendations.
- Determine appropriate data for pavement design.
- Evaluate existing pavement sections for potential recycling and reuse.
- Evaluate shrink, swell, and consolidation potential.

1.4.4 See SUBNAME (GEO SUB) scope for additional geotechnical services.

1.5 PRELIMINARY PAVEMENT DESIGN

The CONSULTANT will use information obtained in the geotechnical investigation to calculate the pavement sections required to support the design aircraft using FAA AC 150/5320-6G, *Airport Pavement Design and Evaluation*. This work will consist of the following sub-tasks:

- a. The CONSULTANT will develop an aircraft fleet mix. This will include reviewing FAA Traffic Flow Management System Counts (TFMSC), reviewing fleet mixes for previous projects at the Airport, obtaining OWNER input on observed aircraft operations, organizing the data into a table with aircraft type, Maximum Take-Off Weight (MTOW), and annual departures.
- b. The CONSULTANT will perform pavement design using the FAA program FAARFIELD. This will include establishing an existing subgrade strength based on CBR data from the geotechnical report, inputting the fleet mix into the model, and running the program to obtain the required thicknesses for new pavement and aggregate base. CONSULTANT will evaluate up to **NUMBER (#)** pavement sections for use in a life-cycle cost estimate.
- c. The CONSULTANT will use FAARFIELD to determine required subgrade compaction percentages at specific depths. This will be compared with geotechnical recommendations, existing soil conditions, and earthwork analysis to identify subgrade compaction requirements for the project areas.

- d. The CONSULTANT will use FAARFIELD to design a paved shoulder section with the reduced aircraft loading requirements detailed in FAA AC 150/5320-6G.
- e. The CONSULTANT will evaluate pavement rehabilitation options for existing pavements based on the condition observed in the site investigation and the findings of the geotechnical investigation.

1.6 PRELIMINARY GEOMETRIC DESIGN

The CONSULTANT will design runway and taxiway geometry per FAA AC 150/5300-13B, *Airport Design*. This work will consist of the following subtasks:

- a. The CONSULTANT will determine centerline locations based on centerline separation requirements per FAA AC 150/5300-13B.
- b. The CONSULTANT will determine standard taxiway width and fillet geometry based on the Taxiway Design Group (TDG) for the design aircraft per FAA AC 150/5300-13B.

1.7 PRELIMINARY SURFACE GRADING DESIGN

The CONSULTANT will design grading of the paved and unpaved surfaces based on compliance with FAA AC 150/5300-13B. This work will consist of the following sub-tasks:

- a. The CONSULTANT will create a Digital Terrain Model (DTM) using AutoCAD Civil 3D.
- b. [The CONSULTANT will design a taxiway centerline profile that will meet the longitudinal grading requirements of FAA AC 150/5300-13B.
- c. The CONSULTANT will create standard cross sections indicating grades for pavement, shoulder, and unpaved areas using.
- d. Tie-in locations may not conform to current standards or ultimate design. Therefore, transition zones may be required. The CONSULTANT will design a finish-grade surface for each transition area up to the adjoining pavement. The transition areas will meet FAA AC 150/5300-13B where possible while considering constructability.
- e. The CONSULTANT will design unpaved infield areas to drain and tie into existing storm drain infrastructure. Grades will meet the requirements of the applicable safety areas defined in FAA AC 150/5300-13B.

1.8 PRELIMINARY STORM DRAIN DESIGN

The CONSULTANT will design improvements to the storm drain system per FAA AC 150/5320-5D, *Airport Drainage Design*. This work will consist of the following sub-tasks:

- a. The CONSULTANT will perform an existing condition watershed analysis to determine existing flow rates that are tributary to each drainage basin.

- b. The CONSULTANT will evaluate the catchment areas defined in the preliminary grading design. The CONSULTANT will perform a watershed analysis of the preliminary catchment areas for the design storm per FAA AC 150/5320-5D to determine peak flows.
- c. The CONSULTANT will design storm drainpipes to connect the new drainage structures to existing storm drain infrastructure. The CONSULTANT will design the diameter, slope, and material to meet the design flow per FAA AC 150/5320-5D.
- d. The CONSULTANT will design an underdrain system to keep groundwater away from the pavement section. The underdrain will consist of perforated plastic pipe in a trench with porous backfill wrapped in filter fabric and will tie into existing or new storm drainpipes.
- e. The PROJECT will result in a significant increase of impervious area. Stormwater impacts will be mitigated by directing runoff to open air basins and infiltration.

1.9 PRELIMINARY PAVEMENT MARKING DESIGN

- a. The CONSULTANT will design pavement markings per FAA AC 150/5340-1M, *Standards for Airport Markings*.

1.10 PRELIMINARY ELECTRICAL DESIGN

The CONSULTANT will design the proposed lighting and signage system per FAA AC 150/5340-30J, *Design and Installation Details for Airport Visual Aids*. Included are the following subtasks:

- a. The CONSULTANT will design edge light locations based on the proposed pavement geometry.
- b. The CONSULTANT will design sign locations based on the proposed pavement geometry. The location, offset from pavement edge, and legend configuration will be per FAA AC 150/5340-18G, *Standards for Airport Sign Systems*.
- c. The CONSULTANT will design a preliminary conduit and circuit layout, with junction structure locations.]
- d. The CONSULTANT will determine where new infrastructure will connect to existing. It is anticipated that new cable, transformers, cans, and fixtures will be installed for the PROJECT.
- e. The CONSULTANT will perform a preliminary evaluation of proposed electrical loads to determine the required regulator size.
- f. The CONSULTANT will determine temporary circuit routing required to facilitate construction.

1.11 PREPARE PRELIMINARY PLANS

The CONSULTANT will prepare preliminary plan sheets depicting the proposed improvements. The following is a preliminary list of drawings.

Sheet Number	Sheet Description	No. of Sheets
G-001	Cover Sheet	1
G-002	Sheet Index, Legend, and Abbreviations	1
G-020	Project Layout Plan	1
G-080	Phasing Plan	4
C-101	Demolition Plans	4
C-401	Grading and Drainage Plans	4
C-441	Drainage Improvement Plans	4
C-601	Pavement Marking Plans	4
E-201	Airfield Electrical Layout Plans	4
Total Number of Sheets		27

1.12 PREPARE PRELIMINARY ENGINEER'S DESIGN REPORT

The CONSULTANT will prepare a Preliminary Engineer's Design Report (EDR) [to document the basis and findings of the preliminary design.

Elements of the EDR typically include the following:

- Introduction / Scope
- History of the Existing System
- Site Investigation (Including Photographs)
- Topographic Survey
- Geotechnical Investigation
- Design Standards
- Pavement Design (Including Fleet Mix and FAARFIELD Models)
- Geometric Design
- Surface Grading Design
- Storm Drain Design
- Pavement Marking Design
- Electrical Design (Including Load Calculations as Appendix)
- NAVAID Impacts
- Impacts to FAA-Owned Facilities
- Lighting and Signage
- Environmental Considerations (Including Environmental Documentation)
- Utility Information
- Availability of qualified and capable contractors to perform the work
- Modifications to AIP Standards (See Additional Services)
- Delineation of AIP Eligible and Ineligible Work Items
- DBE Participation

- Construction Safety and Phasing Plan / Considerations for Airport Operational Safety
- Project Schedule
- Engineer's Estimate Probable Construction Cost
- Life Cycle Cost Analysis
- Design Review Meeting Minutes

1.13 PREPARE PRELIMINARY COST ESTIMATE

1.13.1 Preliminary Earthwork Analysis

Due to the extent of grading improvements, a detailed analysis of site volumes will be required to determine excavation, fill, and off-haul quantities. The CONSULTANT will determine cut and fill volumes using AutoCAD. CONSULTANT will consider existing and proposed pavement sections and unusable vegetated surface layer unsuitable for subgrade fill material to determine effective volumes.

1.13.2 Calculate Estimated Preliminary Quantities

The CONSULTANT will calculate necessary quantities for the various work items. Quantities will be consistent with the specifications and acceptable quantity calculation practices.

1.13.3 Prepare Preliminary Cost Estimate

The CONSULTANT will provide a construction cost estimate based on record cost data and similar work using the calculated preliminary quantities. In addition to construction cost, the CONSULTANT will estimate total eligible project costs including OWNER administration, construction administration, resident engineer services, and materials testing. These additional costs will be provided to support the OWNER in the grant planning process.

1.14 SUBMIT FAA FORM 7460-1

A Notice of Proposed Construction (FAA Form 7460-1) is necessary to evaluate potential obstructions to air navigation and navigational communication facilities. Up to **three (3)** 7460-1 submissions are anticipated during preliminary design.

CONSULTANT will generate one (1) 7460-1 submission for the drill rig used during the geotechnical investigation. This submission will include exhibits(s) identifying equipment height and limits of work in latitude and longitude coordinates for the work area as well as timing of work.

CONSULTANT will generate one (1) 7460-1 submission for the proposed final project construction. This submission will include exhibits(s) identifying operational clearances of roads, aircraft movement areas, and structures. The exhibits will require latitude and longitude coordinates for all proposed new work.

CONSULTANT will submit the 7460-1s and related exhibits electronically through the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) portal for FAA review.

A separate 7460 will be required for each crane to be used during construction. This operation is time-sensitive and contractor-dependent. Therefore, it is not included in this scope and must be performed by the contractor after project award.

1.15 GRANT APPLICATION ASSISTANCE

1.16 PREPARE PRELIMINARY SUBMITTAL

1.16.1 Internal QA Review

The QA staff assigned by the PM, typically at least a Senior Associate, as part of the quality control program will perform an internal review of the deliverables listed below. The review will be performed using Bluebeam software. The PM will review the QA markups, determine the corrective action, and direct the changes. The QA reviewer will backcheck resolution of comments before release of deliverables.

1.16.2 Submit Preliminary Deliverables to OWNER

The CONSULTANT will finalize assembly of the deliverables listed below and submit to the OWNER for review. The deliverables will be submitted electronically using Newforma file transfer software.

TASK 1 DELIVERABLES

- 1) Kickoff Meeting Agenda and Minutes – Electronic submittal
- 2) Design Review Meeting Agenda and Minutes – Electronic submittal
- 3) Preliminary Plans – Electronic submittal and one hard copy
- 4) Preliminary EDR (including cost estimate) – Electronic submittal and one hard copy
- 5) Topographic Survey and Base Mapping
- 6) Preliminary Geotechnical Report
- 7) Preliminary Drainage Report

TASK 2 60% AND 90% DESIGN

2.1 TASK 2 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Task 2 will consist of the following:

2.1.1 Update PMP

The PMP created during Task 1 will be updated to incorporate the latest project protocols.

2.1.2 Update Schedule

The schedule created during Task 1 will be updated throughout design based on review times by the OWNER and FAA.

2.1.3 Coordinate Internal Design Team

The PM will continue to coordinate and monitor internal work progress during Task 2.

2.1.4 Coordinate Subconsultants

The PM will continue to coordinate and monitor subconsultant work progress during Task 2.

2.1.5 Quality Control Program

The PM will continue to review the QC checklist, and the design team will continue to update the design log during Task 2.

The PM and assigned QC team members will regularly review work performed by the design team. Prior to finalizing the 60% and 90% submittals, the assigned QA team members will review the documents to be submitted.

2.1.6 Project Controls

The PM will continue to maintain the project budget spreadsheet, track costs weekly, and prepare invoices as defined in Task 1. It is anticipated that **NUMBER (#)** invoices will be prepared during Task 2.

2.2 TASK 2 PROJECT MEETINGS AND COMMUNICATION

The CONSULTANT will participate in meetings and calls during Task 2. Meetings and communication items will be as follows:

2.2.1 **Weekly** Internal Progress Meetings

The PM will conduct **weekly** meetings with the internal design team to discuss the project schedule and work progress. Up to three (3) members from CONSULTANT team will attend each meeting. Up to **twenty four** (24) meetings are anticipated during Task 2.

2.2.2 **Monthly** Progress Meetings with OWNER

The CONSULTANT will conduct **monthly** meetings with the OWNER to discuss the project schedule, work progress, and coordination items. Up to three (3) members from CONSULTANT team will attend each meeting (anticipated to consist of PM, Senior Associate, and Engineer II). Up to four (4) meetings are anticipated during Task 2. The meetings will be held [in person] [virtually].

2.2.3 Present 60% and 90% Submittal to OWNER; Site Visit

The CONSULTANT will prepare for and conduct a meeting with the OWNER to present both the 60% and 90% design submittals. Up to three (3) members from CONSULTANT team will attend in-person (anticipated to consist of PM, Engineer III, and Engineer II). Both meetings are anticipated to be held at the Airport. The CONSULTANT will prepare an agenda, exhibits, and minutes to support the meeting. During the same trip, the CONSULTANT will investigate the site to document existing conditions based on specific items identified throughout the 60% and 90% design.

2.2.4 General Communication with OWNER

The CONSULTANT will communicate with the OWNER throughout Task 2 via phone calls or email in addition to the meetings listed herein.

2.3 **60% AND 90% PAVEMENT DESIGN**

The CONSULTANT will update the pavement design based on OWNER's, FAA's, and SUB's review of the Preliminary and 60% design documents.

The CONSULTANT will provide the Pavement Classification Rating (PCR) for new and reconstructed pavement. The PCR computations will be accomplished per FAA AC 150/5335-5D, *Standardized Method of Reporting Airport Pavement Strength – PCR*, and FAARFIELD software. The findings and recommendations of the PCR determination will be presented in the Engineer's Design Report.

2.4 **60% AND 90% GEOMETRIC DESIGN**

The CONSULTANT will update the geometric design based on OWNER's and FAA's review of the Preliminary and 60% design documents.

2.5 **60% AND 90% SURFACE GRADING DESIGN**

The CONSULTANT will refine the surface grading design based on OWNER's and FAA's review of the Preliminary and 60% design documents. The CONSULTANT will generate the surfaces to the accuracy required for construction. The design will consist of the following elements and considerations:

- a. The CONSULTANT will update the DTM for the finish ground surface using AutoCAD Civil 3D.
- b. The CONSULTANT will update the taxiway centerline profile.
- c. The CONSULTANT will create detailed cross sections indicating grades for pavement, shoulder, and unpaved areas using Civil 3D corridors and assemblies. The cross-section slopes will be designed to meet the transverse grading requirements of AC 150/5300-13B.
- d. The CONSULTANT will update the finish grade surface for each taxiway transition area.

2.6 60% AND 90% STORM DRAIN DESIGN

The **CONSULTANT** will update the storm drain design based on OWNER review of the preliminary and 60% documents. The CONSULTANT will update the plans to the accuracy required for construction. The design will consist of the following elements and considerations:

- a. The CONSULTANT will update the catchments and watershed analysis based on updates to the grading plan.
- b. The CONSULTANT will update the storm drainpipe design based on updates to the watersheds.
- c. The CONSULTANT will model the proposed storm drain infrastructure using AutoCAD Civil 3D pipe networks and generate plans and profiles for each storm drain.
- d. The CONSULTANT will perform inlet capacity calculations and determine headwater during maximum flow events.
- e. The CONSULTANT will update underdrain elevations based on updates to the surface and storm drain.

2.7 60% AND 90% ELECTRICAL DESIGN

CONSULTANT will perform a 60% and 90% design of the proposed lighting and signage system, per FAA AC 150/5340-30J. Included are the following sub-tasks:

- a. The **CONSULTANT** will design the elevation of the proposed lights to match the shoulder grade. This will include developing a detail that shows how the collar elevation ties into the shoulder surface.
- b. The **CONSULTANT** will refine the layout of proposed airfield guidance sign improvements. This updated design will include elevation analysis with respect to existing ground surface and detailed positioning of signs with respect to existing site features. The CONSULTANT will create a matrix identifying proposed sign legends.
- c. The **CONSULTANT** will refine the conduit and circuit layout, including junction structure locations. This updated design will include specific removal and connection requirements, trench details, number, and size of conduit in each trench, number and size of cable in each conduit, type of junction structure, and counterpoise and grounding details.
- d. The **CONSULTANT** will design sign locations based on the proposed pavement geometry. The location, offset from pavement edge, and legend configuration will be per FAA AC 150/5340-18G, *Standards for Airport Sign Systems*.
- e. The **CONSULTANT** will design a preliminary conduit and circuit layout, with junction structure locations.

- f. The **CONSULTANT** will determine where new infrastructure will connect to existing. It is anticipated that new cable, transformers, cans, and fixtures will be installed for the PROJECT.
- g. The **CONSULTANT** will determine temporary circuit routing required to facilitate construction.

2.8 PREPARE 60% AND 90% PLANS

Based on OWNER and FAA review of the preliminary and 60% submittals, the CONSULTANT will update the plans for the 60% and 90% submittals. The CONSULTANT will prepare plan sheets depicting the proposed improvements. The following is a general list of drawings typical for this project type.

Sheet Number	Sheet Description	No. of Sheets
G-001	Cover Sheet	1
G-002	Sheet Index	1
G-003	Legend & Abbreviations	1
G-004	General Notes	1
G-021	Project Layout Plan	4
G-041	Survey Control Plan	1
G-061	Quantities Table	1
G-081	Construction Safety and Phasing Plans	4
G-091	Construction Safety and Phasing Details	2
B-051	Plan and Log of Soil Borings	5
C-021	Erosion Control Plans	4
C-031	Erosion Control Details	3
C-051	Demolition Plans	4
C-061	Demolition Details	1
C-081	Project Geometrics	4
C-091	Existing Conditions	4
C-101	Grading and Drainage Plan	4
C-201	Taxiway Plan and Profiles	4
C-301	Typical Sections	2
C-311	Paving Details	1
C-321	Jointing Plans	4
C-341	Jointing Details	1
C-441	Storm Drain and Underdrain Plan and Profiles	8
C-451	Storm Drain Details	3
C-651	Marking Plan	4
C-671	Marking Details	1
C-901	Cross Sections	8
E-001	Airfield Electrical Legend, Notes, and Abbreviations	1
E-101	Airfield Electrical Demolition Plans	4
E-201	Airfield Electrical Layout Plans	4
E-301	Airfield Electrical Signage and Light Plans	4
E-601	Airfield Electrical Details	3
Total Number of Sheets		97

2.9 PREPARE 60% AND 90% SPECIFICATIONS

The CONSULTANT will assemble the specifications as stated below for the OWNER to use in obtaining competitive bids for the work. The documents will meet current FAA Standards for AIP-funded projects and incorporate OWNER-specific specifications/provisions when required per FAA instruction.

2.9.1 Bidding and Contract Documents

The FAA requires the following sections be included in the bidding documents for all Federally funded projects. CONSULTANT will prepare the documents based on FAA standards. Where the OWNER has additional or overlapping requirements, CONSULTANT will review the bidding and contract documents provided by the OWNER and notify the OWNER of conflicts. CONSULTANT will include applicable OWNER requirements in the bidding and contract documents. The documents must include the following sections:

- Notice to Bidders (Advertisement for Bids)
- FAA Instructions to Bidders
- Proposal Forms
- Statement of Qualifications
- Bid Schedule
- Sample Agreement
- Insurance Requirements
- Bonds and Guarantees

2.9.2 OWNER General Provisions

The CONSULTANT will coordinate with the OWNER to include the OWNER-specific General Provisions in the specification package. The CONSULTANT will perform a review to identify areas in the OWNER-specific General Provisions that may conflict with Required Federal Contract Provisions and the FAA General Contract Provisions and provide comments to the OWNER for their consideration and action.

2.9.3 Required Federal Contract Provisions

Federal laws and regulations require that specific contract provisions be included in federally funded contracts as established within the grant assurances. The CONSULTANT will prepare the Required Federal Contract Provisions. These requirements cover the following:

- Affirmative Action Requirement
- Buy American Preference
- Civil Rights
- Davis-Bacon Act Requirements
- Disadvantaged Business Enterprise
- Equal Employment Opportunity
- Federal Fair Labor Standards Act (Minimum Wage)

- Lobbying and Influencing Federal Employees
- Prohibition of Segregated Facilities
- Occupational Safety and Health Act

2.9.4 Project-Specific Special Provisions for Airport Construction

The CONSULTANT will prepare Special Provisions to address or expand on conditions specific to construction on airports. Special Provisions typically include the following items:

- General Safety Requirements, Airfield Safety and Traffic Control
- Construction Schedule Requirements
- Time Limitations
- Work Hour Limitations
- Project Sequencing and Potential Delays
- Barricades and Runway Closure Markers
- Radio Communication
- Access and Security
- Required Training
- General Site Information and Requirements
- Submittal Procedures
- Contractors Construction Superintendent Requirements
- Badging Requirements
- Gate Guard Requirements

2.9.5 FAA Standard Specifications for Construction of Airports

The CONSULTANT will prepare FAA General Contract Provisions, general construction items, and technical specifications per FAA AC 150/5370-10H, *Standard Specifications for Construction of Airports*. The following FAA Standard Specifications are expected in this PROJECT:

- a. Part 1 – General Contract Provision
 - i. Section 10 Definition of Terms
 - ii. Section 20 Proposal Requirements and Conditions
 - iii. Section 30 Award and Execution of Contract
 - iv. Section 40 Scope of Work
 - v. Section 50 Control of Work
 - vi. Section 60 Control of Materials
 - vii. Section 70 Legal Regulations and Responsibility to Public
 - viii. Section 80 Execution and Progress
 - ix. Section 90 Measurement and Payment
- b. Part 2 – General Construction Items
 - i. Item C-100, Contractor Quality Control Program (CQCP)
 - ii. Item C-102, Temporary Air and Water Pollution, Soil Erosion, and Siltation Control

- iii. Item C-105, Mobilization
- iv. Item C-110, Method of Estimating PWL
- c. Part 3 – Sitework
 - i. Item P-101, Preparation/Removal of Existing Pavements
 - ii. Item P-152, Excavation, Subgrade, and Embankment
 - iii. Item P-153, Controlled Low-Strength Material (CLSM)
 - iv. Item P-154, Subbase Course
- d. Part 4 – Base Courses
 - i. Item P-209, Crushed Aggregate Base Course
- e. Part 5 – Stabilized Base Courses
 - i. Item P-304, Cement-Treated Aggregate Base Course (CTB)
 - ii. Item P-306, Lean Concrete Base Course
- f. Part 6 – Flexible Pavements
 - i. Item P-401, Asphalt Mix Pavement
 - ii. Item P-403, Asphalt Mix Pavement Surface Course
- g. Part 7 – Rigid Pavements
 - i. Item P-501, Cement Concrete Pavement
- h. Part 9 – Miscellaneous
 - i. Item P-605, Joint Sealants for Pavements
 - ii. Item P-610, Concrete for Miscellaneous Structures
 - iii. Item P-620, Runway and Taxiway Marking
- i. Part 11 – Drainage
 - i. Item D-701, Pipe for Storm Drains and Culverts
 - ii. Item D-705, Pipe Underdrains for Airports
 - iii. Item D-751, Manholes, Catch Basins, Inlets and Inspection Holes
 - iv. Item D-752, Concrete Culverts, Headwalls, and Miscellaneous Drainage Structures
- j. Part 12 – Turfing
 - i. Item T-901, Seeding
 - ii. Item T-904, Sodding
 - iii. Item T-905, Topsoil
- k. Part 13 – Lighting Installation
 - i. Item L-108, Underground Power Cable for Airports
 - ii. Item L-110, Airport Underground Electrical Duct Banks and Conduits
 - iii. Item L-115, Electrical Manholes and Junction Structures
 - iv. Item L-125, Installation of Airport Lighting Systems

2.10 PREPARE 60% AND 90% ENGINEER'S DESIGN REPORT

Based on OWNER and FAA review of the preliminary and 60% submittals, the CONSULTANT will update the Engineer's Design Report (EDR). The 60% and 90% EDR will further define project design considerations and track decisions made during the design process.

2.11 PREPARE 60% AND 90% COST ESTIMATE

2.11.1 60% and 90% Earthwork Analysis

The CONSULTANT will update the earthwork analysis based on the 60% and 90% design.

2.11.2 Calculate Estimated 60% and 90% Quantities

The CONSULTANT will update the quantities based on the 60% and 90% design.

2.11.3 Prepare 60% and 90% Cost Estimate

The CONSULTANT will update the cost estimate based on the 60% and 90% design.

2.12 PREPARE CONSTRUCTION SAFETY AND PHASING PLAN

2.12.1 The CONSULTANT will prepare a Construction Safety and Phasing Plan (CSPP) document in conformance with FAA Standards and FAA AC 150/5370-2G, *Operational Safety on Airports During Construction*. The final CSPP will be included in the bid documents package and generally includes the following information:

- a. Overview and Purpose
- b. Construction Safety Responsibility of Each Party
- c. Construction Phasing, including:
 - Tasking and time limitations: To establish a fair construction duration, the CONSULTANT will prepare an estimated critical-path construction schedule. The schedule will be based on productivity rates observed in similar projects. This schedule will not relieve the contractor of their responsibility to prepare a detailed schedule of work nor allow them to modify the performance durations of the contract.
 - Areas and operations affected by construction.
 - Wildlife management.
 - Hazardous materials management.
 - Inspection requirements.
 - Marking and signs for access routes.
 - Protection of runway and taxiway critical areas.
 - Safety plan compliance document.
- d. Construction Safety and Phasing Plan Sheet(s)

- 2.12.2 After OWNER and FAA's review and acceptance, the CSPP will be uploaded to the OEAAA online portal for FAA review and approval. CONSULTANT will generate one (1) 7460-1 submission for the proposed Construction Safety and Phasing Plan (CSPP). Submission will follow guidance provided in FAA's Standard Operating Procedure (SOP) 1.00 – FAA Evaluation of Sponsor's Construction Safety and Phasing Plans. These submissions will include exhibits identifying points-of-interest in latitude and longitude coordinates, including work site area, staging/stockpile locations, construction equipment heights, and haul routes.

2.13 PREPARE 60% AND 90% SUBMITTAL

2.13.1 Internal QA Review

The QA staff assigned by the PM as part of the quality control program will perform an internal review for the 60% and 90% submittal deliverables listed below. The review will be performed using Bluebeam software. The PM will review the QA markups, determine the corrective action, and direct the changes.

2.13.2 Independent Technical Review

2.13.3 Submit 60% and 90% Deliverables to OWNER

The CONSULTANT will finalize assembly of the 60% and 90% deliverables listed below and submit to the OWNER for review. The deliverables will be submitted electronically using Newforma file transfer software.

TASK 2 DELIVERABLES

- 1) Design Review Meeting Agenda and Minutes – Electronic submittal
- 2) 60% and 90% Plans – Electronic submittal and two (2) hard copies
- 3) 60% and 90% Specifications – Electronic submittal and one (1) hard copy
- 4) 60% and 90% EDR (including Cost Estimate) – Electronic submittal
- 5) CSPP – Electronic submittal

TASK 3 FINAL DESIGN

3.1 TASK 3 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Task 3 will consist of the following:

3.1.1 Update PMP

The PMP created during Task 1 will be updated to incorporate the latest project protocols.

3.1.2 Update Schedule

The schedule created during Task 1 will be updated throughout design based on review times by the OWNER and FAA.

3.1.3 Coordinate Internal Design Team

The PM will continue to coordinate and monitor internal work progress during Task 3.

3.1.4 Coordinate Subconsultants

The PM will continue to coordinate and monitor subconsultant work progress during Task 2.

3.1.5 Quality Control Program

The PM will complete the review of the QC checklist.

The PM and assigned QC team members will regularly review work performed by the design team. Prior to issuance of the final design, the assigned QA team members will review the documents to be submitted.

3.1.6 Project Controls

The PM will continue to maintain the project budget spreadsheet and, track costs weekly and prepare invoices as defined in Task 1. It is anticipated that NUMBER (#) invoices will be prepared during Task 3.

3.2 TASK 3 PROJECT MEETINGS AND COMMUNICATION

The CONSULTANT will participate in meetings and calls during Task 3. Meetings and communication items will be as follows:

3.2.1 Weekly Internal Progress Meetings

The PM will conduct weekly meetings with the internal design team to discuss the project schedule and work progress. Up to three (3) members from CONSULTANT team will attend each meeting. Up to two (2) meeting(s) are anticipated during Task 3.

3.2.2 Monthly Progress Meetings with OWNER

The CONSULTANT will conduct monthly meeting(s) with the OWNER to discuss the project schedule, work progress, and coordination items. Up to three (3) members from CONSULTANT team will attend each meeting (anticipated to consist of PM, Engineer III, and Engineer II). One (1) meeting is anticipated during Phase 3. The meeting will be held virtually.

3.2.3 General Communication with OWNER

The CONSULTANT will communicate with the OWNER throughout Task 3 via phone calls or email in addition to the meetings listed herein.

3.3 PREPARE FINAL PLANS

Based on OWNER and FAA review of the 90% submittal, the CONSULTANT will update the plans.

3.4 PREPARE FINAL SPECIFICATIONS

Based on OWNER and FAA review of the 90% submittal, the CONSULTANT will update the specifications.

3.5 PREPARE FINAL ENGINEER'S DESIGN REPORT

Based on OWNER review of the 90% submittal, the CONSULTANT will update the EDR.

3.6 PREPARE FINAL COST ESTIMATE

3.6.1 Calculate Estimated Final Quantities

The CONSULTANT will update the quantities based on the final design.

3.6.2 Prepare Final Cost Estimate

The CONSULTANT will update the cost estimate based on the final design.

3.7 PREPARE FINAL CONSTRUCTION SAFETY AND PHASING PLAN

Based on OWNER and FAA review of the 90% submittal, the CONSULTANT will update the CSPP.

3.8 PREPARE FINAL SUBMITTAL

3.8.1 Internal QC Review

The PM and QC staff assigned by the PM as part of the quality control program will perform an internal review of the final updated deliverables listed below. The review will be performed using Bluebeam software. The PM will review the QA markups, determine the corrective action, and direct the changes. The QA reviewer will backcheck resolution of comments before release of deliverables.

3.8.2 Submit Final Deliverables to OWNER

The CONSULTANT will complete assembly of the final deliverables listed below and submit to the OWNER. The deliverables will be submitted electronically using Newforma file transfer software.

TASK 3 DELIVERABLES

- 1) Final Plans – Electronic submittal and two (2) hard copies
- 2) Final Specifications – Electronic submittal and one (1) hard copies
- 3) Final EDR (including Cost Estimate) – Electronic submittal
- 4) Final CSPP – Electronic submittal and one (1) hard copies

TASK 4 BID ADMINISTRATION

4.1 TASK 4 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Task 4 will consist of the following:

4.1.1 Update Schedule

The schedule created during Task 1 will be updated to show bid administration milestones.

4.1.2 Prepare Invoices

The PM will continue to track costs weekly and prepare invoices as defined in Task 1. It is anticipated that **NUMBER (#)** invoices will be prepared during Task 4.

4.2 TASK 4 PROJECT MEETINGS AND COMMUNICATION

The CONSULTANT will participate in meetings and calls during Task 4. Meetings and communication items will be as follows:

4.2.1 Monthly Progress Meetings with OWNER

4.2.2 Pre-Bid Conference

The CONSULTANT will prepare for and conduct a pre-bid conference with potential contractors and the OWNER to review the PROJECT and answer questions. Up to two (2) members from CONSULTANT team will attend in-person (anticipated to consist of PM and Engineer II). The conference should be conducted at the Augusta-Richmond Procurement office and include a site visit. The OWNER will provide escort to the prospective bidders to view the project site. CONSULTANT will prepare a meeting agenda and minutes for distribution by the OWNER.

4.2.3 General Communication with OWNER

The CONSULTANT will communicate with the OWNER throughout Task 4 via phone calls or email in addition to the meetings listed herein.

4.3 ADVERTISEMENT FOR BIDS

The OWNER will be responsible for procuring and performing the advertisement for bids.

4.4 BID DOCUMENTS DISTRIBUTION

The CONSULTANT will package and supply the bidding documents to the OWNER for uploading by the OWNER on the OWNER's advertising platform.

4.5 RESPOND TO BIDDERS' QUESTIONS

During the bidding process, the CONSULTANT will clarify the bidding documents and answer questions from prospective bidders. CONSULTANT will receive bidder questions and issue responses in a formal addendum. Bidders may seek clarification of the bidding documents up to one (1) week before the bid is due.

4.6 BID ADDENDA

The CONSULTANT will prepare and issue bid addenda to interpret, clarify, or change the bidding documents during bidding. Addenda will be made available to QuestCDN plan holders. Up to two (2) addenda are anticipated.

4.7 BID OPENING

CONSULTANT will attend the bid opening at the site and time identified in the bid advertisement. OWNER will receive and timestamp bids.

4.8 BID REVIEW, BID TABULATION, AND COST/PRICE ANALYSIS

The OWNER will perform the initial bid review for compliance with Instructions to Bidders and determine if each bid is responsive.

The CONSULTANT will review all responsive bids for adherence to the requirements of the bidding documents. The CONSULTANT will prepare a spreadsheet of bids and bid items for each bidder. The CONSULTANT will input the as-bid unit prices into the spreadsheet and confirm mathematical computations of the bids. CONSULTANT will evaluate unit costs to check for unbalanced bids. The CONSULTANT will provide the OWNER with the name of the Apparent Low Bidder.

4.9 PREPARE RECOMMENDATION OF AWARD

The CONSULTANT will prepare a Recommendation of Award for the OWNER to accept or reject the submitted bids. If the recommendation is to award, CONSULTANT will prepare a letter for use on OWNER letterhead to send to the FAA requesting FAA concurrence with award. If the recommendation is to reject all bids, the CONSULTANT will supply an explanation for the recommendation and possible alternative actions that the OWNER might be able to pursue to complete the PROJECT.

4.10 FEDERAL GRANT CLOSEOUT REPORT

CONSULTANT will prepare a closeout report. OWNER will provide financial documents and forms for CONSULTANT to compile and submit in the report. Components of the report will include the following:

- Section I – Project Overview
 - Project Location
 - Environmental Mitigation

- Grant “Special” Conditions
- Section II – Administrative costs incurred by OWNER, with explanation
- Section III – Engineering Design Contract
- Section IV – Not Applicable to Design-Only Grant
- Section V – Closeout Documents
 - Final Payment Summary Worksheet
 - Signed copy of FAA form SF-271
 - Signed copy of FAA form SF-425
 - DBE Participation Summary Form

4.11 PREPARE ISSUED FOR CONSTRUCTION DOCUMENTS

CONSULTANT will compile an “Issued for Construction” set of contract documents that incorporate the addenda and the answers to bidder questions issued during the bid period. CONSULTANT will delineate unawarded portions of the project, including bid alternates. The documents will be signed, sealed, and labeled “Issued for Construction”.

TASK 4 DELIVERABLES

- 1) Bid Documents – one (1) of Hard copies
- 2) Bid Review, Bid Tabulation, and Cost/Price Analysis – Electronic submittal
- 3) Recommendation of Award – Electronic submittal
- 4) Federal Grant Close-out report – Electronic submittal
- 5) “Issued for Construction” Documents – Electronic submittal and one (1) hard copies

ADDITIONAL SERVICES

CONSULTANT will perform a cost effectiveness determination on pavements using life-cycle cost analysis (LCCA) methodology, per FAA AC 150/5320-6G, via the following steps:

1. Establish alternative design strategies.
2. Determine activity timing (analysis period that includes at least one rehabilitation of each alternative).
3. Estimate direct costs (estimate future costs in constant dollars and discount to the present using real discount rate).

The analysis period is the period of time over which alternative pavement sections are compared and is not necessarily the design life used for the pavement design. CONSULTANT will coordinate analysis periods to be evaluated with OWNER and FAA on federally funded projects. The LCCA will be documented in the Engineer’s Design Report.

Routine maintenance costs, such as incidental crack sealing, have a marginal effect on net present value (NPV) and will not be analyzed. Initial construction, planned preventative maintenance, and rehabilitation costs will be analyzed. Salvage value will be based on the remaining functional life of an alternative at the end of the analysis period.

The LCCA will assume that all alternatives will achieve the desired result of a smooth, foreign object debris (FOD)-free surface with adequate profile and texture to safely operate aircraft. The LCCA will determine which design alternative results in the lowest total cost over the life of the project and what are the user-cost impacts of alternative strategies. The LCCA will utilize the most recent discount rate published by the Office of Management and Budget (OMB), as appropriate for a cost effectiveness analysis. Residual salvage values will be calculated on the straight-line depreciated value of the alternative at the end of the analysis period. The LCCA will consider the initial cost and life expectancy of the various alternatives, local materials, environmental factors, and contractor capability.

An LCCA in support of a pavement section does not ensure that funds will be available to support the initial construction.

This PROJECT is not expected to require a modification of FAA design standards; therefore, a Modification to Standards (MOS) is excluded from this scope of services.

CONSULTANT will prepare the FAA AIP Construction Grant Application and submit it electronically to OWNER for signature. Application preparation is expected to include the following:

- Application for Federal Assistance Forms and Reports (Federal 424 form)
- Application for Development Projects (Federal 5100-100 form)
- CIP/Pre-application Data Sheet
- Standard DOT Title VI Assurances
- Certification for Contracts, Grants, Loans, and Cooperative Agreements
- Airport Sponsor Assurances
- FAA Advisory Circulars Required for use in AIP Funded and PFC Approved Projects
- Sponsor Certification for Selection of Consultants
- Sponsor Certification for Project Plans and Specifications
- Sponsor Certification for Equipment/Construction Contracts
- Sponsor Certification for Construction Project Final Acceptance
- Sponsor Certification of Drug-Free Workplace
- Sponsor Certification for Certification and Disclosure Regarding Potential Conflict of Interest
- Title VI Pre-Award Sponsor Checklist
- Cost Break-out for reimbursable expenses (Owner vs FAA)

It is expected that up to three (3) submittals of the grant application will be sufficient for approval through the FAA. The stages of submittal are the preliminary grant application, final grant application after opening of bids, and corrected final after construction FAA review and project award. The post-construction grant close-out process are not included in this process.

Creating the 3-year DBE plan and establishing the DBE goal is excluded from this scope of services.

PREPARE CATEX

Preparation of a CATEX is excluded from this scope of services.

[CONSULTANT will review [and revise] [and recreate] the existing Signage and Marking Plan (S&MP). CONSULTANT will coordinate with the OWNER and their assigned FAA Part 139 Certification Inspector for review. Updates to the S&MP will be provided to the OWNER and FAA in electronic PDF format. CONSULTANT will incorporate comments received and generate a revised S&MP that includes the proposed improvements for future inclusion into the Airport Certification Manual (ACM).]

Review and recreation of the Signage and Marking Plan is excluded from this scope of services.

Attendance at, and presentation to, a project-specific Safety Risk Management Panel (SRMP) is excluded from this scope of services.

Envision® certification is not desired by the OWNER and is excluded from this scope of services.

Any requested or required services beyond this scope shall be negotiated at the unit cost rates shown in **Attachment 5**.

SERVICES TO BE PROVIDED BY THE OWNER

The OWNER and CONSULTANT agree that the following items will be provided by the OWNER. If these or any additional items are added to the CONSULTANT's scope of services, they will be considered extra services and require a negotiated fee and an amendment to the contract.

- 1) Payment of fees, easements, and permit fees from city, state, county, utilities, and others.
- 2) Outreach to tenants, ATCT, and other shareholders to convey the project goals and timing.
- 3) Required permits will be managed and administered by OWNER or other parties unless specifically identified in CONSULTANT scope of services. These permits may include, but are not limited to, Federal and State environmental clearances (ex: Clean Water Act 404 permit, NEPA, NPDES, Clean Air Act); public utility connection permits and review fees; construction/contractor permits (ex: hauling, erosion control, storm water, air quality, fugitive dust).
- 4) Conduct airfield safety training for subconsultants.
- 5) Access to the site for CONSULTANT and subconsultants.
- 6) Access to the site for prospective bidders during the bid advertisement.
- 7) Transmission of data to CONSULTANT such as reports, "as-built" drawings, and other information related to the PROJECT.

- 8) Review of draft documents from CONSULTANT within a reasonable amount of time, including review comments provided in writing. OWNER review comments from various individuals and departments shall be provided in writing and shall be returned to the CONSULTANT as a single package representing OWNER's review comments.
- 9) Protection of digital information or data supplied by CONSULTANT from contamination, misuse, or changes.

SERVICES TO BE EXCLUDED

The OWNER and CONSULTANT agree that the following items will be excluded from this scope. If these or any additional items are added to the CONSULTANT's scope of services, they will be considered extra services and require a negotiated fee and an amendment to the contract.

- 1) Expert witness testimony.
- 2) Incorporating and providing as-builts of the proposed work.
- 3) Construction Administration and support services.
- 4) Landscaping architecture services.
- 5) Ornamental fence design.
- 6) Architectural services for signs and structures.
- 7) Floodplain modifications (ex: LOMR).
- 8) Right-of-way engineering (ex: establishing/dissolving easements).
- 9) Update of Airfield Pavement Management System (APMS) with surveyed PCI data.
- 10) Update to Airport Land Use Compatibility Plan (ALUCP).
- 11) Re-design services, in the event of lack of funding, contractor pricing, bids exceeding project budget, changes in Owner or Tenant direction or proposed changes by the contractor or other issues.

SCHEDULE OF COMPLETION

A tentative design and bidding schedule is included as **Attachment 4**. The schedule assumes that the OWNER will issue a design Notice to Proceed (NTP) by **May 1, 2025**. Based on the current FAA grant schedule, the construction of this PROJECT is programmed for a **FY 2026** AIP grant. Therefore, opening of bids is expected to occur **May 2026** to align with the grant application timeline. The tentative schedule includes design and review periods and OWNER milestones for advertisement and award. Estimated durations for each applicable task is shown below:

TASK 1

- 1) The estimated duration to complete the preliminary submittal is eighty (80) working days after receipt of NTP from the OWNER.

TASK 2

- 1) The estimated duration to complete the 90% submittal is eighty (80) working days after receipt of OWNER and FAA comments on the preliminary submittal, which includes a two (2) week OWNER/FAA review period on the 60% submittal.

TASK 3

- 1) The estimated duration to complete the final submittal is within twenty (20) working days after receipt of OWNER and FAA comments on the 90% submittal.

TASK 4

- 1) The estimated duration of bidding is forty (40) working days after issuance of final submittal.
- 2) The CONSULTANT will submit the Recommendation of Award within five (5) working days after receipt of the bid proposal documents from the OWNER.

Design durations do not include OWNER and FAA review periods unless stated. Once the design NTP is received from the OWNER, the CONSULTANT will prepare and maintain a project schedule that includes estimated OWNER and FAA review periods.

COMPENSATION FOR SERVICES

Payment for all work outlined in scope of services: Tasks 1, 2, 3, 4, and 5 shall be a lump sum of **NUMBER (\$#####)** dollars. This fee includes labor, materials, expenses, and incidentals necessary to complete the work as described herein. The design engineering fee is included as **Attachment 5** to this scope of services. Payments will be made monthly based on the percentage of work complete.

Billing for these tasks will be broken down on CONSULTANTS's invoices as follows:

- Task 1: Preliminary Design (\$#####)
- Task 2: 60% and 90% Design (\$#####)
- Task 3: Final Design (\$#####)
- Task 4: Bid Administration (\$#####)
- Task 5: Additional Services (\$#####)

END OF SCOPE

Attachments

Attachment 1 – Project Graphic

Attachment 2 – Topographic Survey Limits

Attachment 3 – Approximate Boring Locations

Attachment 4 – Design Engineering Fee

Respectfully submitted,

MEAD & HUNT, INC.

Author
Project Manager

Add Name
Vice President

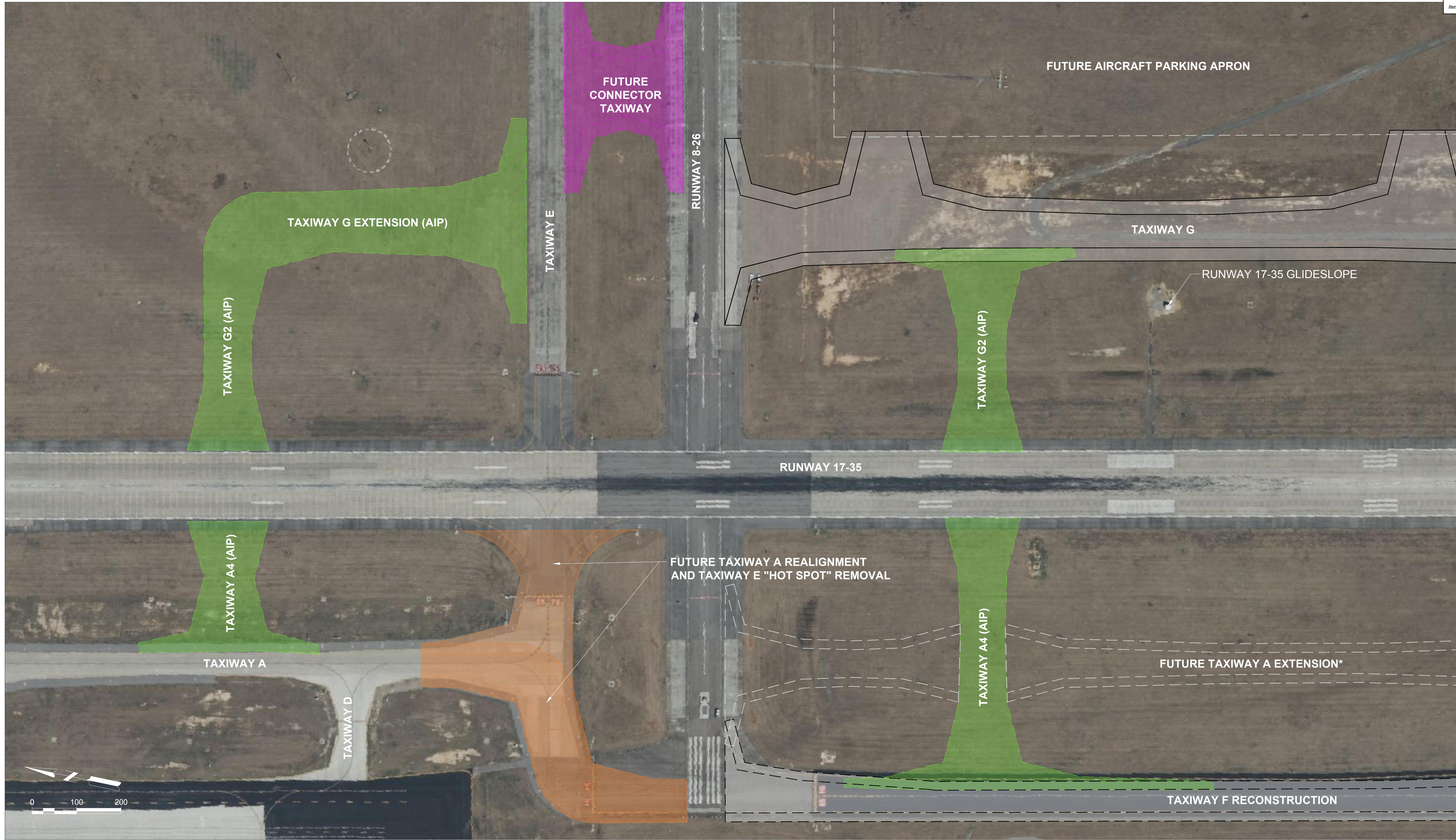
Attachment 1

Attachment 2

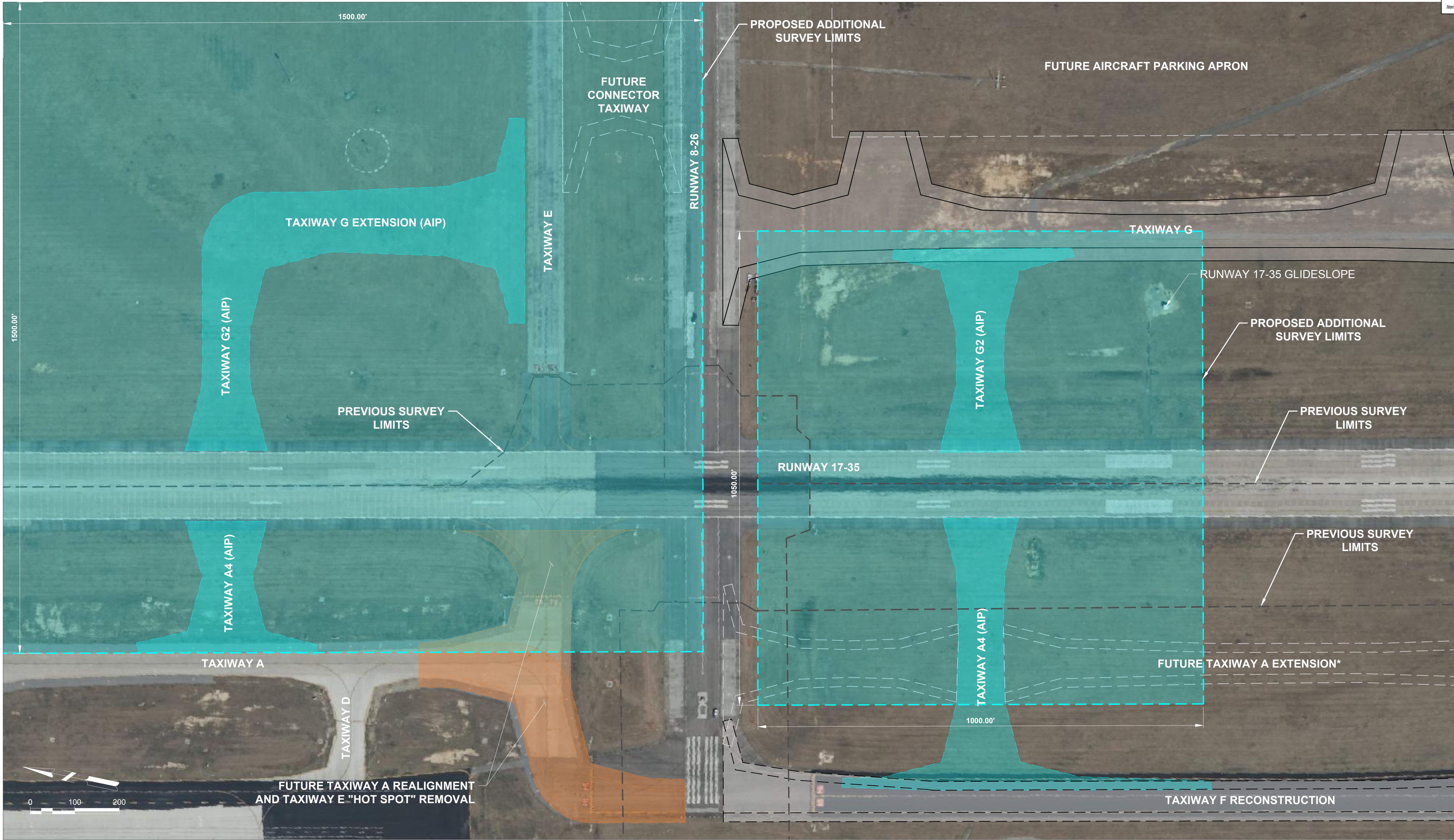
Attachment 3

Attachment 4

Attachment 5



X:\01197000\REFUTURE PROJECTS\2025 DES - TWY A4 AND G2\SURVEY EXHIBIT.DWG
4/15/2025 4:35:51 PM



AUGUSTA REGIONAL AIRPORT
1501 AVIATION WAY
AUGUSTA, GA
TAXIWAY A4 & G2 - HOTSPOT MITIGATION
0119700-XXXXXXX.01
4/15/2025

AUGUSTA REGIONAL AIRPORT - TAXIWAY A4 & G2 (SURVEY EXHIBIT)



Augusta Regional Airport (AGS)
Design New Connector Taxiway(s) A4 and G2
Engineering Design Fee Estimate



Date: 4/18/2025

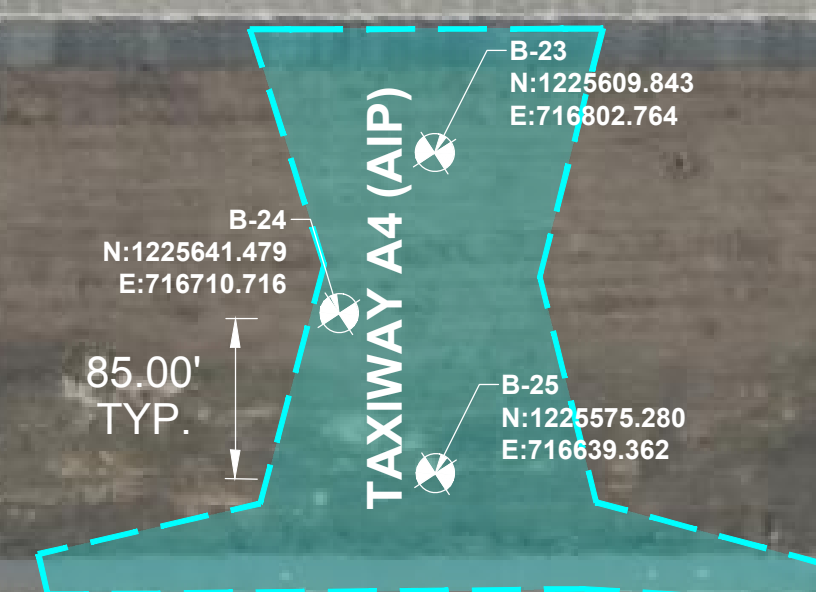
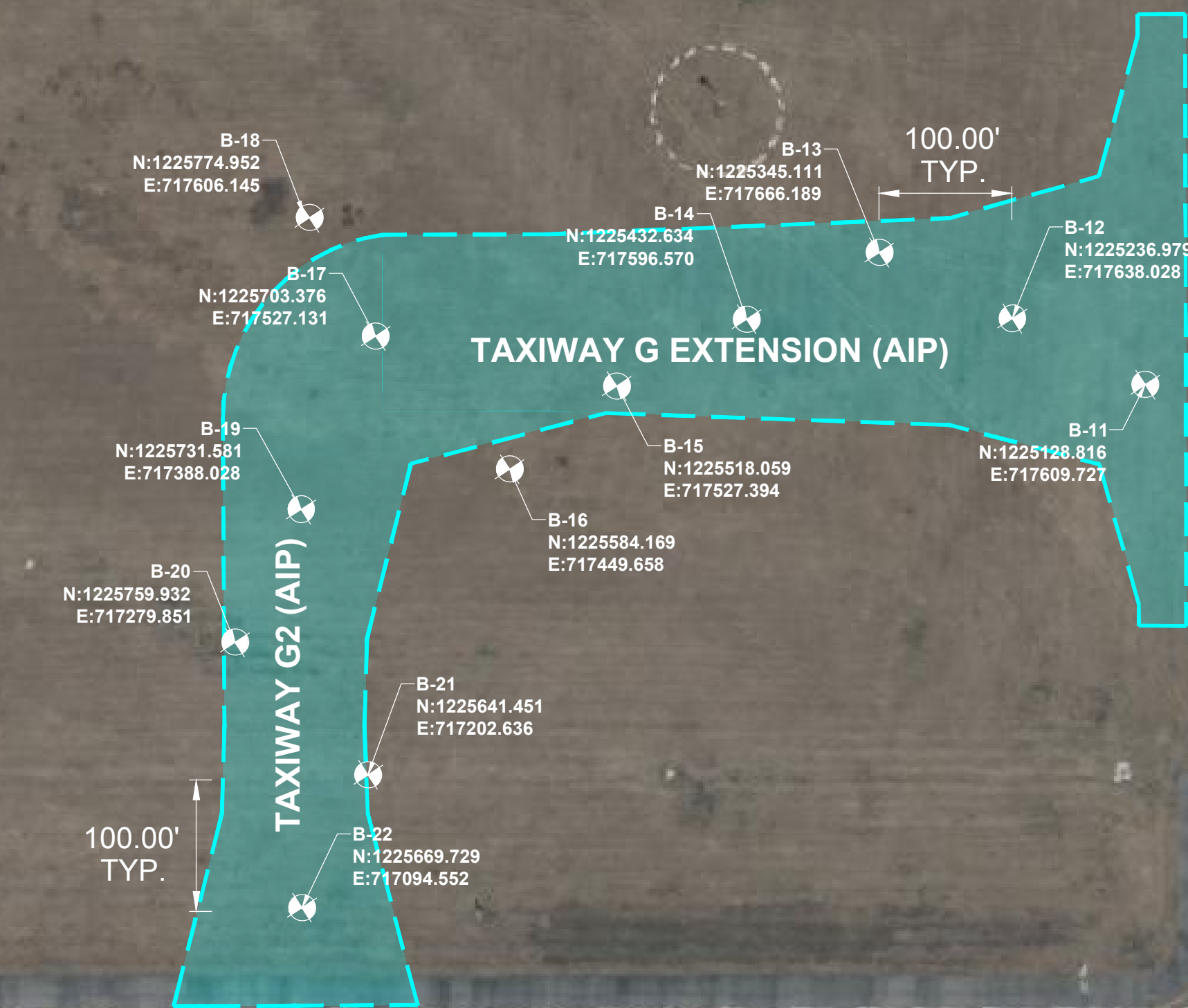
PHASES and TASKS	Mead & Hunt (labor hours and rates)													Total Mead & Hunt Labor Cost	Subconsultant fee				Expenses					Total Combined Cost
	Senior Associate	Senior Project Engineer	Project Manager	Senior Electrical Engineer	Senior Drainage Engineer	Sr. Civil Engineer	Engineer III	Engineer II	Engineer I	Technician II	Project Assistant	Clerical	Sub 1		Sub 2	Sub 2	Total Subconsultant Cost (incl m/u)	Mileage (Per Mile)	Meals (Per Meal)	Parking/Tolls, Rental Car, Travel, Lodging/Hotel	Reproduction and Shipping	Total Expenses Cost		
	\$334	\$274	\$221	\$195	\$195	\$195	\$175	\$159	\$136	\$129	\$136	\$96	1.15		1.15	1.15		\$0.700	15	1	1			
TASK 1 - Preliminary Design																								
1.1 Task 1 Project Management and Coordination																								
1.1.1 Prepare Contract and Project Setup	1	2	2	0	0	0	0	0	0	0	2	0	\$ 1,596.00				\$ -					\$ -	\$ 1,596.00	
1.1.2 Prepare Project Management Plan (PMP)	0	1	2	0	0	0	0	0	0	0	1	0	\$ 852.00				\$ -					\$ -	\$ 852.00	
1.1.3 Prepare Schedule	0	1	2	0	0	0	1	0	0	0	0	0	\$ 891.00				\$ -					\$ -	\$ 891.00	
1.1.4 Coordinate Internal Design Team	0	2	2	0	0	0	2	0	0	0	0	0	\$ 1,340.00				\$ -					\$ -	\$ 1,340.00	
1.1.5 Coordinate Subconsultants	0	1	2	0	0	0	0	0	0	0	2	0	\$ 988.00				\$ -					\$ -	\$ 988.00	
1.1.6 Quality Control Program	1	2	6	1	0	0	1	0	0	0	1	0	\$ 2,714.00				\$ -					\$ -	\$ 2,714.00	
1.1.7 Project Controls	0	0	4	0	0	0	0	0	0	0	0	8	\$ 1,652.00				\$ -					\$ -	\$ 1,652.00	
1.1.8 Scope Development	1	0	4	0	0	0	0	0	0	0	0	0	\$ 1,218.00				\$ -					\$ -	\$ 1,218.00	
1.2 Task 1 Project Meetings and Communication																								
1.2.1 Internal Project Kickoff Meeting	0	0	1	1	0	0	1	1	1	0	1	0	\$ 1,022.00				\$ -					\$ -	\$ 1,022.00	
1.2.2 Project Kickoff Meeting with OWNER	0	2	5	1	0	0	4	4	0	0	1	0	\$ 3,320.00				\$ -	100	3			\$ 115.00	\$ 3,435.00	
1.2.3 Site Investigation	0	0	5	1	0	0	4	4	0	0	0	0	\$ 2,636.00				\$ -	210	3			\$ 192.00	\$ 2,828.00	
1.2.4 Weekly Internal Progress Meetings	0	0	16	8	0	16	16	16	0	0	0	0	\$ 13,560.00				\$ -					\$ -	\$ 13,560.00	
1.2.5 Monthly Progress Meetings with OWNER	0	2	4	0	0	0	4	4	0	0	0	0	\$ 2,768.00				\$ -					\$ -	\$ 2,768.00	
1.2.6 Present Preliminary Submittal to OWNER	0	0	1	0	0	0	1	1	0	0	0	0	\$ 555.00				\$ -					\$ -	\$ 555.00	
1.2.7 Present Preliminary Submittal to [FAA], [STATE], [OTHER]	0	0	1	0	0	0	1	1	0	0	0	0	\$ 555.00				\$ -					\$ -	\$ 555.00	
1.2.8 General Communication with OWNER	0	2	4	0	0	0	2	2	0	0	2	0	\$ 2,372.00				\$ -					\$ -	\$ 2,372.00	
1.3 Topographic Surveying																								
1.3.1 Coordination and File Preparation [for Sub] (by CONSULTANT)	0	0	2	0	0	0	0	4	0	4	0	0	\$ 1,594.00				\$ -					\$ -	\$ 1,594.00	
1.3.2 Field Work and Drawing Preparation ([by Subconsultant - SUB] [by CONSULTANT])	0	0	2	0	0	0	0	8	0	0	0	0	\$ 1,714.00	\$ 42,100.00			\$ 48,415.00					\$ -	\$ 50,129.00	
1.3.3 Convert Survey Data for CAD Software (by CONSULTANT)	0	2	2	0	0	0	0	16	0	8	0	0	\$ 4,566.00				\$ -					\$ -	\$ 4,566.00	
1.4 Geotechnical Investigation																								
1.4.1 Coordination and Testing Requirements for SUB (by CONSULTANT)	0	0	2	0	0	0	0	16	0	16	0	0	\$ 5,050.00				\$ -					\$ -	\$ 5,050.00	
1.4.2 Field Work, Laboratory Testing, and Report Preparation (Subconsultant – SUB)	0	0	2	0	0	0	0	8	0	0	0	0	\$ 1,714.00	\$ 31,000.00			\$ 35,650.00					\$ -	\$ 37,364.00	
1.4.3 Analyze Data (by CONSULTANT)	0	2	2	0	0	0	0	16	0	8	0	0	\$ 4,566.00				\$ -					\$ -	\$ 4,566.00	
1.5 Preliminary Pavement Design	0	2	20	0	0	0	40	24	0	24	0	0	\$ 18,880.00				\$ -					\$ -	\$ 18,880.00	
1.6 Preliminary Geometric Design	0	2	2	0	0	2	2	8	0	8	0	0	\$ 4,034.00				\$ -					\$ -	\$ 4,034.00	
1.7 Preliminary Surface Grading Design	0	2	2	0	0	4	8	8	0	8	0	0	\$ 5,474.00				\$ -					\$ -	\$ 5,474.00	
1.8 Preliminary Storm Drain Design	0	0	1	0	0	1	1	0	0	0	0	0	\$ 591.00			\$ 20,000.00	\$ 23,000.00					\$ -	\$ 23,591.00	
1.9 Preliminary Pavement Marking Design	0	0	1	0	0	1	2	4	0	2	0	0	\$ 1,660.00				\$ -					\$ -	\$ 1,660.00	
1.10 Preliminary Electrical Design	0	0	1	8	0	2	2	4	0	2	0	0	\$ 3,415.00				\$ -					\$ -	\$ 3,415.00	
1.11 Prepare Preliminary Plans																								
General (7 New Sheets)	0	0	1	0	0	2	4	4	0	4	0	0	\$ 2,463.00				\$ -					\$ -	\$ 2,463.00	
Civil Site (12 New Sheets)	0	0	2	0	0	4	8	4	0	8	0	0	\$ 4,290.00				\$ -					\$ -	\$ 4,290.00	
Civil Drainage (4 New Sheets)	0	0	1	0	0	0	1	1	0	0	0	0	\$ 555.00			\$ 2,500.00	\$ 2,875.00					\$ -	\$ 3,430.00	
Electrical (8 New Sheets)	0	0	2	4	0	2	4	4	0	4	0	0	\$ 3,464.00				\$ -					\$ -	\$ 3,464.00	
1.12 Prepare Preliminary Engineer's Design Report (EDR)	0.5	0	8	1	1	16	8	0	0	0	8	0	\$ 7,933.00				\$ -					\$ -	\$ 7,933.00	
1.13 Prepare Preliminary Cost Estimate																								
1.13.1 Preliminary Earthwork Analysis	0	0	1	0	0	4	8	4	0	0	0	0	\$ 3,037.00				\$ -					\$ -	\$ 3,037.00	
1.13.2 Calculate Estimated Preliminary Quantities	0	0	4	0	0	8	16	16	0	0	0	0	\$ 7,788.00				\$ -					\$ -	\$ 7,788.00	
1.13.3 Prepare Preliminary Cost Estimate	0	4	4	2	0	16	0	0	0	0	0	0	\$ 5,490.00				\$ -					\$ -	\$ 5,490.00	
1.14 Submit FAA Form 7460-1	0	0	1	0	0	0	4	0	0	0	0	0	\$ 921.00				\$ -					\$ -	\$ 921.00	
1.15 Grant Application Assistance	0	0	16	0	0	0	0	0	0	0	4	0	\$ 4,080.00				\$ -					\$ -	\$ 4,080.00	
1.16 Prepare Preliminary Submittal																								
1.16.1 Internal QA Review	1	4	2	0	0	0	4	2	4	8	0	0	\$ 4,466.00				\$ -					\$ -	\$ 4,466.00	
1.16.2 Submit Preliminary Deliverables to OWNER	0	0	2	0	0	0	2	0	0	0	0	0	\$ 792.00				\$ -					\$ 150.95	\$ 942.95	
Task 1 Subtotal	4.5	33	144	27	1	78	151	184	5	104	22	8	\$ 136,576.00	\$ 42,100.00	\$ 31,000.00	\$ 22,500.00	\$ 109,940.00	310	6		\$ 150.95	\$ 457.95	\$ 246,973.95	

Augusta Regional Airport (AGS)																									Date: 4/18/2025		
Design New Connector Taxiway(s) A4 and G2																											
Engineering Design Fee Estimate																											
PHASES and TASKS		Mead & Hunt (labor hours and rates)												Subconsultant fee				Expenses					Total Combined Cost				
		Senior Associate	Senior Project Engineer	Project Manager	Senior Electrical Engineer	Senior Drainage Engineer	Sr. Civil Engineer	Engineer III	Engineer II	Engineer I	Technician II	Project Assistant	Clerical	Total Mead & Hunt Labor Cost	Sub 1	Sub 2	Sub 2	Total Subconsultant Cost (incl mu)	Mileage (Per Mile)	Meals (Per Meal)	Parking/Tolls, Rental Car, Travel, Lodging/Hotel	Reproduction and Shipping		Total Expenses Cost			
		\$334	\$274	\$221	\$195	\$195	\$195	\$175	\$159	\$136	\$129	\$136	\$96						1.15	1.15	1.15	\$0.700			15	1	1
TASK 2 - 60% and 90% DESIGN																											
2.1	Task 2 Project Management and Coordination																										
2.1.1	Update PMP	0	1	2	0	0	0	0	0	0	0	1	0	\$ 852.00				\$ -					\$ -	\$ 852.00			
2.1.2	Update Schedule	0	1	2	0	0	0	1	0	0	0	0	0	\$ 891.00				\$ -					\$ -	\$ 891.00			
2.1.3	Coordinate Internal Design Team	0	2	2	0	0	0	2	0	0	0	0	0	\$ 1,340.00				\$ -					\$ -	\$ 1,340.00			
2.1.4	Coordinate Subconsultants	0	1	2	0	0	0	0	0	0	0	2	0	\$ 988.00				\$ -					\$ -	\$ 988.00			
2.1.5	Quality Control Program	1	2	6	1	0	0	1	0	0	0	1	0	\$ 2,714.00				\$ -					\$ -	\$ 2,714.00			
2.1.6	Project Controls	0	0	4	0	0	0	0	0	0	0	0	8	\$ 1,652.00				\$ -					\$ -	\$ 1,652.00			
2.2	Task 2 Project Meetings and Communication																										
2.2.1	Weekly Internal Progress Meetings	0	0	16	8	0	16	8	8	0	0	0	0	\$ 10,888.00				\$ -					\$ -	\$ 10,888.00			
2.2.2	Monthly Progress Meetings with OWNER	0	2	4	0	0	0	4	4	0	0	0	0	\$ 2,768.00				\$ -					\$ -	\$ 2,768.00			
2.2.3	Present 60% and 90% Submittal to OWNER and Site Visit	0	4	8	0	0	0	8	8	0	0	0	0	\$ 5,536.00				\$ -	100	3			\$ 115.00	\$ 5,651.00			
2.2.4	General Communication with OWNER	0	4	4	0	0	0	4	2	0	0	4	0	\$ 3,542.00				\$ -			5000		\$ 5,000.00	\$ 8,542.00			
2.3	60% and 90% Pavement Design	0	2	16	0	0	0	16	8	0	8	0	0	\$ 9,188.00				\$ -					\$ -	\$ 9,188.00			
2.4	60% and 90% Geometric Design	0	2	8	0	0	8	16	24	0	0	0	0	\$ 10,492.00				\$ -					\$ -	\$ 10,492.00			
2.5	60% and 90% Surface Grading Design	0	2	8	0	0	8	24	24	0	8	0	0	\$ 12,924.00				\$ -					\$ -	\$ 12,924.00			
2.6	60% and 90% Storm Drain Design	0	0	1	0	0	0	1	1	0	0	0	0	\$ 555.00			\$ 42,500.00	\$ 48,875.00					\$ -	\$ 49,430.00			
2.7	60% and 90% Electrical Design	0	2	4	24	0	2	8	4	0	4	0	0	\$ 9,054.00				\$ -					\$ -	\$ 9,054.00			
2.8	Prepare 60% and 90% Plans																										
	General (Update 7 Sheets + 3 New Sheets)	0	0	4	1	0	8	16	0	40	8	0	0	\$ 11,911.00				\$ -					\$ -	\$ 11,911.00			
	Geotechnical (5 New Sheets)	0	0	0	0	0	1	2	2	0	4	0	0	\$ 1,379.00				\$ -					\$ -	\$ 1,379.00			
	Civil General (6 New Sheets)	0	2	8	0	0	16	16	24	0	16	0	0	\$ 14,116.00				\$ -					\$ -	\$ 14,116.00			
	Civil Site (12 New Sheets)	0	4	8	0	0	24	24	40	0	40	0	0	\$ 23,264.00				\$ -					\$ -	\$ 23,264.00			
	Civil Marking (4 New Sheets)	0	2	4	0	0	8	16	16	0	4	0	0	\$ 8,852.00				\$ -					\$ -	\$ 8,852.00			
	Civil Cross Sections (5 New Sheets)	0	2	4	0	0	8	16	16	0	16	0		\$ 10,400.00				\$ -					\$ -	\$ 10,400.00			
	Electrical (4 New Sheets)	0	2	4	32	0	8	16	16	0	0	0		\$ 14,576.00				\$ -					\$ -	\$ 14,576.00			
2.9	Prepare 60% and 90% Specifications																										
2.9.1	Bidding and Contract Documents	0	2	8	8	0	8	24	40	0	0	8	0	\$ 17,084.00				\$ -					\$ -	\$ 17,084.00			
2.9.2	Owner General Provisions	0	2	2	0	0	4	8	4	0	0	4	0	\$ 4,350.00				\$ -					\$ -	\$ 4,350.00			
2.9.3	Required Federal Contract Provisions	0	2	2	0	0	2	4	4	0	0	2	0	\$ 2,988.00				\$ -					\$ -	\$ 2,988.00			
2.9.4	Project-Specific Special Provisions for Airport Construction	0	0	2	0	0	4	4	4	0	0	2	0	\$ 2,830.00				\$ -					\$ -	\$ 2,830.00			
2.9.5	FAA Standard Specifications for Construction of Airports	2	2	4	8	0	8	8	24	0	0	8	0	\$ 11,524.00				\$ -					\$ -	\$ 11,524.00			
2.10	Prepare 60% and 90% Engineers's Design Report (EDR)	1	2	8	2	0	16	16	8	0	0	4	0	\$ 10,776.00				\$ -					\$ -	\$ 10,776.00			
2.11	Prepare 60% and 90% Cost Estimate																										
2.11.1	60% and 90% Earthwork Analysis	0	0	4	0	0	8	24	40	0	0	0	0	\$ 13,004.00				\$ -					\$ -	\$ 13,004.00			
2.11.2	Calculate Estimated 60% and 90% Quantities	0	0	2	0	0	8	24	16	0	0	0	0	\$ 8,746.00				\$ -					\$ -	\$ 8,746.00			
2.11.3	Prepare 60% and 90% Cost Estimate	0	4	4	2	0	8	16	16	0	0	0	0	\$ 9,274.00				\$ -					\$ -	\$ 9,274.00			
2.12	Prepare Construction Safety and Phasing Plan (CSPP)	0	2	4	0	0	8	16	16	0	0	2	0	\$ 8,608.00				\$ -					\$ -	\$ 8,608.00			
2.13	Prepare 60% and 90% Submittal																										
2.13.1	Internal QA Review	1	8	4	4	0	0	8	4	4	8	0	0	\$ 7,802.00				\$ -					\$ -	\$ 7,802.00			
2.13.2	Submit 60 and 90% Deliverables to OWNER	0	0	2	0	0	0	2	0	0	0	0	0	\$ 792.00				\$ -			\$ 1,000.50		\$ 1,000.50	\$ 1,792.50			
	Phase 2 Subtotal	5	61	165	90	0	181	353	373	44	116	38	8	\$ 255,660.00	\$ -	\$ -	\$ 42,500.00	\$ 48,875.00	100	3		\$ 1,000.50	\$ 6,115.50	\$ 310,650.50			
TASK 3 - FINAL DESIGN																											
3.1	Task 3 Project Management and Coordination																										
3.1.1	Update PMP	0	1	2	0	0	0	0	0	0	0	1	0	\$ 852.00				\$ -					\$ -	\$ 852.00			
3.1.2	Update Schedule	0	1	2	0	0	0	1	0	0	0	0	0	\$ 891.00				\$ -					\$ -	\$ 891.00			
3.1.3	Coordinate Internal Design Team	0	2	2	0	0	0	2	0	0	0	0	0	\$ 1,340.00				\$ -					\$ -	\$ 1,340.00			
3.1.4	Coordinate Subconsultants	0	1	2	0	0	0	0	0	0	0	2	0	\$ 988.00				\$ -					\$ -	\$ 988.00			
3.1.5	Quality Control Program	1	2	6	1	0	0	1	0	0	0	1	0	\$ 2,714.00				\$ -					\$ -	\$ 2,714.00			

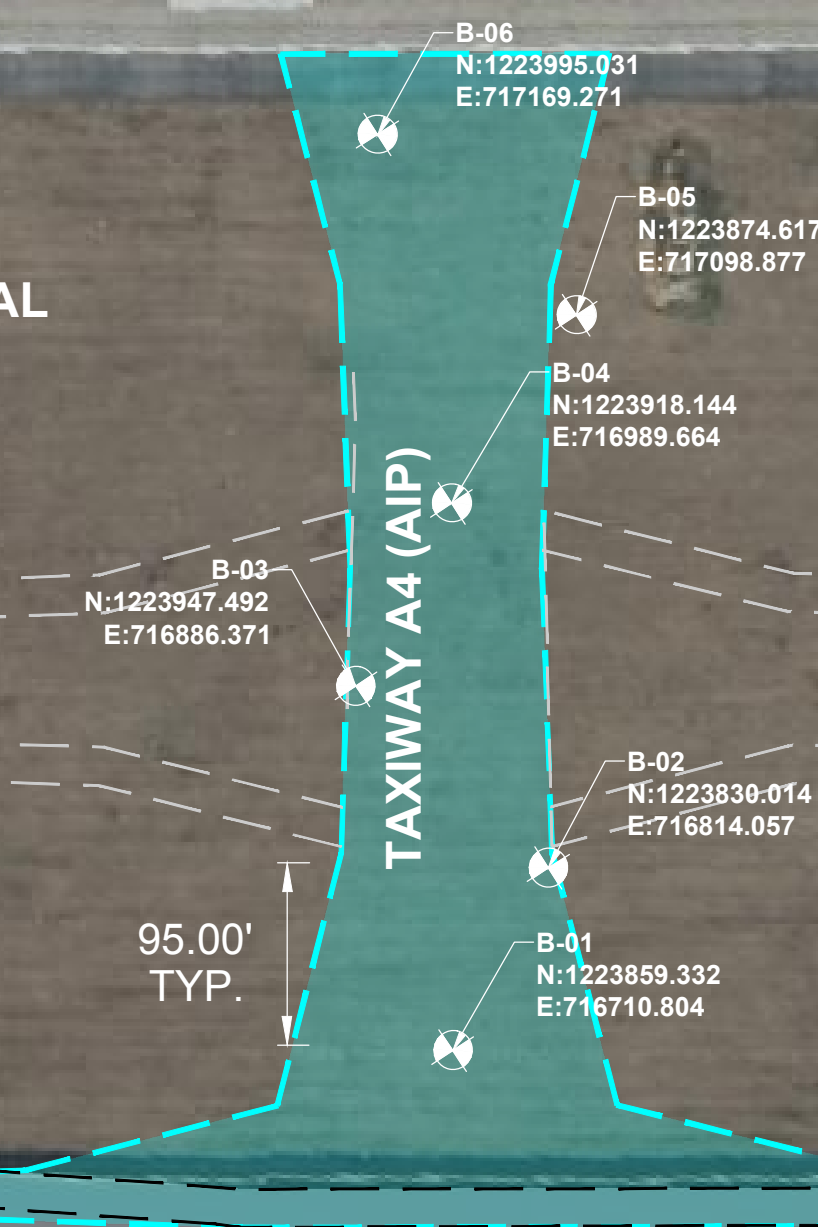
Augusta Regional Airport (AGS)														Design New Connector Taxiway(s) A4 and G2														Engineering Design Fee Estimate										Date: 4/18/2025	
PHASES and TASKS		Mead & Hunt (labor hours and rates)												Subconsultant fee				Expenses					Total Combined Cost																
		Senior Associate	Senior Project Engineer	Project Manager	Senior Electrical Engineer	Senior Drainage Engineer	Sr. Civil Engineer	Engineer III	Engineer II	Engineer I	Technician II	Project Assistant	Clerical	Total Mead & Hunt Labor Cost	Sub 1	Sub 2	Sub 2	Total Subconsultant Cost (incl m/u)	Mileage (Per Mile)	Meals (per Meal)	Parking/Tolls, Rental Car, Travel, Lodging/Hotel	Reproduction and Shipping		Total Expenses Cost															
		\$334	\$274	\$221	\$195	\$195	\$195	\$175	\$159	\$136	\$129	\$136	\$96		1.15	1.15	1.15		\$0.700	15	1	1																	
3.1.6	Project Controls	0	0	4	0	0	0	0	0	0	0	0	8	\$ 1,652.00				\$ -					\$ -	\$ 1,652.00															
3.2	Task 3 Project Meetings and Communication																																						
3.2.1	Weekly Internal Progress Meetings	0	0	8	8	0	8	8	16	0	0	0	0	\$ 8,832.00				\$ -					\$ -	\$ 8,832.00															
3.2.2	Monthly Progress Meetings with OWNER	0	2	4	0	0	0	4	4	0	0	0	0	\$ 2,768.00				\$ -					\$ -	\$ 2,768.00															
3.2.3	General Communication with OWNER	0	4	4	0	0	0	4	2	0	0	4	0	\$ 3,542.00				\$ -					\$ -	\$ 3,542.00															
3.3	Prepare Final Plans	0	2	4	2	0	8	8	8	0	8	0	0	\$ 7,086.00				\$ -					\$ -	\$ 7,086.00															
3.4	Prepare Final Specifications	0	2	4	2	0	8	8	8	0	0	8	0	\$ 7,142.00				\$ -					\$ -	\$ 7,142.00															
3.5	Prepare Final Engineer's Design Report (EDR)	0	2	4	0	0	8	16	0	0	0	16	0	\$ 7,968.00				\$ -					\$ -	\$ 7,968.00															
3.6	Prepare Final Cost Estimate																																						
3.6.1	Calculate Estimated Final Quantities	0	2	2	0	0	8	16	16	0	0	0	0	\$ 7,894.00				\$ -					\$ -	\$ 7,894.00															
3.6.2	Prepare Final Cost Estimate	0	2	2	2	0	16	16	8	0	0	0	0	\$ 8,572.00				\$ -					\$ -	\$ 8,572.00															
3.7	Prepare Final Construction Safety and Phasing Plan (CSPP)	0	2	4	0	0	4	8	16	0	0	2	0	\$ 6,428.00				\$ -					\$ -	\$ 6,428.00															
3.8	Prepare Final Submittal																																						
3.8.1	Internal QC Review	1	8	4	4	0	0	8	4	4	8	0	0	\$ 7,802.00				\$ -					\$ -	\$ 7,802.00															
3.8.2	Submit Final Deliverables to OWNER	0	0	2	0	0	0	2	0	0	0	0	0	\$ 792.00				\$ -					\$ -	\$ 792.00															
3.9	Additional Services																																						
3.9.1	None																	\$ -					\$ -	\$ -															
																		\$ -					\$ -	\$ -															
	Task 3 Subtotal	2	33	60	19	0	60	102	82	4	16	34	8	\$ 77,263.00	\$ -	\$ -	\$ -	\$ -	0	0	0	\$ -	\$ -	\$ 77,263.00															
TASK 4 - BID ADMINISTRATION																																							
4.1	Task 4 Project Management and Coordination																																						
4.1.1	Update Schedule	0	1	2	0	0	0	1	0	0	0	0	0	\$ 891.00				\$ -					\$ -	\$ 891.00															
4.1.2	Project Controls	0	0	4	0	0	0	0	0	0	0	0	8	\$ 1,652.00				\$ -					\$ -	\$ 1,652.00															
4.2	Task 4 Project Meetings and Communication																																						
4.2.1	Monthly Progress Meetings with OWNER	0	2	4	0	0	0	4	4	0	0	0	0	\$ 2,768.00				\$ -					\$ -	\$ 2,768.00															
4.2.2	Pre-Bid Conference	0	0	8	0	0	0	4	4	0	0	4	0	\$ 3,648.00				\$ -	100	2	\$ 10.50		\$ 110.50	\$ 3,758.50															
4.2.3	General Communication with OWNER	0	4	4	0	0	0	4	2	0	0	4	0	\$ 3,542.00				\$ -					\$ -	\$ 3,542.00															
4.3	Advertisement for Bids	0	0	0	0	0	0	0	0	0	0	0	0	\$ -				\$ -					\$ -	\$ -															
4.4	Bid Documents Distribution	0	2	2	0	0	2	8	2	0	8	0	0	\$ 4,130.00				\$ -					\$ -	\$ 4,130.00															
4.5	Respond to Bidders' Questions	0	2	2	2	0	8	8	16	0	0	8	0	\$ 7,972.00				\$ -					\$ -	\$ 7,972.00															
4.6	Bid Addenda	0	0	1	0	0	1	0	0	0	0	1	0	\$ 552.00				\$ -					\$ -	\$ 552.00															
4.7	Bid Opening	0	2	2	0	0	2	2	1	0	0	0	0	\$ 1,889.00				\$ -					\$ -	\$ 1,889.00															
4.8	Bid Review, Bid Tabulation, and Cost/Price Analysis	0	2	2	0	0	4	4	0	0	0	4	0	\$ 3,014.00				\$ -					\$ -	\$ 3,014.00															
4.9	Prepare Recommendation for Award	0	1	1	0	0	2	2	0	0	0	4	0	\$ 1,779.00				\$ -					\$ -	\$ 1,779.00															
4.10	Federal Grant Closeout Report [- NIC]	0	4	4	0	0	0	16	0	0	0	8	0	\$ 5,868.00				\$ -					\$ -	\$ 5,868.00															
4.11	Prepare Issued For Construction Documents [- NIC]	0	2	4	2	0	4	8	4	0	0	4	0	\$ 5,182.00				\$ -					\$ -	\$ 5,182.00															
	Task 4 Subtotal	0	22	40	4	0	23	61	33	0	8	37	8	\$ 31,837.00	\$ -	\$ -		\$ -	100	2	\$ 10.50		\$ 110.50	\$ 42,997.50															
	TOTAL PROJECT BUDGET													\$ 501,336.00					\$ 158,815.00						\$ 6,683.95	\$ 677,884.95													

LEGEND

-  APPROXIMATE LOCATION OF PAVEMENT CORE AND/OR BORING
-  CB18 PAVEMENT CORE W/ 8" BIT AND SOIL BORING TO 10' BELOW GRADE

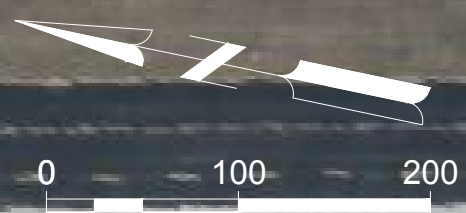


FUTURE TAXIWAY A REALIGNMENT
AND TAXIWAY E "HOT SPOT" REMOVAL



FUTURE TAXIWAY A EXTENSION*

TAXIWAY F RECONSTRUCTION





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

Augusta Aviation Commission Meeting Minutes

April 24, 2025

10:00 a.m.

**Orwen Commission Chambers
2nd Floor - Terminal Building**

Committee Members: Chairwoman Ronic West; Vice-Chairman Commissioner Michael Cioffi; Commissioner Dan Troutman; Commissioner James Germany; Commissioner Charles Larke; Commissioner Randy Sasser; Commissioner William Fennoy; Commissioner Larry Harris; Commissioner Wilbert Barrett; Commissioner Kay Roland

Staff: Mr. Herbet Judon; Ms. Lauren Smith; Ms. Elizabeth Giles; Ms. Risa Bingham; Chief R. Beal; Mr. Bruce Keller; Ms. Diane Johnston; Mr. Cody Mitchell; Mr. Ken Hinkle; Mr. Tyler Good; Ms. Jennifer Humphrey; Ms. Catherine Highsmith; Mr. Edwin Scott; Mr. Robert Kerr- Staff Attorney;

Others: Ms. Dana Lynn McIntyre – Augusta Business Daily; Skylar Andrews – Augusta Press
Darrell White

CALL TO ORDER & PRAYER – Chairwoman Ronic West called the meeting to order at 10:01 am
Prayer by Commissioner Barrett

- I. Welcome and Introduction of New Aviation Commissioner Kay Roland** – Chairwoman Ronic West
- II. Accessing Monthly Aviation Commission Meeting Packet** – Cody Mitchell

III. AGENDA, MINUTES, STATISTICS, & CONSENT - Chairwoman Ronic West

- A. April 24, 2025, Meeting Agenda
*Motion by Commissioner Troutman 2nd by Commissioner Fennoy,
No Discussion; Unanimous Ayes; Motion carries*
- B. March 20, 2025, Augusta Aviation Commission Meeting Minutes
- C. March Statistics
- D. Item VI - A; Approved in Construction Committee Meeting
Motion by Commissioner Troutman 2nd by Commissioner Harris to approve Consent Items B-E; March 20, 2025, Augusta Aviation Commission meeting minutes, March Statistics, Director Action Request - Augusta Regional Airport (AGS) – Design Taxiway A4 and G2, addition of Item E, Information Item - Emergency Expenses associated with HELENE. No Discussion; Unanimous Ayes; Motion carries

IV. COMMITTEE REPORTS:

- A. Construction / Special Projects Committee Report – Commission Dan Troutman
Point of Order by Commissioner Troutman, Note of Reference amount of \$677,574.95 needs to be corrected to \$677,278.95 in action item write up. Information Received by Chairwoman West.

V. FINANCE REPORT– Risa Bingham

March Financials
Finance report for information

VI. DIRECTOR ACTION REQUESTS:

- A. Augusta Regional Airport (AGS)- Design Taxiway A4 & G2 – Elizabeth Giles
Motion Approved with Consent

VII. INFORMATION ITEMS

- A. 2025 Masters Airport Overview – Mr. Judon / Tyler Good / Ken Hinkle
- B. AAAE Legislative Conference Update - Mr. Judon / Ms. West
- C. Airport Terminal Project (ATP) Grant Agreement Update – Mr. Judon
- D. Communications Report – Lauren Smith
- E. Emergency Expenses associated with HELENE

VIII. COMMISSION COMMENTS/ACTION REQUESTS:

- A. Travel Approval for Aviation Chairwoman Ronic West to attend (2025 ACI-NA Business of Airports Conference) – Vice Chairman Michael Cioffi
Motion by Commissioner Cioffi 2nd by Commissioner Larke
No Discussion; Unanimous Ayes; Motin carries
- B. Aviation Commission Meeting Dates, November & December – Jennifer Humphrey
December 11, 2025, to replace November & December 4th Thursday scheduled meetings.
Motion by Commissioner Fennoy 2nd by Commissioner Cioffi
No Discussion; Unanimous Ayes; Motin carries

ADJOURN MEETING

Motion to adjourn by Commissioner Fennoy 2nd by Commissioner Barrett
No Discussion; Unanimous Ayes; Motion carries

Meeting adjourned at 11:17 am

Ronic West, Chairwoman
Augusta Aviation Commission



Public.Service.Committee.Meeting

Meeting Date: 04/24/2025

Airport - Emergency Expenses associated with HELENE

Department: Augusta Regional Airport

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

Caption: Motion to acknowledge receipt of information.

Background: The storm Helene caused widespread and catastrophic damages to Augusta Regional Airport. The damages included, but not limited to uprooted trees at North entrance, access roads, and surrounding of the Airport's facilities, broken fences, power outage, failure of the automatic doors, main generator, and wet/slippery floor.

The Airport immediately needed to procure supplies, equipment, or services to mitigate damages for the safety of employees, tenants, and general public. The Airport used Emergency Procurement Selection Method in accordance with Sec. 1-10-57 and Sole Source Procurement in accordance with Sec. 1-10-56. Procurement via quotations, informal bids, or sealed proposals was not practical under the circumstances.

The total expenses excluding forced labor was \$344,626.93. The following exceeds \$25,000 needing report to the Augusta Commission in accordance with Sec. 1-10-57.

HI-TECH POWER	Main generator repair	\$ 31,001.57	Paid on December 31, 2024
LENNY DOZIE	Debris removal	\$95,000.00	Paid on December 12, 2024
WALTHALL OIL CO.	Gasoline supply	\$27,536.53	Paid on November 20,2024
WALTHALL OIL CO.	Diesel supply	\$28,544.63	Paid on November 20,2024

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: Motion to acknowledge receipt of information.

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

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

AUGUSTA, GEORGIA

Item 11.

PURCHASE ORDER

SUITE 605, PROCUREMENT DEPARTMENT
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30901-2377
PHONE: (706) 821-2422

Page 1 of 1

PURCHASE ORDER NO.
P477151

DATE 11/19/24	DEPARTMENT 081113	VENDOR PHONE #	REQUISITION/QUOTE NO. R397905
VENDOR # 2936	E-VERIFY # 138902	EMAIL	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.

VENDOR HI TECH POWER SYSTEM INC 2479 DOUG BARNARD PK AUGUSTA, GA 30906	ATTN: HELENE BID NUMBER: CONTRACT #: BUYER:
---	--

DEC 20 2024

SHIP TO: AUGUSTA REGIONAL AIRPORT 1502 CARGO ROAD AUGUSTA, GA 30906	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
--	---

PALD
12/31/24 633679

ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
DO NOT ORDER DO NOT SEND VENDOR COPY INV# HTJ-24-01-11927						
0001	1	EACH		MULTIPLE SERVICE CALLS ON ALL GENERATOR UNITS FROM STORM HELENE 551-08-1113/52-23110	31,001.57	31,001.57

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipments only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS.
- No back orders. We will reorder if available.
- Please make deliveries between 9 A.M. and 4 P.M.
- All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
- Indoor delivery if necessary.
- Payment Net 30 or according to contract.

DEC 23 2024

NET TOTAL.....

31,001.57

APPROVED FOR ISSUE

Danell White
INTERIM PROCUREMENT DIRECTOR

240

REQUISITIONER

Augusta Georgia			
Hurricane Helene Contract Expense			
Authorization For Payment			
Contractor	HI-TECH POWER SYSTEMS		
P O Number	P477151.	Partial Pay	
Invoice Number	HTJ--24-01-11927	Full Pay	
Invoice Amount	\$ 31,001.57	Approved Payment Amount	
Invoice Date	10/3/2024		
Period Covered			
Description of Work	Multiple services calls from storm Helene		
Account Number	GL 220-04-1254-52-23110		
	JL 814-00-0010-52-23110		
I certify that the above has been reviewed and approved for payment.			
Signature			
Department Director		Date	
Charles Jackson, Deputy Administrator		Date	



HI-TECH POWER SYSTEMS, INC.



2479 Doug Barnard Pkwy.
Augusta, GA 30906
Tel: (706) 790-8111
Fax: (706) 790-4368

1182 Edgefield Road
North Augusta, SC 29841
Tel: (803) 613-0101
Fax: (803) 613-0323

HTJ-24-01-11927

Customer: AUGRIC - AUGUSTA-RICHMOND COUNTY GEORGIA
Contact Person: ACCOUNTING DEPT., SUITE 800
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GA 30901-2379

Invoice Date: 10/03/2024
Due Date: 10/13/2024
PO Number: *Bruce*
Payment Terms: NET 10
Invoice Status: UNPAID

JOB DESCRIPTION

BUSHFIELD (MULTIPLE SERVICE CALLS FROM STORM)

DETAILS

PARTS

Quantity	Part No	Description	Unit Price	Ext. Price
6	32308	HOSE CLAMP (FOR BLUE HOSE)	\$4.31	\$25.86
6	FLX5526-062	5/8" BLUE SILICONE HEATER HOSE	\$7.50	\$45.00
8	GREEN STRIPE	5/8" GREEN STRIPE HEATER HOSE	\$5.97	\$47.76
6	mp5010	5/8" HOSE CLAMP SSAE SIZE 1/2"-1 1/16"	\$1.50	\$9.00
1	MISC-PART	BARBS AND UNIONS	\$90.74	\$90.74
1	MISC-PART	PWR RTD BELT	\$61.00	\$61.00
1	MISC-PART	HI-PWR BELT	\$33.88	\$33.88
1	MISC-PART	RACOR FF/WF SEPARATOR ASSY	\$1,817.15	\$1,817.15
3	MISC-PART	T-STAT GASKET	\$7.60	\$22.80
3	MISC-PART	T-STAT ORING	\$4.99	\$14.97
3	MISC-PART	T-STAT ELEMENT	\$121.79	\$365.37
1	MISC-PART	WATER PUMP GASKET	\$32.61	\$32.61
1	MISC-PART	WATER PUMP	\$7,217.81	\$7,217.81
2	MISC-PART	FAN BELTS SET OF 2	\$97.86	\$195.72
2	MISC-PART	AIR FILTER	\$311.74	\$623.48
6	MISC-PART	RACOR 2020V30 ELEMENT ASSY	\$16.83	\$100.98
1	MISC-PART	BLUE MONSTER	\$54.94	\$54.94
1	MISC-PART	#8 BARB	\$3.61	\$3.61
1	MISC-PART	TEFLON GOLD	\$17.56	\$17.56
1	MISC-PART	20' ARTOQUIP HOSE	\$277.10	\$277.10
2	MISC-PART	#8 HOSE BARB	\$6.00	\$11.99
2	MISC-PART	#8 HOSE BARB	\$8.25	\$16.50
2	MISC-PART	12MP HEX NIPPLE	\$6.17	\$12.33

Quantity	Part No	Description	Unit Price	Ext. Price
1	MISC-PART	Marco UP8 6.9 gpm, 24V Diesel Transfer Pump, M16406013	\$622.97	\$622.97
1	MISC-PART	BLUE MONSTER	\$19.01	\$19.01
4	MISC-PART	1/2 ALL SS WORM GEAR CLAMP	\$4.03	\$16.12
1	MISC-PART	3/4" SILICONE HOSE 16 FT	\$114.97	\$114.97
2	MISC-PART	1 x 3/4 BLACK BUSHING	\$5.42	\$10.83
4	MISC-PART	BRASS #12 HOSE	\$7.57	\$30.29
2	MISC-PART	BRASS 1/2"	\$20.60	\$41.20
2	MISC-PART	08MP-06FP REDUCER	\$3.62	\$7.24
1	MISC-PART	HOSE ASSY	\$102.57	\$102.57
1	MISC-PART	Battery Charger 12/24V 10 amp	\$1,922.00	\$1,922.00
1	MISC-PART	TAPE, PIPE THREAD, CHECK VALVE, FUSE	\$40.00	\$40.00
2	MISC-PART	BATTERY	\$200.03	\$400.06
6	MISC-PART	ANTIFREEZE	\$34.48	\$206.88
19	MISC-PART	ANTIFREEZE	\$24.64	\$468.16
1	MISC-PART	BLACK SILACONE	\$16.66	\$16.66
1	MISC-PART	ABSORBENT PADS	\$184.43	\$184.43
1	MISC-PART	ZIPTIES	\$88.14	\$88.14
1	MISC-PART	FUEL FILTER	\$12.93	\$12.93
1	MISC-PART	FUEL WATER SEPARATOR	\$14.44	\$14.44
2	MISC-PART	FUEL FILTER	\$38.05	\$76.10
2	MISC-PART	FUEL/WATER	\$49.20	\$98.40
1	MISC-PART	FUEL FILTER	\$12.93	\$12.93
1	MISC-PART	FUEL FILTER	\$14.44	\$14.44
2	MISC-PART	FUEL FILTER	\$50.63	\$101.26
2	MISC-PART	HOSE BARB	\$4.13	\$8.27

LABOR

Description	Ext. Price
Check all unit, deal with main terminal failing during outage. Then portable failing.	\$11,820.00

GAS, OIL & GREASE

Quantity	Part No	Description	Unit Price	Ext. Price
1	OIL	BULK OIL	\$4.45	\$4.45
3	AFC11100/F	ANTIFREEZE, GALLON PRE-MIX (RED)	\$18.50	\$55.50

SERVICES & MISC

Description	Ext. Price
PARTS RUN TO COLUMBIA	\$480.00
FREIGHT	\$2,063.58
LOADBANK	\$495.00

PLEASE REMIT PAYMENT TO:

Hi-Tech Power Systems
2479 Doug Barnard Pkwy
Augusta, GA 30906
(706) 790-8111

LABOR	\$11,820.00
PARTS	\$15,600.84
GAS, OIL & GREASE	\$59.95
PARKING/STORAGE	\$0.00
LOADBANK	\$495.00
SERVICES	\$480.00
FREIGHT	\$2,063.58
MISC. SHOP	\$354.58
SUBTOTAL	\$31,001.57
TAX	\$0.00
TOTAL	\$31,001.57

UNLESS OTHERWISE PROVIDED BY LAW, THE SELLER (ABOVE NAMED DEALERSHIP) HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANT-ABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCTS.



Phone: (478) 781-1234 | Fax: (478) 784-0148

www.walthall-oil.com

Remit To
as of 11/1/2023:

Walthall Oil Company
2510 Allen Road
Macon, GA 31216

INVOICE # 699786A-IN

Page 1 of 1

Item 11.

Invoice Date: 9/29/24

Order Date: 9/29/24

Due Date:

Terms: NET 30 DAYS

Order No: 699786A

10/29/2024

Customer No: 0048032

Ship Via: 125

Amount Due:

27,536.53

P.O. No:

#

Salesperson:

W33

Bill To:

AUGUSTA-RICHMOND COUNTY
535 TELFAIR ST
MUNICIPAL BLDG 1000- SUITE 800
ACCOUNTING DEPT
AUGUSTA, GA 30901-2379

Ship To:

AUGUST REGIONAL AIRPORT
AVIATION WAY
AUGUSTA, GA 30906

Item Number	Unit	Ordered	Shipped	Whse	Price	Amount
23	GAL	8,383.000	8,383.000	125	2.2065	18,497.09
E10 REGULAR GASOLINE						
UN1203 / GASOLINE / CLASS 3 / PG II / ERG. NO. 128 / E-10 ETHANOL BLEND REGULAR UNLEADED / FLAMMABLE LIQUID / THIS PRODUCT DOES NOT M						
REQUIREMENTS FOR REFORMULATED GASOLINE AND MAY NOT BE USED IN ANY REFORMULATED GASOLINE COVERED AREA.						
FRT	EACH	8,383.000	8,383.000	001	0.1908	1,599.48
FREIGHT						
/PUMP OFF	EACH	2.000	2.000		100.0000	200.00
PUMP OFF CHARGE						
/DEMURRAGE	EACH	2.000	2.000		200.0000	400.00
DEMURRAGE FREIGHT CHARGE						
WAIT TO UNLOAD 2HRS						
/EXTRA STOP	EACH	1.000	1.000		100.0000	100.00
EXTRA STOP						
MOVE TO UNLOAD / TANK FILLED UP						
/DELIVERY FEE	EACH	1.000	1.000		1,500.0000	1,500.00
MINIMUM DELIVERY FEE						
FEDERAL GASOLINE TAX					0.18300	1,534.09
GA STATE GASOLINE TAX					0.32300	2,707.71
GA UST FEE					0.00750	62.87
FEDERAL LUST FUND					0.00100	8.38
FEDERAL OIL SPILL BLENDED FEE					0.00193	16.18
FED HAZARD SUBSTANCE BLEND FEE					0.00364	30.51
GA PREPAID GASOLINE LOCAL TA					0.10500	880.22

Sub Total: 27,536.53

Freight: 0.00

Sales Tax: 0.00

Total Due: 27,536.53

Received the above materials in good condition.

FOR HAZARDOUS MATERIAL EMERGENCY
SPILL, LEAK, FIRE, ACCIDENT
CALL INFOTRAC
1-800-535-5053

X

AUGUSTA, GEORGIA

PURCHASE ORDER

SUITE 605, PROCUREMENT DEPARTMENT
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30901-2377
PHONE: (706) 821-2422 Pa

Page 2 of 2

PURCHASE ORDER NO.
P475795

DATE 10/16/24	DEPARTMENT 081106	VENDOR PHONE # (251) 401-6724	REQUISITION/QUOTE NO. R396384
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VENDOR # 25422	E-VERIFY # 965056	EMAIL NEWBERRYOPS@WALTHALL-OIL.COM	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.
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<p>VENDOR</p> <p>WALTHALL OIL COMPANY</p> <p>2510 ALLEN ROAD</p> <p>EMAIL P.O. ONLY</p> <p>MACON, GA 31216</p>	<p>ATTN: HELENE / REPRINT</p> <p>BID NUMBER:</p> <p>CONTRACT #:</p> <p>BUYER:</p> <p>NOV 06 2024</p>
--	--

SHIP TO: AUGUSTA REGIONAL AIRPORT 1502 CARGO ROAD AUGUSTA, GA 30906 PAID <u>11/20/24 631961</u>	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
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ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
				Tax		4,241.80
				Tax2		998.16

CONDITIONS - READ CAREFULLY

1. The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
2. Shipping charges prepaid by vendor.
3. Payment will be made on complete shipments only, unless otherwise requested.
4. **DELIVERY TICKET MUST ACCOMPANY GOODS.**
5. No back orders. We will reorder if available.
6. Please make deliveries between 9 A.M. and 4 P.M.
7. All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
8. Indoor delivery if necessary.
9. Payment Net 30 or according to contract.

Harriet L. Judson Jr.

NET TOTAL.....NOV 08 2024 27,536.53

APPROVED FOR ISSUE

Darrell White
INTERIM PROCUREMENT DIRECTOR

246

REQUISITIONER

INTERIM PROCUREMENT DIRECTOR

AUGUSTA, GEORGIA

PURCHASE ORDER

SUITE 605, PROCUREMENT DEPARTMENT
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30901-2377
PHONE: (706) 821-2422

Page 1 of 2

PURCHASE ORDER NO.
P475795

DATE 10/16/24	DEPARTMENT 081106	VENDOR PHONE # (251) 401-6724	REQUISITION/QUOTE NO. R396384
VENDOR # 25422	E-VERIFY # 965056	EMAIL NEWBERRYOPS@WALTHALL-OIL.COM	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.
VENDOR WALTHALL OIL COMPANY 2510 ALLEN ROAD EMAIL P.O. ONLY MACON, GA 31216		ATTN: HELENE / REPRINT BID NUMBER: CONTRACT #: BUYER:	
SHIP TO: AUGUSTA REGIONAL AIRPORT 1502 CARGO ROAD AUGUSTA, GA 30906		BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.	

ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
DO NOT ORDER DO NOT SEND VENDOR COPY						
0001	8,383	GALL		GASOLINE 551-08-1106/11-34450	2.2065	18,497.09
0002	8,383	EACH		FREIGHT 551-08-1106/11-34450	0.1908	1,599.48
0003	2	EACH		PUMP OFF CHARGE 551-08-1106/11-34450	100.00	200.00
0004	2	EACH		DEMURRAGE 551-08-1106/11-34450	200.00	400.00
0005	1	EACH		EXTRA STOP 551-08-1106/11-34450	100.00	100.00
0006	1	EACH		MOVE TO UNLOAD DELIVERY FEE 551-08-1106/11-34450	1,500.00	1,500.00
CORRECTION: DATE 11/11/24 INITIALS JC						
DISCUMBRANCE: DATE 11/11/24 INITIALS						
VOID: DATE 11/11/24 INITIALS						
CONTINUED						

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipments only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS.
- No back orders. We will reorder if available.
- Please make deliveries between 9 A.M. and 4 P.M.
- All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
- Indoor delivery if necessary.
- Payment Net 30 or according to contract.

NET TOTAL.....

APPROVED FOR ISSUE

Darrell White
INTERIM PROCUREMENT DIRECTOR

247

REQUISITIONER

AUGUSTA, GEORGIA

Item 11.

PURCHASE ORDER

SUITE 605, PROCUREMENT DEPARTMENT
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30901-2377
PHONE: (706) 821-2422

Page 1 of 1

PURCHASE ORDER NO.
P475827

DATE 10/16/24	DEPARTMENT 081106	VENDOR PHONE # (251) 401-6724	REQUISITION/QUOTE NO. R396512
VENDOR # 25422	E-VERIFY # 965056	EMAIL NEWBERRYOPS@WALTHALL-OIL.COM	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.

VENDOR WALTHALL OIL COMPANY 2510 ALLEN ROAD EMAIL P.O. ONLY MACON, GA 31216	ATTN: HELENE / REPRINT BID NUMBER: CONTRACT #: BUYER:
---	--

SHIP TO: AUGUSTA REGIONAL AIRPORT 1502 CARGO ROAD AUGUSTA, GA 30906	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
--	---

PALD
11/20/24 631961

ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
DO NOT ORDER DO NOT SEND VENDOR COPY INV# 699910A-IN						
0001	7,926	GALL		DIESEL 551-08-1106/11-34460	2.449	19,410.77
0002	7,926	EACH		FREIGHT 551-08-1106/11-34460	0.2156	1,708.85
0003	1	EACH		PUMP OFF CHARGE 551-08-1106/11-34460	100.00	100.00
0004	1	EACH		DEMURRAGE 551-08-1106/11-34460	200.00	200.00
0005	1	EACH		WEEKEND DELIVERY FEE 551-08-1106/11-34460	1,500.00	1,500.00
				Tax Tax2		4,795.23 829.78

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipments only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS.
- No back orders. We will reorder if available.
- Please make deliveries between 9 A.M. and 4 P.M.
- All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
- Indoor delivery if necessary.
- Payment Net 30 or according to contract.

NOV 08 2024

Heleat L. Jackson Jr.

NET TOTAL..... 28,544.63

APPROVED FOR ISSUE

Danell White

248

REQUISITIONER

INTERIM PROCUREMENT DIRECTOR



Phone: (478) 781-1234 | Fax: (478) 784-0148

www.walthall-oil.com

Remit To
as of 11/1/2023:

Walthall Oil Company
2510 Allen Road
Macon, GA 31216

R396512 RB 10/15
INVOICE # 699910A-IN

Page 1 of 1

Item 11.

Invoice Date: 9/29/24

Order Date: 9/29/24

Due Date:

Terms: NET 30 DAYS

Order No: 699910A

10/29/2024

Customer No: SAC031

Ship Via: 116

Amount Due:
28,544.63

P.O. No:

Salesperson: W1

Bill To:

SAV AIRPORT COMM - FUEL FARM
640 GULFSTREAM ROAD
SAVANNAH, GA 31408

Ship To:

AUGUSTA AIRPORT
6040 GULFSTREAM RD
AUGUSTA
SAVANNAH, GA 31408

OCT 15 2024

Item Number	Unit	Ordered	Shipped	Whse	Price	Amount
16	GAL	7,926.000	7,926.000	116	2.4490	19,410.77
ON ROAD DIESEL FUEL						
NA 1993/ DIESEL FUEL / CLASS 3 / PG III / ERG. NO. 128 / CLEAR ULTRA LOW SULFUR DIESEL FUEL #2 / 15 PPM SULFUR (MAXIMUM). / FLAMMABLE LIQL						
ALL DIESEL VEHICLES AND ENGINES. THIS DIESEL FUEL DOES NOT CONTAIN VISIBLE EVIDENCE OF DYE.						
FRT	EACH	7,926.000	7,926.000	001	0.2156	1,708.85
FREIGHT						
/PUMP OFF	EACH	1.000	1.000		100.0000	100.00
PUMP OFF CHARGE						
/DEMURRAGE	EACH	1.000	1.000		200.0000	200.00
DEMURRAGE FREIGHT CHARGE						
WAIT TO UNLOAD 1HR						
/DELIVERY FEE	EACH	1.000	1.000		1,500.0000	1,500.00
WEEKEND DELIVERY FEE						
FEDERAL DIESEL TAX					0.24300	1,926.02
GA STATE DIESEL TAX					0.36200	2,869.21
GA UST FEE					0.00750	59.45
FEDERAL LUST FUND					0.00100	7.93
FEDERAL OIL SPILL STANDARD FEE					0.00214	16.96
FED HAZARD SUBSTANCE STD FEE					0.00405	32.10
GA PREPAID DIESEL LOCAL TAX					0.09000	713.34

Received the above materials in good condition.

FOR HAZARDOUS MATERIAL EMERGENCY
SPILL, LEAK, FIRE, ACCIDENT
CALL INFOTRAC
1-800-535-5053

Sub Total: 28,544.63

Freight: 0.00

Sales Tax: 0.00

Total Due: 28,544.63

X

AUGUSTA, GEORGIA

SUITE 605, PROCUREMENT DEPARTMENT
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GEORGIA 30901-2377
PHONE: (706) 821-2422

Page 1 of 1

PURCHASE ORDER

PURCHASE ORDER NO.
P476065

REQUISITION/QUOTE NO.
R396741

DATE 10/22/24	DEPARTMENT 081113	VENDOR PHONE # (706) 840-6086	PURCHASE ORDER NUMBER ABOVE MUST APPEAR ON ALL INVOICES, SHIPPING PAPERS, AND PACKAGES.
VENDOR # 25346	E-VERIFY # EXEMPT	EMAIL LDTREE70@GMAIL.COM	

VENDOR LENNY DOZIER TREE SERVICE P. O. BOX 51 GRACEWOOD, GA 30812	ATTN: HELENE / REPRINT BID NUMBER: CONTRACT #: BUYER: NOV 06 2024
--	--

SHIP TO: AUGUSTA REGIONAL AIRPORT 1502 CARGO ROAD AUGUSTA, GA 30906 PAID 12/12/24 632977	BILL TO: AUGUSTA, GEORGIA ACCOUNTING DEPARTMENT, SUITE 800 535 TELFAIR STREET, MUNICIPAL BUILDING 1000 AUGUSTA, GA 30901-2379 (706) 821-2335 ALL INVOICES AND CORRESPONDENCE MUST BE SENT TO ABOVE ADDRESS REGARDLESS OF SHIPPING DESTINATION.
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ITEM #	QUANTITY	UNIT	PRODUCT ID	DESCRIPTION	UNIT PRICE	AMOUNT
HURRICANE HELENE TREE DAMAGE						
EST# 92						
0001	1	EACH		DISPOSE OF DEBRIS & PROBLEM TREES FORM AIRPORT AREA. GRIND ROOT BALLS & REMOVE DANGEROUS LIMBS HURRICANE HELENE TREE DAMAGE 551-08-1113/52-23110 CORRECTION: DATE 11/4/24 INITIALS JC DISENCUMBRANCE: DATE _____ INITIALS _____ VOID: DATE _____ INITIALS _____	95,000.00	95,000.00

CONDITIONS - READ CAREFULLY

- The purchaser is exempt by statute from payment of Federal, State, and Municipal sales, excise and other taxes.
- Shipping charges prepaid by vendor.
- Payment will be made on complete shipments only, unless otherwise requested.
- DELIVERY TICKET MUST ACCOMPANY GOODS.
- No back orders. We will reorder if available.
- Please make deliveries between 9 A.M. and 4 P.M.
- All goods received with subsequent privilege to inspect and return at Vendor's expense if defective or not in compliance with our specifications.
- Indoor delivery if necessary.
- Payment Net 30 or according to contract.

NET TOTAL.....

95,000.00

APPROVED FOR ISSUE

INTERIM PROCUREMENT DIRECTOR

REQUISITIONER

250

INVOICE

**Bill To**

Augusta Regional Airport
1501 Aviation Way
Augusta , Ga 30906

Lenny Dozier Tree Service

P.O. Box 51
Gracewood, Ga 30812
Phone: (470) 736-2793
Email: holtzclawcharles21@gmail.com

Payment terms Due upon receipt

Invoice # 190

Date 11/21/2024

PO # P476065

NOV 26 2024

Description

Removal of 80 uprooted trees around the roads.
\$75000

Cutting the broken limbs out of trees causing an imminent danger.
\$5000

Grinding all of the rootballs
\$10000

Removal of 10 trees starting to uproot causing an imminent danger to the property.
\$5000

Subtotal \$95,000.00

Total \$95,000.00

Notes:

P476065

R397905



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

MEMORANDUM

Date: November 1, 2024
To: Darrell White, Procurement Director
From: Herbert Judon, Executive Director *NHQ* *Emergency*
Re: Hurricane Helene

During the storm event-Helene, the main emergency generator for the terminal failed along with other generators for the site. Hi-Tech Power Systems was called in numerous times for service and repairs. The total cost for parts and labor was \$31,001.57.

DEPARTMENT NAME: BUSH FIELD AIRPORT
DEPARTMENT NUMBER 551-08-11135223110
DEPARTMENT HEAD David Widener

AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT
REQUISITION

Inter Department: Airside

Robert L. Jenkins

7905

ATTENTION:

REQUISITION
REQUISITION DATE
PURCHASE ORDER NUMBER
PURCHASE ORDER DATE
November 1, 2024

Notes:

Notes:			NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
			Hi-Tech Power Systems					
			706-790-8111					
			Shop					
ITEM #	DESCRIPTION	QUOTED BY QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Multiple Service calls from storm-Helene	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	All generator units	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	LABOR	1	\$11,820.00	\$11,820.00	\$0.00	\$0.00	\$0.00	\$0.00
5	PARTS	1	\$15,600.84	\$15,600.84	\$0.00	\$0.00	\$0.00	\$0.00
6	GAS, OIL & GREASE	1	\$59.95	\$59.95	\$0.00	\$0.00	\$0.00	\$0.00
7	LOADBANK TESTING	1	\$495.00	\$495.00	\$0.00	\$0.00	\$0.00	\$0.00
8	SERVICES	1	\$480.00	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00
9	FREIGHT	1	\$2,063.58	\$2,063.58	\$0.00	\$0.00	\$0.00	\$0.00
10	MISC. SHOP	1	\$354.58	\$354.58	\$0.00	\$0.00	\$0.00	\$0.00
11		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	EMERGENCY SERVICE-HELENE	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL BID				\$31,001.57		\$0.00		\$0.00
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								



2479 Doug Barnard Pkwy. 1182 Edgefield Road
 Augusta, GA 30906 North Augusta, SC 29841
 Tel: (706) 790-8111 Tel: (803) 613-0101
 Fax: (706) 790-4368 Fax: (803) 613-0323

HTJ-24-01-11927

Customer: AUGRIC - AUGUSTA-RICHMOND COUNTY GEORGIA
Contact Person: ACCOUNTING DEPT., SUITE 800
535 TELFAIR STREET, MUNICIPAL BUILDING 1000
AUGUSTA, GA 30901-2379

Invoice Date: 10/03/2024
 Due Date: 10/13/2024
 PO Number: *Bruce*
 Payment Terms: NET 10
 Invoice Status: UNPAID

JOB DESCRIPTION

BUSHFIELD (MULTIPLE SERVICE CALLS FROM STORM)

DETAILS

PARTS

Quantity	Part No	Description	Unit Price	Ext. Price
6	32308	HOSE CLAMP (FOR BLUE HOSE)	\$4.31	\$25.86
6	FLX5526-062	5/8" BLUE SILICONE HEATER HOSE	\$7.50	\$45.00
8	GREEN STRIPE	5/8" GREEN STRIPE HEATER HOSE	\$5.97	\$47.76
6	mp5010	5/8" HOSE CLAMP SSAE SIZE 1/2"-1 1/16"	\$1.50	\$9.00
1	MISC-PART	BARBS AND UNIONS	\$90.74	\$90.74
1	MISC-PART	PWR RTD BELT	\$61.00	\$61.00
1	MISC-PART	HI-PWR BELT	\$33.88	\$33.88
1	MISC-PART	RACOR FF/WF SEPARATOR ASSY	\$1,817.15	\$1,817.15
3	MISC-PART	T-STAT GASKET	\$7.60	\$22.80
3	MISC-PART	T-STAT ORING	\$4.99	\$14.97
3	MISC-PART	T-STAT ELEMENT	\$121.79	\$365.37
1	MISC-PART	WATER PUMP GASKET	\$32.61	\$32.61
1	MISC-PART	WATER PUMP	\$7,217.81	\$7,217.81
2	MISC-PART	FAN BELTS SET OF 2	\$97.86	\$195.72
2	MISC-PART	AIR FILTER	\$311.74	\$623.48
6	MISC-PART	RACOR 2020V30 ELEMENT ASSY	\$16.83	\$100.98
1	MISC-PART	BLUE MONSTER	\$54.94	\$54.94
1	MISC-PART	#8 BARB	\$3.61	\$3.61
1	MISC-PART	TEFLON GOLD	\$17.56	\$17.56
1	MISC-PART	20' ARTOQUIP HOSE	\$277.10	\$277.10
2	MISC-PART	#8 HOSE BARB	\$6.00	\$11.99
2	MISC-PART	#8 HOSE BARB	\$8.25	\$16.50
2	MISC-PART	12MP HEX NIPPLE	\$6.17	\$12.33

Quantity	Part No	Description	Unit Price	Ext. Price
1	MISC-PART	Marco UP6 6.9 gpm, 24V Diesel Transfer Pump, M16406013	\$622.97	\$622.97
1	MISC-PART	BLUE MONSTER	\$19.01	\$19.01
4	MISC-PART	1/2 ALL SS WORM GEAR CLAMP	\$4.03	\$16.12
1	MISC-PART	3/4" SILICONE HOSE 16 FT	\$114.97	\$114.97
2	MISC-PART	1 x 3/4 BLACK BUSHING	\$5.42	\$10.83
4	MISC-PART	BRASS #12 HOSE	\$7.57	\$30.29
2	MISC-PART	BRASS 1/2"	\$20.60	\$41.20
2	MISC-PART	08MP-06FP REDUCER	\$3.62	\$7.24
1	MISC-PART	HOSE ASSY	\$102.57	\$102.57
1	MISC-PART	Battery Charger 12/24V 10 amp	\$1,922.00	\$1,922.00
1	MISC-PART	TAPE, PIPE THREAD, CHECK VALVE, FUSE	\$40.00	\$40.00
2	MISC-PART	BATTERY	\$200.03	\$400.06
6	MISC-PART	ANTIFREEZE	\$34.48	\$206.88
19	MISC-PART	ANTIFREEZE	\$24.64	\$468.16
1	MISC-PART	BLACK SILACONE	\$16.66	\$16.66
1	MISC-PART	ABSORBENT PADS	\$184.43	\$184.43
1	MISC-PART	ZIPTIES	\$88.14	\$88.14
1	MISC-PART	FUEL FILTER	\$12.93	\$12.93
1	MISC-PART	FUEL WATER SEPARATOR	\$14.44	\$14.44
2	MISC-PART	FUEL FILTER	\$38.05	\$76.10
2	MISC-PART	FUEL/WATER	\$49.20	\$98.40
1	MISC-PART	FUEL FILTER	\$12.93	\$12.93
1	MISC-PART	FUEL FILTER	\$14.44	\$14.44
2	MISC-PART	FUEL FILTER	\$50.63	\$101.26
2	MISC-PART	HOSE BARB	\$4.13	\$8.27

LABOR

Description	Ext. Price
Check all unit, deal with main terminal failing during outage. Then portable failing.	\$11,820.00

GAS, OIL & GREASE

Quantity	Part No	Description	Unit Price	Ext. Price
1	OIL	BULK OIL	\$4.45	\$4.45
3	AFC11100/F	ANTIFREEZE, GALLON PRE-MIX (RED)	\$18.50	\$55.50

SERVICES & MISC

Description	Ext. Price
PARTS RUN TO COLUMBIA	\$480.00
FREIGHT	\$2,063.58
LOADBANK	\$495.00

PLEASE REMIT PAYMENT TO:

Hi-Tech Power Systems
2479 Doug Barnard Pkwy
Augusta, GA 30906
(706) 790-8111

LABOR	\$11,820.00
PARTS	\$15,600.84
GAS, OIL & GREASE	\$59.95
PARKING/STORAGE	\$0.00
LOADBANK	\$495.00
SERVICES	\$480.00
FREIGHT	\$2,063.58
MISC. SHOP	\$354.58
SUBTOTAL	\$31,001.57
TAX	\$0.00
TOTAL	\$31,001.57

UNLESS OTHERWISE PROVIDED BY LAW, THE SELLER (ABOVE NAMED DEALERSHIP) HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANT-ABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF SAID PRODUCTS.



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

Augusta Aviation Commission Meeting Minutes

April 24, 2025

10:00 a.m.

**Orwen Commission Chambers
2nd Floor - Terminal Building**

Committee Members: Chairwoman Ronic West; Vice-Chairman Commissioner Michael Cioffi; Commissioner Dan Troutman; Commissioner James Germany; Commissioner Charles Larke; Commissioner Randy Sasser; Commissioner William Fennoy; Commissioner Larry Harris; Commissioner Wilbert Barrett; Commissioner Kay Roland

Staff: Mr. Herbet Judon; Ms. Lauren Smith; Ms. Elizabeth Giles; Ms. Risa Bingham; Chief R. Beal; Mr. Bruce Keller; Ms. Diane Johnston; Mr. Cody Mitchell; Mr. Ken Hinkle; Mr. Tyler Good; Ms. Jennifer Humphrey; Ms. Catherine Highsmith; Mr. Edwin Scott; Mr. Robert Kerr- Staff Attorney;

Others: Ms. Dana Lynn McIntyre – Augusta Business Daily; Skylar Andrews – Augusta Press
Darrell White

CALL TO ORDER & PRAYER – Chairwoman Ronic West called the meeting to order at 10:01 am
Prayer by Commissioner Barrett

- I. Welcome and Introduction of New Aviation Commissioner Kay Roland** – Chairwoman Ronic West
- II. Accessing Monthly Aviation Commission Meeting Packet** – Cody Mitchell

III. AGENDA, MINUTES, STATISTICS, & CONSENT - Chairwoman Ronic West

- A. April 24, 2025, Meeting Agenda
*Motion by Commissioner Troutman 2nd by Commissioner Fennoy,
No Discussion; Unanimous Ayes; Motion carries*
- B. March 20, 2025, Augusta Aviation Commission Meeting Minutes
- C. March Statistics
- D. Item VI - A; Approved in Construction Committee Meeting
*Motion by Commissioner Troutman 2nd by Commissioner Harris to approve Consent Items B-E; March
20, 2025, Augusta Aviation Commission meeting minutes, March Statistics, Director Action Request -
Augusta Regional Airport (AGS) – Design Taxiway A4 and G2, addition of Item E, Information Item -
Emergency Expenses associated with HELENE. No Discussion; Unanimous Ayes; Motion carries*

IV. COMMITTEE REPORTS:

- A. Construction / Special Projects Committee Report – Commissioner Dan Troutman
*Point of Order by Commissioner Troutman, Note of Reference amount of \$677,574.95 needs to be
corrected to \$677,278.95 in action item write up. Information Received by Chairwoman West.*

V. FINANCE REPORT– Risa Bingham

March Financials
Finance report for information

VI. DIRECTOR ACTION REQUESTS:

- A. Augusta Regional Airport (AGS)- Design Taxiway A4 & G2 – Elizabeth Giles
Motion Approved with Consent

VII. INFORMATION ITEMS

- A. 2025 Masters Airport Overview – Mr. Judon / Tyler Good / Ken Hinkle
- B. AAAE Legislative Conference Update - Mr. Judon / Ms. West
- C. Airport Terminal Project (ATP) Grant Agreement Update – Mr. Judon
- D. Communications Report – Lauren Smith
- E. Emergency Expenses associated with HELENE

VIII. COMMISSION COMMENTS/ACTION REQUESTS:

- A. Travel Approval for Aviation Chairwoman Ronic West to attend (2025 ACI-NA Business of Airports Conference) – Vice Chairman Michael Cioffi
Motion by Commissioner Cioffi 2nd by Commissioner Larke
No Discussion; Unanimous Ayes; Motin carries
- B. Aviation Commission Meeting Dates, November & December – Jennifer Humphrey
December 11, 2025, to replace November & December 4th Thursday scheduled meetings.
Motion by Commissioner Fennoy 2nd by Commissioner Cioffi
No Discussion; Unanimous Ayes; Motin carries

ADJOURN MEETING

Motion to adjourn by Commissioner Fennoy 2nd by Commissioner Barrett
No Discussion; Unanimous Ayes; Motion carries

Meeting adjourned at 11:17 am

Ronic West, Chairwoman
Augusta Aviation Commission



Public Services Committee Meeting

May 13, 2025

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 25-22 – New Location: Consumption on Premises Beer, Wine & Sunday Sales. Xing Shi Mei applicant for Osaka 2626 Restaurant Inc. d/b/a Osaka Sushi & Steakhouse, located at 2626 Tobacco Road. District 4, Super District 9
Background:	New Location, Existing Business (Restaurant)
Analysis:	Applicant meets the requirements of the City of Augusta's Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$2,495.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant's statements. Sheriff's Office approved the application subject to additional information not contradicting applicants' statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Augusta-Richmond County Planning & Development Department
1803 Marvin Griffin Road
Augusta, GA. 30906

ALCOHOL BEVERAGE APPLICATION

Alcohol Number 25-22 Year 2025 Alcohol Account Number _____

1. Name of Business Osaka sushi & steakhouse
2. Business Address 222 Tobacco Road
3. City Hephzibah State GA Zip 30815
4. Business Phone (606) 364 2626 Home Phone () _____
5. Applicant Name and Address: Shi mei xing
3708 Pinnacle Place
Hephzibah, GA 30815
6. Applicant Social Security # 071-02-231 D.O.B. 01/10/1980
7. If Application is a transfer, list previous Applicant: _____

8. Business Location: Map & Parcel 1400010100 Zoning B1
9. Location Manager(s) _____

10. Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?
☒ Yes () No

OWNERSHIP INFORMATION

11. Corporation (if applicable): Date Chartered: 11/14/22
12. Mailing Address:
Name of Business Osaka sushi & steakhouse
Attention Shi mei xing
Address 2626 Tobacco Road
City/State/Zip Hephzibah GA 30815
13. Ownership Type: ☒ Corporation () Partnership () Individual
14. Corporate Name: Osaka 2626 Restaurant INC
List name and other required information for each person having interest in this business.

Name	Position	SSNO#	Address	Interest
<u>Shi Mei xing</u>	<u>Owner</u>		<u>3708 Pinnacle Place</u>	<u>100%</u>

15. What type of business will you operate in this location?
() Restaurant - Full () Lounge () Convenience Store
☒ Restaurant - Limited () Package Store () Hybrid
() Other: _____

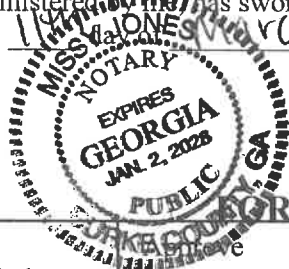
License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Wholesale					

Total License Fee: \$ _____
Prorated License Fee: (After July 1 ONLY) \$ _____

16. Have you ever applied for an Alcohol Beverage License before: _____
If so, give year of application and its disposition: _____
17. Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages? ☒ Yes () No If so, please initial SX



18. Attach a passport-size photograph (front view) taken within two years. Write name on back of the dealer submitting the license application.
19. Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of Augusta-Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? () Yes (X) No
If yes, give full details: _____
20. Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County or Municipal law, regulation or ordinance: (Do not include traffic violations, with the exception of any offenses pertaining to alcohol or drugs). All other charges must be included, even if they are dismissed. () Yes (X) No
If yes, give reason charged or held, date and place where charged and its disposition. _____
21. List owner or owners of building and property.
Shi mei xing
22. List the name and other required information for each person, firm or corporation having any interest in the business.
NO
23. If a new application, attach a surveyor's plat and state the straight line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.
A) Church _____ C) School _____
B) Library _____ D) Public Recreation _____
24. State of Georgia, Augusta-Richmond County, I, Shi mei xing
Do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.
Shi mei xing
Applicant Signature
25. I hereby certify that Shi mei xing is personally known to be,
That he/she signed his/her name to the forgoing application stating to me that he/she knew and understood all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true.
This 11th day of March, in the year 2025.



Missy Jones
Notary Public

FOR OFFICE USE ONLY			
Department	Recommendation	Deny	Comments
Alcohol Inspector	<u>[Signature]</u>		
Sheriff			
Fire Inspector			

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

Administrator Date



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

Case Number: A.N. 25-22

Application Type: Consumption on Premises Beer, Wine, and Sunday Sales – New Location
(Full-Service Restaurant)

Business Name: Osaka 2626 Restaurant INC d/b/a Osaka Sushi & Steakhouse

Hearing Date: May 13, 2025

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

Applicant: Xing Shi Mei

Property Owner: Hoix Real Estate LLC

Address of Property: 2626 Tobacco Road
Hephzibah, GA
30815

Tax Parcel #: 140-0-010-10-0

Commission Districts: District 4,
Super District 9



ANALYSIS:

Location Restrictions:

- **Zoning:** General Business, B-1
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

ADDITIONAL CONSIDERATIONS:

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

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

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

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

FINANCIAL IMPACT: The applicant will pay a fee of \$2,495.00

RECOMMENDATION:

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

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

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



Public Services Committee Meeting

May 13, 2025

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 25-21 – New Location: Consumption on Premises Liquor, Beer, Wine & Sunday Sales. Benjamin Zheng applicant for Zen Ramen & Bar , located at 2907 Washington Road Suite 300. District 7, Super District 10
Background:	New Location (Restaurant)
Analysis:	Applicant meets the requirements of the City of Augusta's Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$5,610.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant's statements. Sheriff's Office approved the application subject to additional information not contradicting applicants' statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Augusta-Richmond County Planning & Development Department
1803 Marvin Griffin Road
Augusta, GA. 30906

ALCOHOL BEVERAGE APPLICATION

Alcohol Number AN-25-21 Year 2025 Alcohol Account Number _____

1. Name of Business Zen Ramen + Bar
2. Business Address 2907 Washington Rd Ste 300
3. City Augusta State GA Zip 30909
4. Business Phone () _____ Home Phone (571) 338 2636
5. Applicant Name and Address: Benjamin ZHENG
7109 Bridgewater Lane
Evans GA 30809
Email address benzhen@yahoo.com
6. Applicant Social Security # _____ D.O.B. _____
7. If Application is a transfer, list previous Applicant: _____

8. Business Location: Map & Parcel 012-0-018-00-0 Zoning B2
9. Location Manager(s) Ngo Nguyen

10. Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?
☒ Yes () No

OWNERSHIP INFORMATION

11. Corporation (if applicable): Date Chartered: 04/27/24
12. Mailing Address:
Name of Business Zen Ramen + Bar
Attention BENJAMIN ZHENG
Address 2907 Washington Rd Ste 300
City/State/Zip Augusta GA 30909
13. Ownership Type: ☒ Corporation () Partnership () Individual
14. Corporate Name: Ramen Bros GA LLC
List name and other required information for each person having interest in this business.

Name	Position	SSNO#	Address	Interest
<u>Benjamin Zheng</u>	<u>Owner</u>		<u>7109 Bridgewater Ln</u>	<u>66</u>
<u>Thang Nguyen</u>	<u>Owner</u>		<u>624 Danan Dr.</u>	<u>34</u>

15. What type of business will you operate in this location?
() Restaurant - Full () Lounge () Convenience Store
() Restaurant - Limited () Package Store () Hybrid
() Other: _____

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Wholesale					

Total License Fee: \$ _____
Prorated License Fee: (After July 1 ONLY) \$ _____

16. Have you ever applied for an Alcohol Beverage License before: NO
If so, give year of application and its disposition: _____
17. Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages? ☒ Yes () No If so, please initial BZ



18. Attach a passport-size photograph (front view) taken within two years. Write name on back of the dealer submitting the license application.
19. Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulations of Augusta-Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? () Yes (X) No
If yes, give full details: _____
20. Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County or Municipal law, regulation or ordinance: (Do not include traffic violations, with the exception of any offenses pertaining to alcohol or drugs). All other charges must be included, even if they are dismissed. (X) Yes () No
If yes, give reason charged or held, date and place where charged and its disposition.
DUI in Columbia County, GA
On 07/2022
21. List owner or owners of building and property.
NA
22. List the name and other required information for each person, firm or corporation having any interest in the business.
23. If a new application, attach a surveyor's plat and state the straight line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.
A) Church _____ C) School _____
B) Library _____ D) Public Recreation _____
24. State of Georgia, Augusta-Richmond County, I, _____
Do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.
25. I hereby certify that Benjamin H. Zheng is personally known to be, That he/she signed his/her name to the forgoing application stating to me that he/she knew and understood all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true.
This 24 day of March, in the year 2025.

Applicant Signature

Notary Public

ANDRE WOODARD
NOTARY PUBLIC
Lincoln County
State of Georgia

My Comm: Expires Sept. 12, 2025

FOR OFFICE USE ONLY

Department	Approve	Deny	Comments
Recommendation			
Alcohol Inspector	<u>Woodard</u>		
Sheriff			
Fire Inspector			

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

Administrator

Date



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

Case Number: A.N. 25-21

Application Type: Consumption on Premises Liquor, Beer, Wine, and Sunday Sales – New Location
(Full-Service Restaurant)

Business Name: Zen Ramen & Bar

Hearing Date: May 13, 2025

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

Applicant: Benjamin Zheng

Property Owner: SCT Washington Crossing LLC

Address of Property: 2907 Washington Rd. Ste 300

Tax Parcel #: 012-0-018-00-0

Commission Districts: District 7, Super District 10



ANALYSIS:

Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

ADDITIONAL CONSIDERATIONS:

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

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

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

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

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

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

RECOMMENDATION:

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

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

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



Public Safety Committee Meeting

Meeting Date: 5/13/25 1:20pm

JUVENILE COURT LEARNING LOSS GRANT AWARD FY25

Department:	Juvenile Court
Presenter:	Paige Ford
Caption:	Motion to approve the acceptance of \$17,000 FY25 Learning Loss grant award for Juvenile Court's THRIVE Enrichment Program.
Background:	N/A
Analysis:	N/A
Financial Impact:	\$17,000 for the THRIVE Enrichment Program in Juvenile
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	Budget will be created in fund 220 once approved.
<u>REVIEWED AND APPROVED BY:</u>	N/A

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

PR000564 JUVENILE LEARNING LOSS FY25

Requesting grant funds offered by the Georgia Department of Education United Way Learning Loss FY25 grant for the operation of Juvenile Court programs. Cash match: NONE. EEO required (N) EEO Dept. NOTIFIED: (N)

Start Date: 05/01/2025

End Date: 05/29/2026

Submit Date: 01/24/2025

Department: 022

Juvenile Court

Cash Match?

N

Total Budgeted Amount: 50,000.00

Total Funding Agency:

50,000.00

Total Cash Match:

0.00

Sponsor: GM0045

GA Dept. of Education

Sponsor Type:

Purpose: 2

Serve Comm Juvenile Cts

GM0056 United Way of Greater At

Flow Thru ID: GM0045 GA Dept. of Education

Contacts

Type	ID	Name	Phone
I	GMI028	Victoria Ford	(706)823-4424

Approvals

Type	By	Date
FA	J. FLYTHE	01/24/2025

Dept. Signature:

Grant Coordinator Signature:

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

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

Administrator

Date

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.

User: VF15860 - Victoria Ford

Page

Current Date: 01/24/2025

Report: GM1000_PROPOSAL - GM1000: Grants Management: 1

Current Time: 12:14:50

Victoria Ford

From: Jeong, Lauren <ljeong@unitedwayatlanta.org>
Sent: Friday, April 25, 2025 1:21 PM
To: Audrey Armistad; Victoria Ford; Learningloss
Subject: [EXTERNAL] FY25 Learning Loss Grant Award Notification - Augusta Richmond County Juvenile Court

Dear Augusta Richmond County Juvenile Court,

Thank you for applying for the FY25 Learning Loss Grant, a program offered by United Way of Greater Atlanta in partnership with Georgia's Division of Family and Children Services.

Following a competitive review process, we are pleased to inform you that your 2025 Learning Loss grant application (request R-202501-12802) has been selected for funding. **Augusta Richmond County Juvenile Court** has been awarded **\$17,000.00** for the **THRIVE Enrichment Program** to support **190 youth** for the grant period May 1, 2025 – April 30, 2026. Next steps in the award process have been outlined below:

1. Review our 2025 Learning Loss Award Packet

Access the packet [here](#). Ensure your organization is prepared to meet the following grant requirements outlined on slides 5–9:

- Secure a completed and signed DFCS Youth Participation Eligibility Form for each youth served through Learning Loss funding, and verify each youth's eligibility.
- Complete criminal background checks, including a LiveScan fingerprint record, for all staff and subcontractors working with youth (ages 5–17) via Georgia Applicant Processing Services (GAPS).

Please note: As stated in the 2025 Grant Guidelines, all selected organizations are required to complete background checks. While Fieldprint was previously used, the system has now transitioned to [Idemia](#).

2. Grant Agreements Sent via DocuSign – May 1

Your organization's agreement will be sent to Audrey Armistad at aarmistad@augustaga.gov, who is listed as your signatory in FLUXX. Please ensure the agreement is reviewed and signed by **May 20**.

3. Verify Bank Information in FLUXX – Due May 20

Your grant payment will be sent to the bank account listed in your organization's FLUXX profile. Log in to the [FLUXX Portal](#) using your existing credentials to confirm or update your banking details.

4. Grant Payments – June

Pending the successful completion of your grant agreement, United Way will issue your grant payment in **June**. Organizations will receive an email from the Learning Loss team when grant funds have been released.

Questions?

If you have any questions, contact us at learningloss@unitedwayatlanta.org. We are also hosting optional drop-in office hours:



Administrative Services Committee Meeting

Meeting Date: 05/13/2025

HCD_ Amendment to Antioch's FY2023 HOPWA Agreement

Department:	HCD
Presenter:	Shauntia Lewis and/or HCD Staff
Caption:	Motion to approve amendment for Antioch Ministries, Inc, HOPWA Agreement for additional funds to support the rehabilitation of the Community Residence.
Background:	<p>In partnership with HCD in 2019, Antioch Ministries constructed a Community Residence to assist with the sheltering of women living with HIV/Aids. The goal of the program is to provide housing assistance and supportive services for income-eligible individuals living with HIV/AIDS and their families to establish or better maintain a stable living environment in housing that is decent, safe, and sanitary, to reduce the risk of homelessness, and to improve access to health care and supportive services.</p> <p>Over the years, the natural deterioration of the property due to regular, everyday use, has caused the need for some necessary maintenance and repairs. There have been excessive wear and tear of the property due to some client's negligence and abuse. Overall Antioch Ministries, Inc. have been responsible in maintaining the property in order to continue to provide stable housing and support services for individuals and families living with HIV/Aids.</p>
Analysis:	The approval of this amendment will allow AMI to continue to provide stable housing and support services for individuals living with HIV/AIDS.
Financial Impact:	HCD will utilize Housing Opportunities for Persons with Aids (HOPWA) funds received through its annual allocation from Housing and Urban Development

in the amount of \$ 65,000.00 to assist in the construction of one single affordable housing unit.

Alternatives:	Do not approve HCD's Request.
Recommendation:	Motion to approve amendment for Antioch Ministries, Inc, FY 2023 HOPWA Agreement for additional funds to support the rehabilitation of the Community Residence.
Funds are available in the following accounts:	Housing and Urban Development (HUD) Funds: Housing Opportunities for Persons with Aids (HOPWA) funds. HOPWA Funds: 22107 3213 5211119
<u>REVIEWED AND APPROVED BY:</u>	Procurement Finance Law Administrator Clerk of Commission

FIRST AMENDMENT
TO
AGREEMENT BETWEEN
AUGUSTA, GEORGIA
&
ANTIOCH MINISTRIES, INC.
FOR
2023 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

This First Amendment to the agreement executed by and between the Parties on May 28, 2024, is made and entered into on the ____ day of _____, 2025, by and between AUGUSTA, GEORGIA, (hereafter referred to as “Augusta”), and ANTIOCH MINISTRIES, INC. (hereinafter referred to as the “AMI”).

WHEREAS, AUGUSTA desires to amend the original agreement to allow the AMI to effectively administer its HOPWA eligible affordable housing development activities;

WHEREAS, the AMI has determined that this Amendment is in its best interest and has agreed to the said Amendment;

NOW THEREFORE, in exchange for their mutual good and valuable consideration, the receipt and sufficiency of which each PARTY acknowledges, and intending to be legally bound, AUGUSTA and AMI agree to amend said agreement as follows:

(1)

Use of Funds. Budget shall be revised to provide additional funding in the amount of **\$65,000.00** of HOPWA funding to support the rehabilitation of the Community Residence.

B. Use of Funds

HOPWA Program funds shall be used by Antioch Ministries for the purposes and objectives stated in Article I, Scope of Services, and Exhibit “A” of the original Agreement. The use of HOPWA funds for any other purpose(s) is not permitted. The following summarizes the proposed uses of funds under this agreement:

HOPWA funds may be used for many purposes including housing and services, as well as program planning and development costs. But a significant portion of the funds are used for housing.

Short-term Rent, Mortgage, and Utility (STRMU) Payments provides short-term, rent, mortgage, and utility payments for households experiencing a financial crisis as a result

Augusta Housing and Community Development
 Housing Opportunities for Persons with Aids (HOPWA) Agreement Amendment
 Antioch Ministries, Inc. Amendment FY2023 HOPWA

of their HIV health condition or a change in their economic circumstances. STRMU is designed to prevent households from becoming homeless by helping them remain in their own dwellings. and Connections to

Permanent Housing Placement (for households that are in precarious living situations and without immediate short-term relief) PHP may be used to help households establish permanent residence in which continued occupancy is expected. Eligible costs include application fees, related credit checks, utility hookup fees and deposits, and reasonable security deposits necessary to move persons into permanent housing., 24 C.F.R. § 574.330

Tenant-Based Rental Assistance (TBRA) - TBRA is a rental subsidy used to help households obtain or maintain permanent housing, including assistance for shared housing arrangements, in the private rental housing market. Households select a housing unit of their choice and the assistance pays the difference between the contractual rent to the owner and the household's calculated rent payment. The gross rent of the proposed unit must be at or below the lower of the rent standard or the reasonable rent.

Housing Case Management - Housing Case Management is considered a central component of HOPWA supportive services and key to successful program outcomes for housing stability and access to care. "Housing case management" simply means that the central emphasis of a case manager's work with a household is placed on housing issues, including evaluation of housing options, housing stability, and housing specific goals. Housing Case Management may be provided in conjunction with housing assistance services or as a standalone service.

Housing Information Services - Housing Information Services include, but are not limited to, counseling, information, and referral services to assist households with locating, acquiring, financing, and maintaining housing. This may also include fair housing guidance for households that have encountered discrimination on the basis of race, color, religion, sex, age, national origin, familial status, or disability.

Resource Identification - Resource Identification encompasses activities that establish, coordinate, and develop housing assistance resources for eligible households (including preliminary research and expenditures necessary to determine the feasibility of specific housing-related initiatives).

Project Budget: Limitations

AMI shall be paid a total consideration of \$265,000.00 for full performance of the services specified under this Agreement. Any cost above this amount shall be the sole responsibility of AMI. It is also understood by both parties to this contract that the funding provided under this contract for this specific project shall be the only funds provided by Augusta- unless otherwise agreed to by Augusta and Collaborative.

Original contract states not to exceed \$ 200,000.00 whereas amendment adds an additional \$ 65,000.00 to support eligible actives and operations as indicated below. Funding must be expended by January 30, 2026.

Except for the modifications made by this Amendment, the terms and conditions of the Agreement, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set as of the date first written above.

Antioch Ministries, Inc.

Date

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above:

ATTEST: AUGUSTA, GEORGIA
(The City)

Approved as to form: _____
Augusta, GA Law Department

Date: _____

By: _____
Garnett L. Johnson
As its Mayor

Date: _____

By: _____
Tameka Allen
As its Administrator

Date: _____

By: _____
Hawthorne Welcher, Jr./Shauntia Lewis
As its Director/Deputy Director, HCD

Date: _____

SEAL

Lena Bonner
As its Clerk



Administrative Services Committee Meeting

Meeting Date:

2025 – Engineering Department Bid #24-202, Vacuum Truck Lease

Department:	Central Services – Fleet Management
Presenter:	Ron Lampkin; Interim Central Services Director
Caption:	Motion to approve the lease of two sewer vacuum trucks from Environmental Products Group for use by Engineering Department - Stormwater Utility Division at a total cost of \$1,051,993.20 under a 48-month lease contract. (ITB 24-202)
Background:	<p>The vacuum trucks are essential for the continued cleaning and maintenance of stormwater systems, helping to prevent blockages and backups across the utility infrastructure. The current lease for assets #221118 and asset #221119 is set to expire, and replacement is necessary to ensure the department continues to meet its operational needs effectively.</p> <p>Each vacuum truck has a unit cost \$467,596.60 and a four-year maintenance cost totaling \$58,400 per unit.</p>
Analysis:	<p>The Procurement Department published a competitive bid using the Demand Star national electronic bid application for Vacuum Truck Lease. The bid was reviewed and approved by Procurement with the following results:</p> <p>Bid #24-202 2024/2025 Vacuum Truck Lease:</p> <ul style="list-style-type: none"> • Environmental Products Group: Freightliner 114SD – 48-month lease - \$467,596.60 per unit and 4-year maintenance contract - \$58,400 per unit • Vacutek: Freightliner 180SD – 48-month lease - \$420,835.20 per unit and 4-year maintenance contract - \$44,000.00 per unit – This vendor no longer offers vacuum trucks, as the company was sold to another company.
Financial Impact:	Funding is available in the following account #581-04-4320/52-24219
Alternatives:	(1) Approve (2) Do not approve
Recommendation:	Motion to approve the lease of two sewer vacuum trucks from Environmental Products Group for use by Engineering Department - Stormwater Utility Division at a total cost of \$1,051,993.20 under a 48-month lease contract.
Funds are available in the following accounts:	581-04-4320/52-24219
<u>REVIEWED AND APPROVED BY:</u>	N/A

Invitation to Bid

Sealed bids will be received at this office until **Tuesday May 28, 2024 @ 11:00 a.m.** via ZOOM Meeting ID: 839 0501 6049; Passcode: **909434** for furnishing:

Bid Item #24-194 2024/2025 Service Truck, Enclosed Utility Style for Augusta, GA – Central Service Department Fleet Management

Bid Item #24-202 2024/2025 Vacuum Truck Lease for Augusta, GA – Central Service Department – Fleet Management

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

Geri A. Sams, Director
Augusta Procurement Department
535 Telfair Street - Room 605
Augusta, Georgia 30901

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

All questions must be submitted in writing by fax to 706 821-2811 or by email to procbidandcontract@augustaga.gov to the office of the Procurement Department by Friday, May 10, 2024 @ 5:00 P.M. No bid will be accepted by fax or email, all must be received by mail or hand delivered.

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

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

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

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

Correspondence must be submitted via mail, fax or email as follows:

Augusta Procurement Department
Attn: Geri A. Sams, Director of Procurement
535 Telfair Street, Room 605
Augusta, GA 30901
Fax: 706-821-2811 or Email: procbidandcontract@augustaga.gov

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

GERI A. SAMS, Procurement Director

Publish:

Augusta Chronicle April 18, 25, 2024 and May 2, 9, 2024

Metro Courier April 18, 2024

Revised: 3/22/21



**Bid Opening Item #24-202 2024/2025 Vacuum Truck Lease
for Augusta, Georgia- Central Services Department
-Fleet Management Division
Bid Due: Friday, May 28, 2024 @ 11:00 a.m.**

Total Number Specifications Mailed Out: 18

Total Number Specifications Download (Demandstar):

Total Electronic Notifications (Demandstar):

Mandatory Pre-Bid/Telephone Conference: N/A

Total packages submitted: 2

Total Non-Compliant: 0

VENDORS	Enviormental Products Group 4410 Wendell Dr SW Atlanta, GA 30336		Vacutek 6694 Oak Ridge Commerce Way Austell, GA 30168	
Attachment B	YES		YES	
E-Verify Number	312637		2114842	
SAVE Form	YES		YES	
Exceptions:	NO		YES	
2024/2025 Sewer Vacuum Combination Trucks (2): CHASSIS				
Chassis:	Make:	Model:	Make:	Model:
	FREIGHTLINER	114SD	FREIGHTLINER	180SD
BODY:	Make:	Model:	Make:	Model:
	VACTOR	2115i	AQUATECH	B-15
Trade In Vehicle Offer:				
Vehicle 1:	\$124,484.00		\$180,000.00	
Vehicle 2:	\$124,484.00		\$240,000.00	
Lease Cost Information:				
Each Truck Per Year:	\$116,899.15		\$105,208.80	
Each Truck Total Lease Cost (4 Years):	\$467,596.60		\$420,835.20	
Guaranteed Buyback Price at End of Lease:	\$160,410.00		\$155,000.00	
27.00 Full Maintenance Contract Agreement:				
Annual Contract Cost Per Truck:	\$14,600.00		\$11,000.00	
Total Contract Cost Per Truck (4 Years):	\$58,400.00		\$44,000.00	
Proposed Delivery Schedule:	SEPT/OCT 2024		90-120 DAYS	
Name of Proposed Finance Vendor:	REPUBLIC FIRST NATIONAL		CADENCE BANK	



Central Services Department

Ron Lampkin, Interim Director
Laquona C Sanderson, Fleet Manager

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

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Department
FROM: Ron Lampkin, Interim Director, Central Services Department
DATE: December 19, 2024
SUBJECT: Overbudget for Bid #24-202 – 2024/2025 Vacuum Truck Lease

On May 28, 2024, two proposals were received for bid #24-202, Vacuum Truck Lease. Due to the lowest compliant vendor, Vacutek, no longer selling vacuum trucks, Fleet Management recommends award to, Environmental Products Group, in the amount of \$525,996 each for two assets.

The estimated budget submitted on the Procurement Solicitation Form was based on previous pricing for two units in the total amount of \$1,000,000. Fleet Management request a budget increase to \$1,060,000 which is under the 20% threshold outlined in the Procurement Policies and Procedures.

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

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

RL/kb

BIDDER OFFER**2024/2025 SEWER VACUUM COMBINATION TRUCKS (2):**

CHASSIS: MAKE: Freightliner MODEL: 114 SD → see chassis options on proposal
 BODY: MAKE: Vactor MODEL: 2115i

TRADE IN VEHICLE OFFER:

VEHICLE 1: 2021 Kenworth T440/Vactor 2115P-16; 23,513 Miles

Guaranteed Buyback on current
\$ lease = \$124,484.00

VEHICLE 2: 2021 Kenworth T440/Vactor 2115P-16; 30,768 Miles

\$ " " = \$124,484.00

LEASE COST INFORMATION:

Each Truck Per Year

\$ 116,899.15

Each Truck Total Lease Cost (4 Years)

\$ 467,596.60

GUARANTEED BUY BACK PRICE PER TRUCK AT END OF LEASE

\$ 160,410.00

27.00 FULL MAINTENANCE CONTRACT AGREEMENT

Annual Contract Cost Per Truck

\$ 14,600.00

Total Contract Cost Per Truck (4 Years)

\$ 58,400.00

PROPOSED DELIVERY SCHEDULE:

Sept./Oct. 2024

NAME OF PROPOSED FINANCE VENDOR (REQUIRED)


Republic First National *

* not required to use this vendor

BID SUBMITTED BY:NAME: Joe LaGankeCOMPANY: Environmental Products GroupADDRESS: 4410 Wendell Dr. SWCITY/STATE: Atlanta, GA 30336TELEPHONE: (404) 693-9700FAX: (404) 693-9690 EMAIL: jlaganke@myepg.comSIGNATURE: [Signature]

By signing this document, the bidder is stating that he is, or she is not an employee of Augusta, Georgia.

AUGUSTA RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS**THIS FORM MUST BE RETURNED WITH YOUR SUBMITTAL**

		Bid Opening Item #24-202 2024/2025 Vacuum Truck Lease for Augusta, Georgia- Central Services Department -Fleet Management Division Bid Due: Friday, May 28, 2024 @ 11:00 a.m.		
Total Number Specifications Mailed Out: 18 Total Number Specifications Download (Demandstar): Total Electronic Notifications (Demandstar): Mandatory Pre-Bid/Telephone Conference: N/A Total packages submitted: 2 Total Non-Compliant: 0				
VENDORS	Enviormental Products Group 4410 Wendell Dr SW Atlanta, GA 30336		Vacutek 6694 Oak Ridge Commerce Way Austell, GA 30168	
Attachment B	YES		YES	
E-Verify Number	312637		2114842	
SAVE Form	YES		YES	
Exceptions:	NO		YES	
2024/2025 Sewer Vacuum Combination Trucks (2): CHASSIS				
Chassis:	Make:	Model:	Make:	Model:
	FREIGHTLINER	114SD	FREIGHTLINER	180SD
BODY:	Make:	Model:	Make:	Model:
	VACTOR	2115I	AQUATECH	B-15
Trade In Vehicle Offer:				
Vehicle 1:	\$124,484.00		\$180,000.00	
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Lease Cost Information:				
Each Truck Per Year:	\$116,899.15		\$105,208.80	
Each Truck Total Lease Cost (4 Years):	\$467,596.60		\$420,835.20	
Guaranteed Buyback Price at End of Lease:	\$160,410.00		\$155,000.00	
27.00 Full Maintenance Contract Agreement:				
Annual Contract Cost Per Truck:	\$14,600.00		\$11,000.00	
Total Contract Cost Per Truck (4 Years):	\$58,400.00		\$44,000.00	
Proposed Delivery Schedule:	SEPT/OCT 2024		90-120 DAYS	
Name of Proposed Finance Vendor:	REPUBLIC FIRST NATIONAL		CADENCE BANK	

Katie Cornelius

From: Tywanna Scott
Sent: Thursday, December 19, 2024 12:12 PM
To: Joe LaGanke
Cc: Laquona Sanderson
Subject: RE: [EXTERNAL] Re: 24-202 2024/2025 Vacuum Truck Lease

Thanks Joe

From: Joe LaGanke <jlaganke@MYEPG.com>
Sent: Thursday, December 19, 2024 11:23 AM
To: Tywanna Scott <TScott@augustaga.gov>
Cc: Laquona Sanderson <LSanderson@augustaga.gov>
Subject: [EXTERNAL] Re: 24-202 2024/2025 Vacuum Truck Lease

Good morning,

Thank you for reaching out. Yes, I concur that we will be able to hold pricing for the referenced bid. Please let me know if you have any other questions.

Thanks,



Joe LaGanke
Territory Sales Manager
Environmental Products Group, Inc.
C: 404.964.8339 | O: 404.693.9700
W: www.myepg.com

From: Tywanna Scott <TScott@augustaga.gov>
Date: Thursday, December 19, 2024 at 10:22 AM
To: Joe LaGanke <jlaganke@MYEPG.com>
Cc: Laquona Sanderson <LSanderson@augustaga.gov>
Subject: 24-202 2024/2025 Vacuum Truck Lease

Good morning,

As per our conversation this morning, you/your company will be able to hold your pricing for the above mentioned bid item as stated in your official bid submittal.

Please see your attached bidders offer.

Please concur with or disagree.

Thanks and Kind Regards,

Tywanna E. Scott
Procurement Department

(706) 821-2355 Direct or (706) 821-2811 Fax

Item 16.



Thank You For Doing Business With Us.....

Augusta, Georgia - Procurement Department

tscott@augustaga.gov www.augustaga.gov

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AED:104.1

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Central Services Department

Ron Lampkin, Interim Director
Laquona C Sanderson, Fleet Manager

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

MEMORANDUM

TO: Darrell White, Interim Director, Procurement Department

FROM: Ron Lampkin, Interim Director, Central Services Department

DATE: April 1, 2025

SUBJECT: Engineering – Stormwater Request to Utilize Bid #24-202 – 2024/2025 Vacuum Truck Lease

The Engineering Department – Stormwater Division currently has two vacuum truck that are leased, and it is set to expire this year. On behalf of the Engineering – Stormwater Division, Fleet Management is requesting to utilize bid #24-202, 2024/2025 Vacuum Truck Lease to replace the current vacuum trucks with a new lease for two trucks.

Since bid #24-202 is currently open and we are in process of purchasing two vac trucks for Utilities, Fleet Management contacted the vendor to confirm whether the current pricing could be held for leasing additional vac trucks for Stormwater. The vendor confirmed on March 27, 2025, that the price will be held for the purchase of two additional vac trucks for Stormwater. Fleet Management requests to lease two additional vac trucks from Environmental Products Group, in the amount of \$525,996.60 for each asset.

The Freightliner 114SD base lease cost for four years is \$467,596.60 with a \$58,400.00 full maintenance contract. The 114SD specifications have been reviewed and the department confirmed that the vacuum truck is equipped to be used for the department's day-to-day operations.

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

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

RL/kb

BIDDER OFFER**2024/2025 SEWER VACUUM COMBINATION TRUCKS (2):**

CHASSIS: MAKE: Freightliner MODEL: 114 SD → see chassis options on proposal
 BODY: MAKE: Vactor MODEL: 2115i

TRADE IN VEHICLE OFFER:

VEHICLE 1: 2021 Kenworth T440/Vactor 2115P-16; 23,513 Miles

Guaranteed Buyback on current
\$ lease = \$124,484.00

VEHICLE 2: 2021 Kenworth T440/Vactor 2115P-16; 30,768 Miles

\$ " = \$124,484.00

LEASE COST INFORMATION:

Each Truck Per Year

\$ 116,899.15

Each Truck Total Lease Cost (4 Years)

\$ 467,596.60**GUARANTEED BUY BACK PRICE PER TRUCK AT END OF LEASE**\$ 160,410.00**27.00 FULL MAINTENANCE CONTRACT AGREEMENT**

Annual Contract Cost Per Truck

\$ 14,600.00

Total Contract Cost Per Truck (4 Years)

\$ 58,400.00**PROPOSED DELIVERY SCHEDULE:**Sept./Oct. 2024

NAME OF PROPOSED FINANCE VENDOR (REQUIRED)

Republic First National *

* not required to use this vendor

BID SUBMITTED BY:NAME: Joe LaGaukeCOMPANY: Environmental Products GroupADDRESS: 4410 Wendell Dr. SWCITY/STATE: Atlanta, GA 30336TELEPHONE: (404) 693-9700FAX: (404) 693-9690 EMAIL: jlagauke@myepg.comSIGNATURE: 

By signing this document, the bidder is stating that he is, or she is not an employee of Augusta, Georgia.

AUGUSTA RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS**THIS FORM MUST BE RETURNED WITH YOUR SUBMITTAL**

Bid Item #24-202 2024/2025 Vacuum Truck Lease

Bid Due: Tuesday, May 28, 2024 @ 11:00 a.m.

Page 27 of 28



Proposal Summary

Prepared for:

Augusta Utilities

VECTOR®



Vector 2100i Sewer Cleaner

**Combination Single Engine Sewer Cleaner with Positive Displacement Vacuum System
Mounted on a Heavy-Duty Truck Chassis**



Augusta Utilities
May 28th, 2024

Vactor 2100i Sewer Cleaner

Environmental Products would like to thank you for the opportunity to present the **Vactor 2100i Sewer Cleaner**.

Environmental Products Group is the sole provider of Vactor Sewer Cleaning Equipment in the state of Georgia, as well as many other leading industry product lines including: Elgin Street Sweepers, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, Monroe Spreaders and Plows and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vactor, Elgin, and Envirosight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

Thank you for your consideration.

MEMPHIS

2995 Sandbrook St.
 Memphis, TN 38116
P: 901.630.5658
F: 901.630.5659

DEERFIELD BEACH

1907 SW 43rd Terrace
 Suites G & H
 Deerfield Bch, FL 33442
P: 954.518.9923
F: 954.518.9926

ATLANTA

4410 Wendell Dr SW
 Atlanta, GA 30336
P: 404.693.9700
F: 404.693.9690

CORPORATE

2525 Clarcona Rd.
 Apopka, FL 32703
P: 407.798.0004
F: 407.798.0013

www.MyEPG.com

Product Description

- 2100i with Roots 824-16" Hg. Blower, 15 Yard Debris body, 1500 Gallons of Water

Standard Features

- 48" x 22" x 24" Curb Side Aluminum Toolbox
- Aluminum Fenders
- Mud Flaps
- Electric/Hydraulic Four Way Boom
- Color Coded Sealed Electrical System
- Remote Pendant Control w/35' Cord
- Intuitouch Electronic Package
- Double Acting Dump Hoist Cylinder
- Handgun Assembly
- 3" Y-Strainer at Water Pump Inlet
- Ex-Ten Steel Cylindrical Debris Tank
- Flexible Hose Guide
- 30 Deg. Sand Nozzle w/Carbide Inserts
- 30 Deg. Sanitary Nozzle w/Carbide Inserts
- 15 Deg. Penetrator Nozzle w/Carbide Inserts
- Nozzle Storage Rack
- Vacuum Tube Storage: Curbside (2) Pipe, Rear Door (2) Pipe
- 1" Nozzle
- 10' Leader Hose
- Flat Rear Door w/Hydraulic Locks and Door Power-up/Down, Open/Close Feature
- Dual 10" Stainless Steel Float Shut Off System/Rear Mounted
- Debris Body Vacuum Relief System
- Debris Deflector Plate
- 60" Dump Height
- Water Sight Gauge DS/PS
- Liquid Float Level Indicator
- Boom Transport Post Storage
- 3" Y-Strainer @ Water Pump w/3" Drain Valve
- Performance Package: (Hyd Variable Flow, Dual PTO's. Dual Hyd. Pumps)
- Stainless Steel Microstrainer
- Blower Air Shift Controls
- Hydraulic Cooling Package
- Midship Handgun Coupling
- Side Mounted Water Pump
- Hose Wind Guide (Dual Roller)

- Hose Footage Counter - Mechanical
- Hose Reel Manual Hyd. Extend/Retract
- Hose Reel Chain Cover (Full)
- Tachometer/Chassis Engine W/Hourmeter
- Circuit Breakers
- LED Lights. Clearance, Back-Up, Stop, Tail & Turn
- Tow Hooks, Front and Rear
- Electronic Back-Up Alarm
- Hydraulic Tank Shutoff Valves
- 7" Vacuum Pipe Package
- Emergency Flare Kit
- Fire Extinguisher 5 Lbs.
- Low Water Alarm with Water Pump Flow Indicator
- Front Joystick Boom Control
- Digital Hose Footage Counter
- Water Pump Hour Meter
- PTO Hour Meter
- Digital Water Pressure Gauge
- Vactor 2100i Body Decal
- Local Training and Delivery

Additional Features

- Roots 824-16" Hg. Blower
- Rapid Deployment Boom – 180 Degree Rotation, 10 Ft. Telescoping Boom x 15 Ft. Hydraulic Extendable
- 80 GPM Variable Flow Water System
- 2500 PSI Water Pressure
- 1" x 700' Piranha Sewer Hose, 2500 PSI
- Hydraulic Extending/Rotating 15" Hose Reel (1" x 800') Capacity
- Module Paint, Dupont Imron Elite - Sanded Primer Base
- Debris Body Flush Out System
- 6" Knife Valve w/Cam-Loc, Rear Door, 3:00 Position
- 6" Decant System w/ Air Actuated Knife Valve, Curbside
- Centrifugal Separators
- Folding Pipe Rack, Curbside, Hydraulic, 7" Pipe
- Folding Pipe Rack, Streetside, 7" Pipe
- Rear Door Splash Shield
- Lube Manifold
- Plastic Lube Chart
- Front Blower Controls
- Blower High Temperature Safety Shutdown
- Digital Water Level Indicator

- Digital Debris Body Level Indicator Tied to Vacuum Relief
- Backpack Wireless Controls with hose reel controls, 2-way communications, and LCD Display
- Rotatable Boom Inlet Hose, 10 x 15 RDB
- Anti-Splash Valve, Body Inlet
- Rodder System Accumulator- Jack Hammer on/off control at Front Hose Reel
- Hydro Excavation Kit - Includes Lances w/ Shield, Nozzles, Storage Tray, and Vacuum Tube
- RDB Washout Coupling
- Automatic Hose Level Wind Guide, Non-Indexing
- Rodder Hose Pinch Roller
- Lateral Cleaning Kit w/150' Hose and Nozzle, 25 GPM/2000 PSI
- High Pressured Hose Reel
- Rodder Pump Drain Valves
- Hydraulic Oil Temp Alarm
- Rear Directional Control, Split LED Arrowboard
- Strobe Light, LED, Rear, Federal Signal, Amber
- Rear Beacon Limb Guard
- Strobe Light, LED, Cab, Federal Signal, Amber
- 6 Lighting Package, 6 Federal Signal Strobe Lights, LED
- Worklights (2), LED, 10 x 15 RDB
- Worklight, LED, Operators Station
- Worklight, LED, Hose Reel Manhole
- Worklight, LED, Curb Side
- Camera System, Front, Rear and Both Sides
- Safety Cone Storage Rack - Post Style
- Toolbox, Front Bumper Mounted, 16w x 12h x 18d w/ (2) LED Side Markers
- (4) Long Handle Tool Storage Locations Behind Cab
- Toolbox, Behind Cab 16w x 30h x 96d
- Toolbox, Driver Side Chassis Frame. 24w x 24h x 24d
- Vector Standard Manual and USB Version - 1

Chassis Summary

- 2025 Freightliner 114 SD Tandem Chassis
- 66,000 GVWR
- Cummins L9 370 HP Engine
- Allison 3000 RDS 6 Speed Automatic Transmission
- Dual Air Ride Fabric High Back Seats with Armrests
- Heated and Powered Rear View Mirrors
- AM/FM/MP3 Weather Band Radio
- LED Stop/Turn/Tail Lights

- Alcoa Wheels
- White Cab

Bid Price = \$534,700.00 /per unit

- Turnkey (Full Maintenance) Contract = \$14,600.00/per year (per unit)
- Delivery estimated September/October 2024

***Please see enclosed lease quote from Republic First National for payment details

Chassis Options

- Peterbilt Model 548 chassis w/ 370 HP (ILO Freightliner) = \$555,300.00
 - Delivery estimated Feb/March 2025
- Peterbilt Model 567 chassis w/ 455 HP (ILO Freightliner) = \$574,500.00
 - Delivery estimated Feb/March 2025

Please don't hesitate to call with questions, or if you need any additional information.
Thank you for your interest and the opportunity to earn your business.

Signature

Date

LIMITED WARRANTY

Limited Warranty Each machine manufactured by VACTOR/GUZZLER MANUFACTURING (or, "the Company") is warranted against defects in material and workmanship for a period of 12 months, provided the machine is used in a normal and reasonable manner and in accordance with all operating instructions. In addition, certain machines and components of certain machines have extended warranties as set forth below. If sold to an end user, the applicable warranty period commences from the date of delivery to the end user. If used for rental purposes, the applicable warranty period commences from the date the machine is first made available for rental by the Company or its representative. This limited warranty may be enforced by any subsequent transferee during the warranty period. This limited warranty is the sole and exclusive warranty given by the Company.

STANDARD EXTENDED WARRANTIES (Total Warranty Duration)

2100 Series, HXX, Series and Jetters	10 years against metal water tank leakage due to corrosion. Nonmetallic water tanks are covered for 5 years against any factory defect in material or workmanship.
2100 Series and HXX only	5 years against leakage of debris tank, centrifugal compressor or housing due to rust-through.
2100 Series and Jetters	2 years - Vector Rodder Pump on all unit serial numbers starting with 13-##V-####

Exclusive Remedy. Should any warranted product fail during the warranty period, the Company will cause to be repaired or replaced, as the Company may elect, any part or parts of such machine that the Company's examination discloses to be defective in material or factory workmanship. Repairs or replacements are to be made at the selling Vactor/Guzzler distributor's location or at other locations approved by the Company. In lieu of repair or replacement, the Company may elect, at its sole discretion, to refund the purchase price of any product deemed defective. The foregoing remedies shall be the sole and exclusive remedies of any party making a valid warranty claim.

This Limited Warranty shall not apply to (and the Company shall not be responsible for):

1. Major components or trade accessories that have a separate warranty from their original manufacturer, such as, but not limited to, trucks, engines, hydraulic pumps and motors, tires and batteries.
2. Normal adjustments and maintenance services.
3. Normal wear parts such as, but not limited to, oils, fluids, vacuum hose, light bulbs, fuses and gaskets.
4. Failures resulting from the machine being operated in a manner or for a purpose not recommended by the Company.
5. Repairs, modifications or alterations without the express written consent of the Company, which in the Company's sole judgment, have adversely affected the machine's stability, operation or reliability as originally designed and manufactured.
6. Items subject to misuse, negligence, accident or improper maintenance.

NOTE The use in the product of any part other than parts approved by the Company may invalidate this warranty. The Company reserves the right to determine, in its sole discretion, if the use of non-approved parts operates to invalidate the warranty. Nothing contained in this warranty shall make the Company liable for loss, injury, or damage of any kind to any person or entity resulting from any defect or failure in the machine.

THIS WARRANTY SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH ARE DISCLAIMED.

This warranty is in lieu of all other obligations or liabilities, contractual and otherwise, on the part of the Company. For the avoidance of doubt, the Company shall not be liable for any indirect, special, incidental or consequential damages, including, but not limited to, loss of use or lost profits. The Company makes no representation that the machine has the capacity to perform any functions other than as contained in the Company's written literature, catalogs or specifications accompanying delivery of the machine. No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties or to assume any other liability on behalf of the Company in connection with the sale, servicing or repair of any machine manufactured by the Company. Any legal action based hereon must be commenced within eighteen (18) months of the event or facts giving rise to such action.

The Company reserves the right to make design changes or improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.

GUZZLER
VACTOR

VACTOR/GUZZLER MANUFACTURING
1621 S. Illinois Street
Streator, IL 61364

12-13-2012



525 West State Road 114
 Rochester, IN 46975
 (800) 700-7878
 Fax: (800) 865-8517

www.republicfirstnational.com

March 26, 2024

To: Joe LaGanko
 Vendor: Environmental Products Group
 From: Angie Deming

Customer: City of Augusta

Thanks for the opportunity to give you a quote on your latest project!

Equipment: One (1) Vactor 2100i with Freightliner 114SD Chassis *Main Bid*

Unit Cost: \$ 534,700.00
 Down Payment: \$ 0.00
 Net Financed: \$ 534,700.00
 Frequency of Payments: Annual

Term in Years:	<u>4</u>	<u>Maintenance</u>	<u>Total Payment</u>
Payments:	\$116,899.15	\$14,600.00	\$131,499.15
Residual Payment	\$160,410.00		
APR:	6.19%		

Estimated Closing Date: April, 2024
 Delivery Date: September, 2024
 First Payment Due: November, 2024

- * This is a proposal only and not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- * This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- * Lessee's total amount of tax exempt debt to be issued in this calendar year will not exceed the \$10,000,000 limit.
- * Payments and rates reflect pre-application of escrow earnings and manufacturer discounts, if any.

Sincerely,
 Republic First National Corporation

Angie Deming
 angie@rfnonline.com

** Not required to finance with this vendor.
 The City has used them in the past, but feel free to use your own vendor.*

"Our Experts, Your Needs, Financing Done Right"



2525 West State Road 114
 Rochester, IN 46975
 (800) 700-7878
 Fax: (800) 865-8517

www.republicfirstnational.com

March 26, 2024

To: Joe LaGank
 Vendor: Environmental Products Group
 From: Angie Deming

Customer: City of Augusta

Thanks for the opportunity to give you a quote on your latest project!

Equipment: One (1) Vactor 2100i with Peterbilt 548 Chassis

Unit Cost: \$ 555,300.00
 Down Payment: \$ 0.00
 Net Financed: \$ 555,300.00
 Frequency of Payments: Annual

Term in Years:	<u>4</u>	<u>Maintenance</u>	<u>Total Payment</u>
Payments:	\$125,210.51	\$14,600.00	\$139,810.51
Residual Payment	\$166,590.00		
APR:	6.19%		

Estimated Closing Date: April, 2024
 Delivery Date: February, 2025
 First Payment Due: April, 2025

- * This is a proposal only and not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- * This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- * Lessee's total amount of tax exempt debt to be issued in this calendar year will not exceed the \$10,000,000 limit.
- * Payments and rates reflect pre-application of escrow earnings and manufacturer discounts, if any.

Sincerely,
 Republic First National Corporation

Angie Deming
 angie@rfnonline.com

"Our Experts, Your Needs, Financing Done Right"



2525 West State Road 114
 Rochester, IN. 46975
 (800) 700-7878
 Fax: (800) 865-8517

www.republicfirstnational.com

March 26, 2024

To: Joe LaGanke
 Vendor: Environmental Products Group
 From: Angie Deming

Customer: City of Augusta

Thanks for the opportunity to give you a quote on your latest project!

Equipment: One (1) Vactor 2100i with Peterbilt ~~548~~⁵⁶⁷ Chassis

Unit Cost: \$ 574,500.00
 Down Payment: \$ 0.00
 Net Financed: \$ 574,500.00
 Frequency of Payments: Annual

Term in Years:	<u>4</u>	<u>Maintenance</u>	<u>Total Payment</u>
Payments:	\$129,539.77	\$14,600.00	\$144,139.77
Residual Payment	\$172,350.00		
APR:	6.19%		

Estimated Closing Date: April, 2024
 Delivery Date: February, 2025
 First Payment Due: April, 2025

- * This is a proposal only and not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- * This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- * Lessee's total amount of tax exempt debt to be issued in this calendar year will not exceed the \$10,000,000 limit.
- * Payments and rates reflect pre-application of escrow earnings and manufacturer discounts, if any.

Sincerely,
 Republic First National Corporation

Angie Deming
 angie@rfronline.com

"Our Experts, Your Needs, Financing Done Right"



REPURCHASE AGREEMENT

This Repurchase Agreement (the "Agreement") is entered into as of this 28th day of May 2024, by and between **Environmental Products Group, Inc.**, a Florida corporation, with its principal place of business at 700 Hermit Smith Road, Apopka, Florida 32703 ("Dealer"), and **City of Augusta** (Customer) with its principal place of business at 1840 Wylds Rd., Augusta, GA 30909 (Customer).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dealer and Customer hereby agrees as follows:

AGREEMENT

1. **Repurchase.** Upon expiration of the Term of this agreement, Dealer shall repurchase the Vehicle subject to satisfaction of the conditions (Reference: Appendix B) therefore and as otherwise provided herein.
2. **Delivery.** Dealer shall obtain possession of and deliver Vehicle for repurchase to Dealer's location set forth above or such other location as Dealer may designate. The date of delivery of the Vehicles to such location shall be the "Delivery Date."
3. **Price.** The price of the repurchased Vehicle (the "Repurchase Price") shall be One Hundred Sixty Thousand, Four Hundred and Ten Dollars (\$160,410.00) as set forth in Exhibit A attached hereto.
4. **Title.** Title for each Vehicle will be sent to Dealer or its authorized representative within 10 business days of receipt by Customer of the Repurchase Price as defined above, in good funds. Title to each Vehicle shall be free and clear of any liens or encumbrances.
5. **Payment.** Full payment by Dealer of the amount of the Repurchase Price determined pursuant to Section 3 hereof shall be made within five (5) business days following the Delivery Date of the Vehicles to Dealer. In the event Dealer fails to timely pay the Repurchase Price for any Vehicle in full, Dealer shall pay interest on the unpaid amount of such obligation at the "Prime Rate" in effect on the date that payment of the Repurchase Price was due, accruing on and from the date payment of such amount was due through the date such amount is paid in full. The "Prime Rate" shall mean the rate published in The Wall Street Journal described therein as the base rate on corporate loans at large U.S. money center commercial banks, as such rate may vary from time-to-time. If such base rate is expressed in a range in said publication, the higher rate of the range shall apply. In the event The Wall Street Journal ceases to publish such base rate, then Customer shall designate a similar source for such base rate. The "Prime Rate" applicable to any unpaid repurchase obligation of Dealer shall

be determined initially as of the date payment of such obligation was due and shall be adjusted thereafter on the last business day of each calendar month and shall serve as the basis for establishing the rate of interest accruing on such unpaid amount for the next succeeding calendar month.

6. **Transportation Charges.** Dealer shall be responsible for arranging transportation of each Vehicle for delivery to the address set forth above or other location designated by Dealer as provided herein.

7. **Sole Parties.** This Agreement is made exclusively for the benefit and solely for the protection of Dealer and Customer.

8. **Binding Effect and Amendment.** Customer shall have no right to assign any of Customer's rights hereunder without the prior written consent of Dealer in its reasonable discretion. This Agreement shall be binding upon the parties hereto and their successors and permitted assigns. This Agreement may be amended, altered or changed only by an instrument in writing signed and approved by Dealer and Customer.

9. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Florida without regard to conflicts of law principles.

10. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. Furthermore, the parties agree that this Agreement may be executed and delivered by means of facsimile or scanned email document and that any such electronic signature shall be effective and binding on the parties so signing.

11. **Notices.** Any notice, consent, request or other communication required or permitted to be given hereunder shall be in writing and shall be delivered by (a) personal delivery, (b) nationally recognized overnight delivery service, (c) registered or certified mail, return receipt requested, postage prepaid, (d) telecopier or facsimile machine, or (e) e-mail to the parties as follows (as elected by the parties delivering such notice).

If to Dealer: **Environmental Products Group, Inc.**
 Attention: Christopher Haase
 700 Hermit Smith Road
 Apopka, Florida 32703
 Fax Number: (407) 798-0013
 E-mail: CHaase@myEPG.com

If to Customer: **City of Augusta**
 Attention:
 Address
 City, State
 Fax Number:
 E-mail:

All notices and other communications shall be deemed to have been duly given on (a) the date of delivery if personally delivered, (b) the day after delivery to the service if by nationally recognized overnight delivery service, (c) three days following posting if delivered by mail, or (d) on the date a copy is delivered by telecopier or facsimile machine, or (e) at the time received by the recipient if delivered by e-mail, whichever shall

first occur. Any party may change its address or other contact information for purposes hereof by notice to the other party given in accordance with the provisions hereof.

12. **Entire Agreement.** This Agreement, the Assignment, and the exhibits attached hereto and thereto, respectively, constitute the entire Agreement of Dealer and Customer concerning the transactions contemplated by this Agreement and supersede and cancel any and all previous negotiations, arrangements, agreements, understandings or letters of interest or intent.

13. **Severability.** Every provision of this Agreement is intended to be severable. If any term or provision hereof is declared by a court of competent jurisdiction to be illegal, invalid or unenforceable for any reason whatsoever, such illegality, invalidity or unenforceability shall not affect the balance of the terms and provisions hereof, which terms and provisions shall remain binding and enforceable.

14. **Term.** This agreement covers a 4-Year Term.
 Period Begins: TBD (Date of In Service)
 Period Ends: TBD (Date of Repurchase)

WITNESS WHEREOF. the parties hereto have caused this Agreement to be executed as of the day and year first above written.

City of Augusta

By: _____

Name: _____

Its: _____

Date: _____

Environmental Products Group, Inc.

By: _____

Name: _____

Its: _____

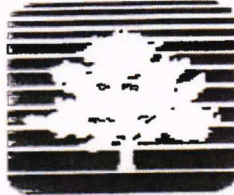
Date: _____

EXHIBIT A – Unit Identification

Year	Chassis	VIN	Body	Body Serial Number	Repurchase Amount
2025	Freightliner 114 SD	TBD	Vactor 2115i	TBD	\$160,410.00
2025	Freightliner 114 SD	TBD	Vactor 2115i	TBD	\$160,410.00

EXHIBIT B - Repurchase Conditions

Unit(s) shall be in good operating condition with all specifications as delivered to the Customer at the start of the contract, shall be delivered to the Dealer. The unit must pass a DOT Inspection and all components must operate within acceptable performance standards. Unit(s) must return with 50% or more tire tread remaining. Tire Recaps are not acceptable. Lastly, there may be no body damage that exceeds \$2,000.00 per unit.

**FULTON COUNTY****BUSINESS OCCUPATIONAL TAX CERTIFICATE
(NOT TRANSFERABLE)****Expiration Date**
December 31, 2024**License Number**
1501041284**Date Issued**
April 01, 2024ENVIRONMENTAL PRODUCTS GROUP INC
700 Hermit Smith Rd
Apopka, FL 32703-3381700 Hermit Smith Rd
Apopka, FL 32703-3381

VALID ONLY FOR BUSINESS SHOWN ABOVE

**ACCOUNT
NUMBER****NAICS - TYPE OF BUSINESS****FEE
CLASS**

201462

44421 - Outdoor Power Equipment Stores

1

FOR OPERATION IN UNINCORPORATED AREAS, SUBJECT TO ZONING RESTRICTIONS AND ALL OTHER
RESOLUTIONS OF THE BOARD OF COUNTY COMMISSIONERS, FULTON COUNTY, GEORGIA**ISSUED BY:****HAKEEM OSHIKOYA
DIRECTOR OF FINANCE****Avenu**
Issuing Authority

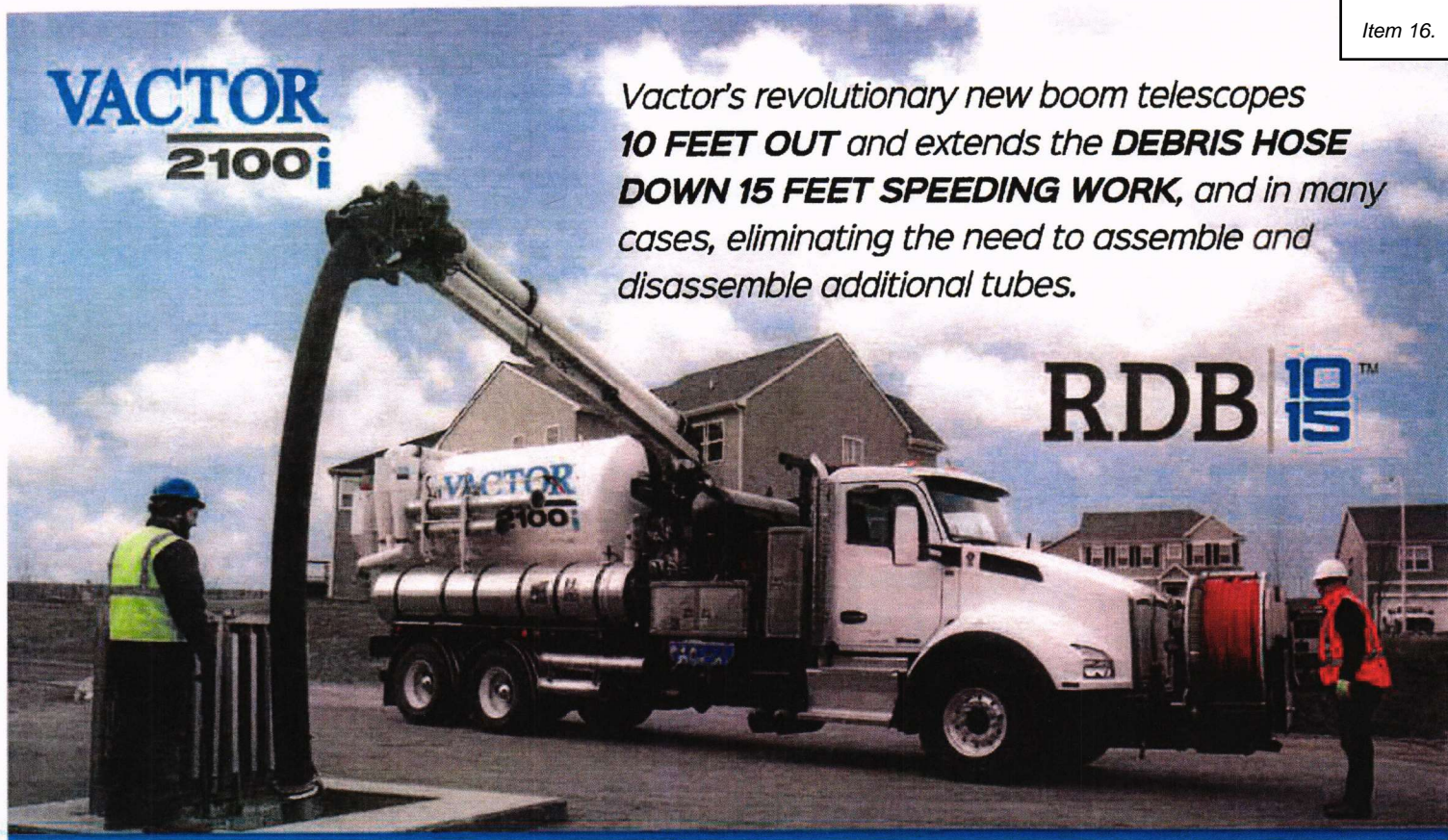
Questions regarding this certificate should be addressed to Avenu at (800) 556-7274

POST THIS CERTIFICATE IN A CONSPICUOUS LOCATION

VACTOR 2100i

*Vector's revolutionary new boom telescopes
10 FEET OUT and extends the **DEBRIS HOSE
DOWN 15 FEET SPEEDING WORK**, and in many
cases, eliminating the need to assemble and
disassemble additional tubes.*

RDB 1015™



RAPID DEPLOYMENT BOOM

Retrofitable to all 2100 Plus Series Vactors

The RDB 1015™ Offers You:

- Dramatic reduction in set-up and tear-down time with boom's ability to pay-in and pay-out 15 feet of vacuum hose
- The ability to work in areas of low overhead clearance without raising the boom and still reach needed depths with enhanced speed and efficiency
- Transport with catch basin tube attached to start work immediately, or without it for unmatched visibility
- No additional operator maintenance over a traditional 10' telescoping boom

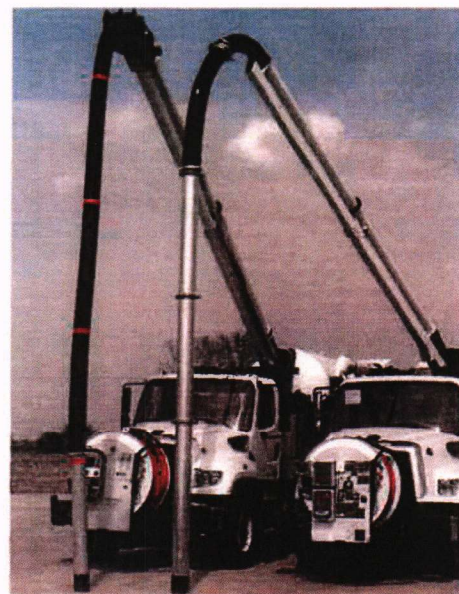
Retro Kit Available:

- Telescopic Boom P/N 510816B-30
- 5x5 Boom P/N 510816A-30

See this revolutionary boom in action at:
2100i.vactor.com/RDB1015


1621 South Illinois Street • Streator, IL 61364 • (815) 672-3171

*Patent Pending © 2018 Vactor Manufacturing. Effective 3/18 P/N: 00230-A



Left unit features the RDB boom and the right unit features the telescopic boom with added tubes.

Your local vactor dealer is:

		<p align="center">Bid Opening Item #24-202 2024/2025 Vacuum Truck Lease for Augusta, Georgia- Central Services Department -Fleet Management Division Bid Due: Friday, May 28, 2024 @ 11:00 a.m.</p>		
<p>Total Number Specifications Mailed Out: 18 Total Number Specifications Download (Demandstar): Total Electronic Notifications (Demandstar): Mandatory Pre-Bid/Telephone Conference: N/A Total packages submitted: 2 Total Non-Compliant: 0</p>				
VENDORS	Enviormental Products Group 4410 Wendell Dr SW Atlanta, GA 30336		Vacutek 6694 Oak Ridge Commerce Way Austell, GA 30168	
Attachment B	YES		YES	
E-Verify Number	312637		2114842	
SAVE Form	YES		YES	
Exceptions:	NO		YES	
2024/2025 Sewer Vacuum Combination Trucks (2): CHASSIS				
Chassis:	Make:	Model:	Make:	Model:
	FREIGHTLINER	114SD	FREIGHTLINER	180SD
BODY:	Make:	Model:	Make:	Model:
	VACTOR	2115I	AQUATECH	B-15
Trade In Vehicle Offer:				
Vehicle 1:	\$124,484.00		\$180,000.00	
Vehicle 2:	\$124,484.00		\$240,000.00	
Lease Cost Information:				
Each Truck Per Year:	\$116,899.15		\$105,208.80	
Each Truck Total Lease Cost (4 Years):	\$467,596.60		\$420,835.20	
Guaranteed Buyback Price at End of Lease:	\$160,410.00		\$155,000.00	
27.00 Full Maintenance Contract Agreement:				
Annual Contract Cost Per Truck:	\$14,600.00		\$11,000.00	
Total Contract Cost Per Truck (4 Years):	\$58,400.00		\$44,000.00	
Proposed Delivery Schedule:	SEPT/OCT 2024		90-120 DAYS	
Name of Proposed Finance Vendor:	REPUBLIC FIRST NATIONAL		CADENCE BANK	



2525 West State St. Item 16.
Rochester, MN 55901
Phone: (800) 700-7878
Fax: (800) 865-8517

www.republicfirstnational.com

MUNICIPAL CREDIT APPLICATION

Please return completed application with required financial information.

Legal Name of Obligor: Augusta Richmond County		Fed. Tax ID #:58-2204274	
Address: 535 Telfair Street, Suite 500			
City: Augusta	County: Richmond	State: GA	Zip: 30901
Contact Person: Timothy E. Schroer		Title: Interim Finance Director	
Phone: 706.821.2429		Fax: 706.821.2520	
Email Address: tschroer@augustaga.gov		Alt Contact Email Address:	
Alternative Contact Person:		Title:	Phone:
Date municipal entity was established: 1/1/1998		Does the obligor self-insure for property & liability insurance? Self-Insure	
Name of Insurance Company:		Insurance Contact Person:	
Ins. Contact Phone:		Ins. Contact Email Address:	
Total Cost of Equipment/Project: \$1069400.00		Term (years): 4	
*Down Payment: \$		Source of Down Payment:	
Trade In: \$		Delivery Date:	
Other: \$		Payment Due:	<input type="checkbox"/> Advance <input type="checkbox"/> Arrears
Amount to Finance: \$ 1069400.00		Payments:	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual
<small>*Obligor's down payment should be made before or at delivery. Proof of down payment is required prior to payment of any contract proceeds, unless otherwise negotiated.</small>			
Has the obligor paid, or does obligor intend to pay, a vendor for any portion of the equipment being financed with the intent of being reimbursed with proceeds from this financing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
How will the contract payments be made? <input checked="" type="checkbox"/> Check <input type="checkbox"/> ACH <input type="checkbox"/> Other (specify)			
What fund will the remaining contract payments be made from? <input checked="" type="checkbox"/> General <input type="checkbox"/> Special (specify)			
Will any federal monies be applied to the contract payments? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.			
Equipment Description: Engineering - Stormwater Division: Sewer Vac Truck - 2 @ \$534,700.00			
New Equipment:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, list age of equipment or date manufactured:	
Refurbished:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Year:	
Replacement:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Age of current equipment: 4 years Year purchased: 2022	
If not a replacement, why is the equipment needed?			
Buyout Included:		<input type="checkbox"/> Yes <input type="checkbox"/> No Amount of buyout included: \$	
Soft Costs Included:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of soft costs included (shipping, software, and sales tax): \$	
Physical location of equipment after delivery: 2316 Tobacco Road Augusta, GA 30906			
Describe the essential use of the equipment: Used for waste removal, environmental clean up and excavation for the City of Augusta			
Has the obligor ever defaulted or non-appropriated on a lease, bond, or legal obligation?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the obligor issue more than \$10,000,000 in tax-exempt debt in this calendar year?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the project a building?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, who owns the land?	
What is the physical address of the new building/project?			

- Three (3) most recently completed Audits or year-end Financial Statements
- If the fiscal year end of the Audit is more than six (6) months ago, also provide year-to-date Balance Sheet with Debt Service Commitments and Income Statement
- Current Budget

Completed By (signature):

Printed Name and Title: Timothy E. Schroer, Interim Finance

Date:

4/24/2025

- Additional financial information may be requested if deemed necessary during credit review.
- By signing this application Obligor representative agrees to the following statement: "Everything stated in this application is correct to the best of my knowledge and understanding. Obligor will retain this application whether or not it is approved. Obligor is authorized to verify any information on this application with an appropriate party as necessary to complete the credit review process."

REYNOLDS-WARREN EQUIPMENT CO
1945 FOREST PARKWAY
LAKE CITY, GA 30260

DURAPATCHER
2000 OLD WHITFIELD ROAD
PEARL, MS 39208

ADAMS EQUIPMENT COMPANY
1431 LANIER ROAD
WHITE PLAINS, GA 30678
(RETURNED MAIL)

ADAMS EQUIPMENT CO.
ATTN: EUNICE LONGER
6971 OAK RIDGE COMMERCE WAY
AUSTELL, GA 30168

ATTN: THOMAS W. RIGGS
MUNICIPAL EQUIPMENT SALES
P. O. BOX 1233
WOODSTOCK, GA 30188

BERGKAMP INC.
3040 EMULSION DRIVE
SALINA, KS 67401

VAC TRUCK DEPOT
142 ACCESS RD
GASTON, SC 29053

ATTN: RAY ADAMS
YANCEY TRUCK CENETER
4165 MIKE PADGETT HWY
AUGUSTA, GA 30906

ATTN: BRIAN BACON
TRACTOR & EQUIPMENT COMPANY
3809 MIKE PADGETT HIGHWAY
AUGUSTA, GA 30906

ENVIRONMENTAL PRODUCTS
OF GEORGIA
ATTN: JOE LAGANKE
4410 WENDELL DRIVE SW
ATLANTA, GA 30336

PALFLEET TRUCK EQUIPMENT
5178 OLD DIXIE HIGHWAY
FOREST PARK, GA 30297

MUNICIPAL EQUIPMENT SALES
P. O. BOX 1233
WOODSTOCK, GA 30188

ADAMS EQUIPMENT COMPANY
1431 LANIER ROAD
WHITE PLAINS, GA 30678

BORDER EQUIPMENT
2804 WYLDs ROAD
AUGUSTA GA 30909

P&H SUPPLY CO
1011 WILLIFORD DRIVE
LOUISVILLE, GA. 30434
RETURNED MAIL – DECEASED)

JET-VAC EQUIP COMPANY LLC
550 S. COBB DR., BLDG. 200, SUITE 210
ATLANTA, GA 30339

VACUTEK
6694 OAK RIDGE COMMERCE WAY
AUSTELL, GA 30168

CAROLINA ENVIORNMENTAL SYSTEMS
2701 WHITE HORSE RD
GREENVILLE, SC 29611

LAQUONA SANDSERSON
FLEET MANAGEMENT

RON LAMPKIN
CENTRAL SERVICES DEPARTMENT

PHYLLIS JOHNSON
COMPLIANCE DEPARTMENT

BID ITEM #24-202
2024/2025 VACUUM TRUCK LEASE
FOR AUGUSTA, GA- CENTRAL SERVICES DEPT- FLEET
MANAGEMENT
BID DATE: 05/28/2024 @ 11:00 A.M.

BID ITEM #24-202
2024/2025 VACUUM TRUCK LEASE
FOR AUGUSTA, GA-CENTRAL SERVICES DEPT- FLEET
MANAGEMENT
MAIL DATE: 04/19/2024

1 OF 1

Tywanna Scott

From: bidnotice.donotreply@doas.ga.gov
Sent: Friday, April 19, 2024 10:55 AM
To: Tywanna Scott
Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2024-000000055

Dear Tywanna Scott,
tscott@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

Event Number: PE-72155-NONST-2024-000000055
Event Title: 24-202 2024/2025 Vacuum Truck Lease
Event Type: Non-State Agency

Process Log

2024/04/19 10:53:49 : Log starts for - 11484312 - EVENT_RELEASE_TO_SUPL
2024/04/19 10:53:51 : Email Process Log for the Event#: PE-72155-NONST-2024-000000055
2024/04/19 10:53:51 : Email Batch# 2404198433
2024/04/19 10:53:51 : Notification Type: EVENT_RELEASE_TO_SUPL
2024/04/19 10:54:32 : Total No of Contacts found for sending Email: 114
2024/04/19 10:54:32 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at:
<https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2024-000000055&sourceSystemType=gpr20>

04/19/2024 10:54:32 AM

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

Description

Augusta is seeking to secure a vendor to provide a Vacuum Truck Lease for the Augusta Central Services Department, Fleet Management Division. Your submittal should respond to, and be based on, the information included in this Invitation to Bid.

NIGP Codes

Code	Description
03581	Sweepers, Runway (See 765-77 for Street Sweepers)
76588	Vacuum Trucks
97578	Sweepers, Street, Rental or Lease

Tywanna Scott

From: DemandStar <agencyservices@demandstar.com>
Sent: Friday, April 19, 2024 10:49 AM
To: Tywanna Scott
Subject: [EXTERNAL] DemandStar: Bid - ITB-24-202-0-2024/ts Submitted for Broadcast

Bid Submitted on DemandStar

The following bid has been successfully submitted for broadcasting.

Bid Identifier: ITB-24-202-0-2024/ts
Bid Name: 2024/2025 Vacuum Truck Lease
Due Date: 05/28/2024 11:00 AM Eastern
Broadcast Date: 04/19/2024 10:54 AM Eastern
Bid Writer: Tywanna Scott
Bid Submitted by: Tywanna Scott

You may update your Bid information up until broadcast.

[You can update your bid details here](#) or by going to the "Bids" tab, until the bid is broadcast, which is currently scheduled for 04/19/2024 10:54 AM Eastern.

Sincerely,
The DemandStar team



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



Administrative Services Committee

Meeting Date: May 1, 2025

2025 Annual Bid Award – Procurement Department

Department: Procurement

Presenter: Darrell White

Caption: Motion to approve of the following annual bid item, as the estimated annual purchases for these items are expected to exceed \$25,000.00. This request is in accordance with Sec. 1-10-58 of the Annual Contracts provision.

25-129 Landscape Maint. Service

Background:

Sec. 1-10-58 stipulates that upon approval of an annual contract by the Board of Commissioners, any using agency is authorized to order supplies or services under such annual contract as needed, up to the maximum amount approved in the annual bid. An annual contract is defined as any contract entered for a period of one year or multiple one-year periods, including options to renew for additional one-year periods, with a vendor or contractor. The purpose is to provide Augusta, Georgia, with specified products or services, such as paving, concrete, or office supplies, at a predetermined rate or price. These commodities or services are let in accordance with the Augusta Procurement Code.

The Annual Bid Item for consideration includes the following item:

Engineering and Environmental Services Depart: 2025 BUDGET

25-129 Landscape Maint. Service: \$53.820.00

The recommendation for the award is for a one-year term with the option to extend for an additional year upon mutual consent of both parties. This aligns with the definition of an annual contract, as outlined in the Augusta Procurement Code.

The annual bid items underwent a thorough and transparent sealed bid process, as mandated by the Augusta Procurement Code. Subsequent to this process, the respective User Departments diligently reviewed all submittals and have collaboratively formulated a comprehensive recommendation of award.

The Procurement Department has worked closely with the User Departments to ensure a meticulous evaluation of the bids received. The outcome of this collaborative effort is the attached recommendation, which reflects a balanced consideration of factors such as cost-effectiveness, quality, and compliance with our procurement guidelines.

Enclosed herewith, please find the detailed recommendation of award for your review and approval. We believe that the selected vendors not only meet but exceed the specified

requirements, and their proposals align with the principles of fairness, competition and transparency upheld by the Augusta Procurement Code.

Analysis:

The reason for seeking your approval is rooted in the fact that the User Department may need to submit requisitions for the purchase of items that exceed the \$25,000 authority approval of the Administrator, as specified in accordance with the Procurement Code, Section 1-10-54.

Section 1-10-54, under the "Authority of Administrator to make small purchases," clearly outlines that the Administrator is vested with the authority to make purchases, approve annual bids, and enter into professional services agreements without Commission approval for products, services, and annual bids not exceeding \$25,000.

In alignment with this provision, we seek approval for the bids, as they fall within the Administrator's purview for small purchases. The bid has undergone a meticulous review process by both the Procurement Department and the User Department, ensuring compliance with all relevant guidelines and standards.

Enclosed herewith are the comprehensive details of the bid submission, along with the User Department's recommendations. We believe that this bid not only meets but exceeds the required specifications, and its approval will facilitate the seamless acquisition of essential items for our organization.

Financial Impact:

User Departments within our organization are entrusted with the responsibility of procuring the items specified in the individual bids. Purchases are made on an as-needed basis, allowing for a flexible and efficient acquisition process that aligns with our operational requirements. This approach ensures that our organization can respond promptly to evolving needs while maintaining fiscal responsibility.

Alternatives:

Importantly, the payment for requested items will be sourced from the appropriate budget line item associated with the specific department making the request. Deny and require the user departments to follow the Procurement for acquiring quotes for the services needed.

Recommendation:

The Procurement Department recommendation is to approve as submitted by the User Department and award the Annual Bid(s) as recommended per the Augusta Code.

Funds are available in the following accounts:

User Department are responsible for the procurement of items within their approved 2025 Budget.

REVIEWED AND APPROVED BY:

N/A

Invitation To Bid

Sealed bids will be received at this office until **Friday, December 20, 2024 @ 11:00 a.m. via ZOOM Meeting ID: 966 517 3229; Passcode: 620177** for furnishing:

BID ITEM ENGINEERING AND ENVIRONMENTAL SERVICES DEPARTMENT - ANNUAL CONTRACT

COMMODITY CODE (Bid Items may have more parent codes)

No.	Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
1	25-129 Landscape Maintenance Services	018-906-56; 022-910-52

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

Darrell White, Interim Procurement Director
Procurement Department
535 Telfair Street - Room 605
Augusta, Georgia 30901
706-821-2422

Bid documents may be viewed on the Augusta, Georgia web site under the Procurement Department **ARCbid**. Bid documents may be obtained at the office of the Augusta, GA Procurement Department. Documents may be examined during regular business hours at Augusta, GA Procurement Department.

All questions must be submitted in writing by fax to 706 821-2811 or email to procannualbids@augustaga.gov to the office of the Augusta, Georgia Procurement Department by Friday, December 13, 2024 @ 5:00 P.M. No bid will be accepted by fax; all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

The local bidder preference program is applicable to this project. No bids may be withdrawn for a period of sixty (60) days after bids have been opened.

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

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

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

Correspondence must be submitted via mail, fax or email as follows:

Augusta Procurement Department
Attn: Darrell White, Interim Director of Procurement
535 Telfair Street, Room 605
Augusta, GA 30901
Fax: 706-821-2811 or Email: procannualbids@augustaga.gov

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

Darrell White, Interim Procurement Director

Publish: Augusta Chronicle November 21, 28, December 5, 12, 2024
Metro Courier November 21, 2024



**Bid Item #25-129 Landscape Maintenance Service – Annual Contract
for Augusta, Georgia - Engineering and Environmental Services Department
Bid Date: Friday, December 20, 2024 @ 11:00 p.m. via ZOOM**

Total Number Specifications Mailed Out: 6

Total packages submitted: 3

Total Noncompliant: 0

Vendors	LEP Contracting, LLC 2917 Foxhall Circle Augusta, GA 30907	Pond Maintenance of Augusta 3707 Colbert Street Augusta, GA 30906	Tri Scapes, LLC 1595 Peachtree Pkwy Ste. 204 Cumming, GA 30041
Attachment B	YES	YES	YES
E-Verify #	1512510	67036	123689
SAVE Form	YES	YES	YES
Pesticide License	YES	YES	YES
FEES	PRICE	PRICE	PRICE
Monthly	\$4,485.00	\$6,500.00	\$11,223.37
Annually	\$53,820.00	\$78,000.00	\$134,680.50
Herbicide	\$0.00	\$0.00	\$0.00
Pesticide License	YES	YES	YES
EXCEPTIONS			YES




ENGINEERING & ENVIRONMENTAL SERVICES DEPARTMENT

Hameed Malik, Ph.D., P.E.
Director

MEMORANDUM

TO: Darrell White
Interim Director - Procurement

FROM:  Hameed Malik, Ph.D., P.E.
Director

DATE: January 21, 2025

SUBJECT: Bid Item 25-129 Landscape Maintenance Service

In response to Bid Item 25-129 Landscape Maintenance Service, three compliant bids were received. It is my recommendation to award the bid to LEP Contracting LLC. They submitted an acceptable bid and after thorough examination, we found all aspects of the submitted bid documents to have met the specifications as requested.

Thank you in advance for your time and attention. Please feel free to contact me on 706-796-5040, should you have any questions or require any additional information.

HM/tgh

Cc: File

Engineering & Environmental Services Department
Augusta Solid Waste & Recycling Facility
4330 Deans Bridge Road, Blythe, GA 30805
(706) 592-3200 -- Fax (706) 592-3255
WWW.AUGUSTAGA.GOV

Clark’s Superior Lawn Care
Larry Clark
129 Woodbridge Way
Statesboro, GA 30458

Pond Maintenance Of Augusta, LLC
3707 Colbert Street
Augusta, Georgia 30906

Augusta Quality, LLC
3904 Wrightsboro Rd, Ste C
Augusta, GA 30909

Kohn`s Lawn Care & More, LLC
1918 Carvers Ct.
Hephzibah, GA 30815

Rise and Shine Lawncare &
Landscaping
Services, LLC
P. O. Box 222
Gracewood, GA 30812

Piedmont Landscape Mgt Inc
2013 Franke Ct
Augusta, GA 30909

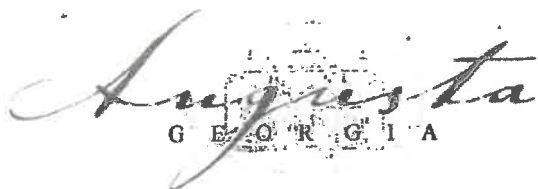
Hameed Malik
Engineering and Environmental
Services

Tammie Herring
Environmental Service

Yolanda Jackson
Compliance

BID ITEM# 25-129 LANDSCAPE
MAINTENANCE SERVICES
FOR ENGINEERING AND
ENVIRONMENTAL SERVICES DEPART
BID DUE: FRIDAY 12/20/2024 @ 11:00
A.M.

BID ITEM# 25-129 LANDSCAPE
MAINTENANCE SERVICES
FOR ENGINEERING AND
ENVIRONMENTAL SERVICES
DEPARTMENT
BID MAILED: 11/21/2024



Procurement Department

Mr. Darrell White, Interim Director

MEMORANDUM

DATE: February 5, 2024
TO: Tameka Allen, Administrator
FROM: Darrell White, Interim Director Procurement Department
SUBJECT: 2025 Annual Bid Approval Request – Phase 3

Please find attached a copy of the annual bids which require administrative approval per the Augusta, Georgia Procurement Code Section 1-10-58.

Sec. 1-10-58. Annual contracts.

Upon approval of an annual contract by the Board of Commissioners (or the Administrator for annual bids of up to \$25,000.00), any using agency may order supplies or services under such annual contract as needed up to the maximum amount approved in the annual bid.

Each annual bid item was sent out for bid per the Augusta Code Article 6- Section 1-10-50. Sealed Bids Selection Method. We have attached a list of the annual Bid Items sorted by Departments for your review and approval. Under each Department tab you will find the following:

1. Department recommendation of award for each bid.
2. Copy of the Tabulation sheet which highlights the Department's recommendation.
3. Copy of Invitation to Bid Advertisement.
4. Local Vender Preference – when applicable

We ask you to review each annual bid item and approve as you deem necessary. Additional approval request will be issued as they are recommended by the Departments. Please contact the Procurement Department for any questions or concerns in reference to this request.

DW/ap
 Attachments

Administrative Signature: _____

Date: 2/13/2025

Approve: _____

Deny: _____

Suite 605 - 535 Telfair Street, Augusta Georgia 30901
 (706) 821-2422 - Fax (706) 821-2811

www.augustageorgia.gov

Register at www.demandstar.com/supplier for automatic bid notification



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

2025 Administrative Ap, al Annual Bids - Phase 3

Tab	Bid Item Number	Type of Solicitation	Description	Department	Department Recommendation of Awarded Vendor(s)	Total Number of Vendors Responded	Total Number of Non-Local Vendors Responded	Total Number of Local Vendors Responded	Non-Local Vendor Awarded	Local Vendor Awarded	Local Vendor Option (LVO)
Engineering and Environmental Services											
1	25-001	ITB	Hand Tools	Engineering and Environmental Services	EY Industrial Supply	1	0	1	0	1	0
	25-094A	ITB	Inspections, Maintenance, and Repair of Shop Equipment	Engineering and Environmental Services	Overhead Crane Compliance	1	1	0	1	0	0
	25-077A	ITB	Overhead Door Repair & Maintenance	Engineering and Environmental Services	Augusta Overhead Door Sales, Inc.	1	0	1	0	1	0
	25-117A	ITB	Pipe & Fittings	Engineering and Environmental Services	Ferguson Waterworks	1	0	1	0	1	0
	25-129	ITB	Landscape Maintenance Service	Engineering and Environmental Services	LSP Contracting, LLC	1	1	2	0	1	0
Parks and Recreation											
2	25-072	ITB	Cooling Towels	Parks and Recreation	Zebra Marketing	1	0	1	0	1	0
Total Vendors Responded											
Total Number of Vendors Responded						8	Percentage Participation				
Total Number of Non-Local Vendors Responded						2	Non-Local Participation		25.0%		
Total Number of Local Vendors Responded						6	Local Participation		75.0%		
Total Vendors Awarded											
Total Number of All Vendors Awarded						6	Percentage Participation				
Total Number of Non-Local Vendors Awarded						1	Non-Local Participation		16.7%		
Total Number of Local Vendors Awarded						5	Local Participation		83.3%		
Total Local Vendor Option						0					



Administrative Services Committee

Meeting Date: Tuesday, May 13, 2025

Building Automation Service and Mechanical Service Agreements – Year 1

Department:	Central Services Department
Presenter:	Ron Lampkin
Caption:	Approve the request for the Building Automation Service and Mechanical Service Agreements – Year 1 in the total amount of \$580,670.97 by Trane Company. (RFQ18-164)
Background:	<p>Under the BAS (Building Automation Service) Service Agreement, Trane will provide preventative maintenance and building automation services. Detailed service descriptions, frequencies, and covered equipment are found in the attached documentation.</p> <p>Under the Mechanical Service Agreement, Trane will provide mechanical preventative maintenance. Detailed service descriptions, frequencies, and covered equipment are found in the attached documentation.</p>
Analysis:	Trane Company will perform under the Building Automation and Mechanical Maintenance Service Agreements with a term of two (2) years with three (3) one-year extensions.
Financial Impact:	<p>101-01-6210/52.11120 – Funding was approved under the 2025 Operating Budget.</p> <p>\$557,201.86 – Mechanical Service Agreement</p> <p>\$23,469.11 – Building Automation Service Agreement</p>
Alternatives:	<p>A – Approve the request</p> <p>B – Do not approve the request</p>
Recommendation:	Approve the request for the Building Automation Service and Mechanical Service Agreements -Year 1 in the total amount of \$580,670.97 by Trane Company.
Funds are available in the following accounts:	<p>101-01-6210/52.11120 – Funding was approved under the 2025 Operating Budget.</p> <p>\$557,201.86 – Mechanical Service Agreement</p> <p>\$23,469.11 – Building Automation Service Agreement</p>



SCHEDULED BAS SERVICE AGREEMENT

Trane Office

Trane U.S. Inc.
804 Trane Rd
Augusta, GA 30909

Company Name

Augusta-Richmond Cnty
535 TELFAIR ST SUITE 800
Augusta, GA 30901-3090

Trane Representative

Chris Gleiter
Cell: 706-726-1536

Sites Included:

See below:

Proposal ID

7818674

Master Agreement

7818674

April 29th, 2025

EXECUTIVE SUMMARY

This **Scheduled Service Agreement** from Trane offers an exclusive approach to planned maintenance: It is grounded in worldwide expertise. Delivered locally by our own factory trained technicians. And provided according to *your* needs.

Under this service agreement, Trane will schedule and manage preventative maintenance and provide repair coverage to help you minimize unplanned downtime and avoid unexpected expenses.

As an HVAC service provider, Trane offers many advantages:

- Confidence that your HVAC equipment is being serviced according to OEM best practices.
- Priority service available 24-hours a day
- Advanced diagnostic technologies allow our technicians to analyze system performance comprehensively
- **Contract will auto renew contingent upon receiving PO and written confirmation from customer to continue consecutive years.**

Protect your bottom line. Proper maintenance can save an estimated 12 to 18 percent of your budget compared to a run-to-fail approach. This service agreement will help you capture those savings. (*FEMP*) O&M Guide 2010

ADDITIONAL SUPPORT

Environmental Practices	Consistent Processes	Safety	Assigned Team
Trane procedures for handling refrigerant are compliant with federal and state regulations.	All Trane technicians follow documented processes ensuring uniform service delivery.	Trane incident rates (OSHA) are consistently 50 to 70 percent below industry averages.	You will have a consistent group of Trane employees dedicated to your account.



WHY TRANE? WE FOCUS ON BETTER BUILDINGS.

When it comes to service effectiveness, experience matters. No other provider has more experience than Trane.

- 100+ years of system and equipment experience
- 35+ years in building automation systems (BAS)
- 20+ years in energy services

SCOPE OF SERVICES — STANDARD INCLUSIONS

ANY HVAC SYSTEM IS ONLY AS STRONG AS ITS INDIVIDUAL MECHANICAL COMPONENTS

This service agreement with Trane protects and enhances full system functionality by ensuring that components are well maintained and functioning to OEM standards, and that the system is tailored to your needs. The following are the standard inclusions of your service agreement:

ON-SITE SCHEDULED MAINTENANCE

Factory authorized Trane service technicians perform all periodic maintenance, following OEM standards, to keep HVAC and BAS equipment running optimally and prevent unplanned downtime. Trane assumes all responsibilities for planning, scheduling and managing routine maintenance on Trane HVAC equipment and other brands.

Implementation:

- Technician visits are scheduled in advance through one assigned maintenance team for all HVAC equipment brands
- On-site service is completed during normal business hours
- Receive consistent service outcomes through proprietary maintenance procedures



TRANE LABORATORY ANALYSIS

Trane Laboratory Analysis tests system fluids for contaminants and other physical characteristics and trends. Conditions indicating sub-optimal HVAC system performance are identified before issues become critical.

Implementation:

- Samples collected by Trane technicians during maintenance as stated in this agreement
- Laboratory analysis of oil, absorption solutions and refrigerants
- Identify long-term equipment performance trends and avoid equipment failures

REFRIGERANT MANAGEMENT

The US Environmental Protection Agency (EPA) has placed in effect more stringent regulations on refrigerant management and reporting in 2020 in addition to mandated leak inspections on certain appliances that exceed the leak rate threshold. Section 608 of the Clean Air Act prohibits the knowing release/venting of refrigerant during the maintenance, service, repair, or disposal of air-conditioning and refrigeration equipment. The EPA requires proper refrigerant management practices and documentation by owners and operators of refrigeration and air-conditioning systems, all servicing technicians, and others. ***The Clean Air Act requires owners to maintain records of refrigerant usage and leak rates for each air-conditioning or refrigeration appliance with refrigerant charge greater than 50 lbs. With recent definition changes from the EPA, each independent circuit is considered a separate appliance. These records must be maintained for 3 years and be directly accessible if audited by the EPA.*** This brief summary of Section 608 of the Clean Air Act is provided for informational purposes only and is not for the purpose of providing legal advice. You should contact your attorney to obtain advice with respect to the application of Section 608 of the Clean Air Act to your business.



All Trane Technicians are Universally certified (the highest level possible) to service, manage, and document your refrigerant and are knowledgeable of applicable law and time constraints to repair leaks. Trane Technicians track all refrigerant in all equipment serviced regardless of appliance size (supports accurate fugitive emissions reporting where applicable).

When a customer has all their refrigerant work performed by a Trane technician - Trane Refrigerant Management software maintains complete record of refrigerant transactions and appliance leak rates. Refrigerant reports provided by Trane will contain the information to satisfy EPA record keeping requirements.

Advantages:

- Real time reporting of refrigerant leak rate informs proactive decisions
- Stay in compliance with state and federal regulations
- Provide acceptable and comprehensive documentation to authorities during audits
- Maintain company environmental standards and provides data for managing any reporting needs
- Detect potential refrigerant leaks before equipment damage occurs
- Technicians are trained to report all refrigerant handling which can aid in fugitive emissions reporting, not just for 50 lbs.+ appliances

Implementation:

- Technicians collect refrigerant information for covered equipment during onsite visits
- Refrigerant data and technician activity are entered into the Trane Refrigerant Management System
- Refrigerant Usage Reports are generated according to your needs

Tiered Service Offerings to better support your needs:

1. Trane's Standard EP Compliant S/A
 - a. Trane Technicians will provide applicable EPA documentation when required by the service activity performed
2. Trane's EPA Compliant Reporting S/A
 - a. In addition to the Standard Offering, the local Trane office will run quarterly reports that will be extended to the customer to help inform them of EPA mandated leak inspections that may be required on their equipment and the corresponding anniversary date(s) that those inspection(s) need to be completed.
3. Trane's Premium EPA Compliance S/A
 - a. In addition to the Standard and Reporting Offerings, labor to perform those leak inspections is also included.
 - b. Customer will have access to form letters and information assistance for reporting situations encountered during coverage.

HVAC BUILDING AUTOMATION COVERAGE

Augusta Animal Control

The following "Covered Equipment" will be serviced at Augusta Animal Control:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	BMX1365169	E22F21122	

Service Description

System Analysis and Review (service 1)
 IS 10 Point Remote Inspection (Service 2)
 Order SMP License (Service 4)
 Update SMP License (Service 5)

Quantity Per Term

5
5
5
5

Augusta Utilities Department

The following "Covered Equipment" will be serviced at Augusta Animal Control:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	BMX1365169	E16K19848	

Service Description

System Analysis and Review (service 1)
 IS 10 Point Remote Inspection (Service 2)
 Order SMP License (Service 4)
 Update SMP License (Service 5)

Quantity Per Term

5
5
5
5

Richmond County Sheriffs Admin building

The following "Covered Equipment" will be serviced at Augusta Animal Control:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	BMX1365169	E22F20673	

Service Description

System Analysis and Review (Service 1)
 IS 10 Point Remote Inspection (Service 2)
 Order SMP License (Service 4)
 Update SMP License (Service 5)

Quantity Per Term

1
5
5
5

Diamond Lakes Parks

The following "Covered Equipment" will be serviced at Augusta Animal Control:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	BMX1365169	E16A83319	

Service Description

System Analysis and Review (Service 1)
 IS 10 Point Remote Inspection (Service 2)
 Order SMP License (Service 4)
 Update SMP License (Service 5)

Quantity Per Term

5
5
5
5

Richmond County DFACS

The following "Covered Equipment" will be serviced at Richmond County DFACS:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Site Level Activities	1	Trane	BMX1365169	E18B01179	

Service Description

System Analysis and Review (service 1)
 IS 10 Point Remote Inspection (Service 2)
 Order SMP License (Service 4)
 Update SMP License (Service 5)

Quantity Per Term

5
 5
 5
 5

SITE COVERAGE

The following Sites are included:

Augusta Animal Control	4164 Mack Ln, Augusta, GA 30906
Augusta Utilities department	452 Walker St, Augusta, GA 30906
Augusta Richmond Sherriff Admin	400 Walton Way, Augusta GA 30906
Diamond Lakes Park	103 Diamond Lakes Way, Hephzibah, GA 30815
Richmond County DFACS	520 Fenwick St, Augusta-Richmond, GA 30901

SERVICE CALL PRICING (FOR CALLS OUTSIDE OF CONTRACT)

***** The service call rate outlined below is subject to annual increases. This pricing is valid only as of the date of this contract. *****

Georgia	
HVAC Rates	1/1/2025
Digital Services - Standard Time	\$ 191.00
Digital Services - Overtime Time	\$ 286.50
Digital Services - Premium Time	\$ 382.00
Trip Charge	\$ 69.00
Fuel Charge	\$ 39.00

PRICING AND ACCEPTANCE

Augusta-richmond Cnty
535 TELFAIR ST SUITE 800
Augusta, GA 30901-3090

Site Address:
Refer to the Site Coverage Page

Trane Service Agreement

This Service Agreement consists of the pages beginning with the title page entitled "Scheduled Service Agreement," the consecutively numbered pages immediately following such title page, and includes and ends with the Trane Terms and Conditions (Service) (collectively, the "Service Agreement" or "Agreement"). Trane agrees to inspect and maintain the Covered Equipment according to the terms of this Service Agreement, including the "Terms and Conditions," and "Scope of Services" sections. Trane agrees to give preferential service to Service Agreement Customer over non-contract customers.

Service Fee

As the fee(s) (the "Service Fee(s)") for the inspection and maintenance services described in the Scope of Services section with respect to the Covered Equipment, Customer agrees to pay to Trane the following amounts, plus applicable tax, as and when due.

Contract Year	Annual Amount - All Sites USD	Payment USD	Payment Term
Year 1	23,469.11	23,469.11	Annual
Year 2	18,698.50	18,698.50	Annual
Year 3	19,383.04	19,383.04	Annual
Year 4	20,067.53	20,067.53	Annual
Year 5	20,752.07	20,752.07	Annual

In addition to any other amounts then due hereunder, if this Agreement is terminated or cancelled prior to its scheduled expiration, Customer shall pay to Company the balance of any amounts billed to but unpaid by Customer and, if a "Service Project" is included in the Agreement, the Cancellation Fee set forth in "Exhibit A" Cancellation Schedule attached hereto and incorporated herein, which Cancellation Fee represents unbilled labor, non-labor expenses and parts materials and components. Subject only to a prior written agreement signed by Trane, payment is due upon receipt of invoice in accordance with Section 4 of the attached Terms and Conditions.

Term

The Initial Term of this Service Agreement is 5 years, beginning June 1, 2025. However, Trane's obligation under this Agreement will not begin until authorized representatives of Trane and Customer have both signed this Agreement in the spaces provided below.

Following expiration of the initial term on May 31, 2030, this Agreement shall renew automatically for successive periods of 5 years (the "Renewal Term") until terminated as provided herein. If you do not want to renew this Agreement for the Renewal Term, please notify Trane by telephone or by U.S. mail prior to the expiration date set forth in the preceding sentence. If any questions arise regarding this Service Agreement or how to cancel this Agreement, Trane can be reached either by telephone at or by direct mail addressed to: 804 Trane Rd, Augusta, GA 30909.

Renewal Pricing Adjustment

The Service Fees for an impending Renewal Term shall be the current Service Fees (defined as the Service Fees for the initial Term or Renewal Term immediately preceding the impending Renewal Term) annually adjusted based on changes to the cost of service. The Service Fees for an impending Renewal Term shall be set forth in the service renewal letter furnished to Customer.

Cancellation by Customer Prior to Services; Refund

If Customer cancels this Agreement within (a) thirty (30) days of the date this Agreement was mailed to Customer or (b) twenty (20) days of the date this Agreement was delivered to Customer, if it was delivered at the time of sale, and if no Services have been provided by Company under this Agreement, the Agreement will be void and Company will refund to Customer, or credit Customer's account, the full Service Fee of this Agreement that Customer paid to Company, if any. A ten percent (10%) penalty per month will be added to a refund that is due but is not paid or credited within forty-five (45) days after return of this Agreement to Company. Customer's right to cancel this Agreement only applies to the original owner of this Agreement and only if no Services have been provided by Company under this Agreement prior to its return to Company.

Cancellation by Company

This Agreement may be cancelled during the Initial Term or, if applicable, a Renewal Term for any reason or no reason, upon written notice from Company to Customer no later than 30 days prior to the scheduled expiration date and Company will refund to Customer, or credit Customer's account, that part of the Service Fee attributable to Services not performed by Company. Customer shall remain liable for and shall pay to Company all amounts due for Services provided by Company and not yet paid.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions (Service).

"TRANE acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioners and approval of the Mayor. Under Georgia law, TRANE is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of TRANE's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the TRANE may be precluded from recovering payment for such unauthorized goods or services. Accordingly, TRANE agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the TRANE provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by TRANE. TRANE assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts

Trane and subcontracts entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. TRANE and subcontracts must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. TRANE shall further agree that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to its contract with Augusta, Georgia the TRANE will secure from such subcontractor(s) each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A. § 13-10-91 on the subcontract affidavit provided in Rule 300-10-01-.08 or a substantially similar form. TRANE shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the subcontractor(s) is retained to perform such physical services

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions (Service).

CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE Trane U.S. Inc.
_____ Authorized Representative	_____ Submitted By: Chris Gleiter
_____ Printed Name	_____ Proposal Date: April 29 th , 2025 Cell: 706-726-1536
_____ Title	_____ License Number:
_____ Purchase Order	_____ Authorized Representative
_____ Acceptance Date	_____ Title
	_____ Signature Date

The Initial Term of this Service Agreement is 5 years, beginning June 1, 2025.
Total Contract Amount: \$102,370.25 USD.

Optional Year Pricing years 6-10:

Contract Year	Annual Amount - All Sites USD	Payment USD	Payment Term
Option Year 6	21,437.00	21,437.00	Annual
Option Year 7	22,251.60	22,251.60	Annual
Option Year 8	23,097.17	23,097.17	Annual
Option Year 9	23,974.86	23,974.86	Annual
Option Year 10	24,885.91	24,885.91	Annual

TERMS AND CONDITIONS - SERVICE

"Company" shall mean Trane U.S. Inc. dba Trane for Company performance in the United States and Trane Canada ULC for Company performance in Canada.

1. Agreement. These terms and conditions ("Terms") are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the following commercial services as stated in the Proposal (collectively, the "Services"): inspection, maintenance and repair (the "Maintenance Services") on equipment (the "Covered Equipment"), specified Additional Work (if any), and, if included in the Proposal, Intelligent Services, Energy Assessment, and any other services using remote connectivity (collectively and individually referred to in these Terms as "Trane Digital Services"). **COMPANY'S TERMS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Acceptance. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to these Terms and Conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's Terms and Conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to perform in accordance with the Proposal and Company Terms and Conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Customer's acceptance of performance by Company will in any event constitute an acceptance by Customer of Company's Terms and Conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or Terms and Conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services provided by Company to the date of cancellation.

4. Fees and Taxes. Fees for the Services (the "Service Fees") are as set forth in the Proposal. Except as otherwise stated in the Proposal, Service Fees are based on performance during regular business hours. Charges for performance outside Company's normal business hours shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fees, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with an acceptable tax exemption certificate.

5. Liquidated Damages. The parties acknowledge that due to: (i) the substantial and complicated nature of the services provided pursuant to this Agreement; (ii) the necessities of Augusta, Georgia to reduce overhead and costs in the administration, oversight, and nature of the Agreement; (iii) the high likelihood of minor but palpable breaches of this Agreement; (iv) that each breach will differ in the amount of actual damages suffered by Augusta, Georgia; and (v) that the cost of determining actual damage of each breach will far exceed the amount of actual damages to Augusta, Georgia. Based on the foregoing, the parties agree and consent that liquidated damages of \$1,000.00 is a reasonable sum, and is not plainly or grossly disproportionate to, the probable loss likely to be incurred with any breach of this Agreement. Trane agrees to pay as liquidated damages to Augusta, Georgia the amount of \$1,000 for each occurrence of breach during the duration of the Contract. The parties agree that these provisions for liquidated damages are not intended to operate as penalties. The parties shall agree upon a form and manner for communicating the breach. Augusta, Georgia's failure to claim a breach of this Agreement pursuant to this term shall not be considered as a waiver of a claim of that breach. Unless otherwise agreed to in writing, the liquidated damages shall function as a credit to the amount owed by Augusta, Georgia and will decrease any amounts owed to TRANE per the schedule of maintenance on page 21. This included all services provided by TRANE that are listed for all locations in the HVAC Equipment Coverage that have a listed Term for maintenance, except for authorized extensions of time by the AUGUSTA, GEORGIA. Upon the sole discretion of Augusta, Georgia, if the amount of damages for a particular breach of this contract is grossly disproportionate and unreasonable to be resolved in the amount of \$1,000.00, Augusta, Georgia shall not be bound by the provisions of this Agreement.

6. Payment. Payment is due upon receipt of Company's invoice. Service Fees shall be paid no less frequently than quarterly and in advance of performance of the Services. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Without liability to Customer, Company may discontinue performance whenever payment is overdue. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing this Agreement.

7. Customer Breach. Each of the following constitutes a breach by Customer and shall give Company the right, without an election of remedies, to suspend performance or terminate this Agreement by delivery of written notice declaring termination. Upon termination, Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead): (a) Any failure by Customer to pay amounts when due; (b) any general assignment by Customer for the benefit of its creditors, Customer's bankruptcy, insolvency, or receivership; (c) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (d) Any failure by Customer to perform or comply with any material provision of this Agreement.

8. Performance. Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances when Company performs the Services. Company may refuse to perform where working conditions could endanger property or put people at risk. Unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines. This Agreement presupposes that all major pieces of Covered Equipment are in proper operating condition as of the date hereof. Services furnished are premised on the Covered Equipment being in a maintainable condition. In no event shall Company have any obligation to replace Covered Equipment that is no longer maintainable. During the first 30 days of this Agreement, or upon initial inspection, and/or upon seasonal start-up (if included in the Services), if an inspection by Company of Covered Equipment indicates repairs or replacement is required, Company will provide a written quotation for such repairs or replacement. If Customer does not authorize such repairs or replacement, Company may remove the unacceptable equipment from the Covered Equipment and adjust the Service Fees accordingly. Customer authorizes Company to utilize Customer's telephone line or network infrastructure to connect to controls, systems and/or equipment provided or serviced by Company and to provide Services contracted for or otherwise requested by Customer, including remote diagnostic and repair service. Customer acknowledges that Company is not responsible for any adverse impact to Customer's communications and network infrastructure. Company may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Company and in no event shall become a fixture of Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with the Services on Customer equipment. Company may remove such devices at its discretion. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company.

9. Customer Obligations. Customer shall: (a) Provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; (b) Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; unless expressly stated in the Scope of Services statement, Company is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; and (c) Where applicable, unless water treatment is expressly included in the Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Company.

10. Exclusions. Unless expressly included in the Covered Equipment or the Services, the Services do not include, and Company shall not be responsible for or liable to the Customer for any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from, any of the following: (a) Any guarantee of room conditions or system performance; (b) Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment that is not factory mounted and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels, shells, coils, tubes, housings, castings, casings, drain pans, panels, duct work; piping: hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses, unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic structural supports and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, misadjustment or design deficiencies in other equipment or systems; (c) Damage, repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, wear and tear, end of life failure, water damage, improper operation, unauthorized alteration of equipment, accident, acts or omissions of Customer or others, damage due to freezing weather, calamity, malicious act, or any Event of Force Majeure; (d) Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Company as part of this Agreement; (e) Furnishing any items of equipment, material, or labor/labour, or performing special tests recommended or required by insurance companies or federal, state, or local governments; (f)

Failure or inadequacy of any structure or foundation supporting or surrounding the equipment to be worked on or any portion thereof; (g) Building access or alterations that might be necessary to repair or replace Customer's existing equipment; (h) The normal function of starting and stopping equipment or the opening and closing of valves, dampers or regulators normally installed to protect equipment against damage; (i) Valves that are not factory mounted: balance, stop, control, and other valves external to the device unless specifically included in the Agreement; (j) Any responsibility for design or redesign of the system or the Covered Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers; (k) Any services, claims, or damages arising out of Customer's failure to comply with its obligations under this Agreement; (l) Failure of Customer to follow manufacturer recommendations concerning teardown and internal inspection, overhaul and refurbishing of equipment; (m) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi; (n) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the Services, in which case replacement shall in no event exceed the stated percentage of rated system charge per year expressly stated in the Services; (o) crane or rigging costs; (p) Any Services, claims, or damages arising out of refrigerant not supplied by Company. Customer shall be responsible for: (i) The cost of any additional replacement refrigerant; (ii) Operation of any equipment; and (iii) Any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

11. TRANE warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by TRANE for the purpose of securing business and that TRANE has not received any non-AUGUSTA, GEORGIA fee related to this Agreement without the prior written consent of the AUGUSTA, GEORGIA. For breach or violation of this warranty, AUGUSTA, GEORGIA shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

12. Limited Warranty. Company warrants that: (a) the material manufactured by Company and provided to Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement; and (b) the labor/labour portion of the Maintenance Services and Additional Work has been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any labor/labour improperly performed by Company. No liability whatsoever shall attach to Company until the Maintenance Services and Additional Work have been paid for in full. Exclusions from this Warranty include claims, losses, damages and expenses in any way connected with, related to or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of equipment manufactured by Company may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components and any warranty of such components shall be the warranty given by such component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, LIABILITIES, CONDITIONS AND REMEDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.**

13. Indemnity. To the maximum extent permitted by law, Company and Customer shall indemnify and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

14. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), OR CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY OVER THE 12 MONTH PERIOD PRECEDING THE DATE OF OCCURRENCE FOR THE SERVICES AND ADDITIONAL WORK FOR THE LOCATION WHERE THE LOSS OCCURRED. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINANTS OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING TRANE DIGITAL SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.

15. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH) DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

16. Asbestos and Hazardous Materials. The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos polychlorinated biphenyl ("PCB"), or other hazardous materials (collectively, "Hazardous Materials"). Customer warrants and represents that there are no Hazardous Materials on the premises that will in any way affect Company's performance, except as set forth in a writing signed by Company disclosing the existence and location of any Hazardous Materials in all areas within which Company will be performing. Should Company become aware of or

suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and notify Customer. Customer will be responsible for correcting the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company. Company shall be required to resume performance only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the premises site for the presence of Hazardous Materials.

17. Insurance. Company agrees to maintain the following insurance during the term of this Agreement with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company or its insurer waive rights of subrogation.

18. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company is unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Services furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor/labour disputes; labor/labour or material shortages from the usual sources of supply; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

19. Maintenance Services Other Than Solely Scheduled Service. If Company's Maintenance Services hereunder are not limited solely to Scheduled Service, the following provisions shall also apply: (a) Required restoration shall be performed by Customer at its cost prior to Company being obligated to perform hereunder; (b) any changes, adjustments, service or repairs made to the Equipment by any party other than Company, unless approved by Company in writing, may, at Company's option, terminate Company's obligation to render further service to the Equipment so affected; in such case no refund of any portion of the Service Fees shall be made; and (c) Customer shall (i) promptly notify Company of any unusual performance of Equipment; (ii) permit only Company personnel to repair or adjust Equipment and/or controls during the Term or a Renewal Term; and (iii) utilize qualified personnel to properly operate the Equipment in accordance with the applicable operating manuals and recommended procedures.

20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which Company performs the Services. Any dispute arising under or relating to this Agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by United States Federal judicial bodies and boards of contract appeals of the United States Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the Services. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other Terms of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

21. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

22. U.S. Government Services. The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. **The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations, and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility, or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the Services that are the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.



SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service.

"Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
 - a. **Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - b. **Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - c. **Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
 - d. **Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no



longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).

- e. Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.
3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.
 4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "**Laws**"). The Parties acknowledge that both TRANE and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, S24G0198, Supreme Court of Georgia, decided August 13, 2024. As a result, TRANE acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by TRANE as to any records or data in the County's possession.
- Upon execution of this Agreement, TRANE shall designate in writing that one or more of its officers shall be the open records officer for TRANE in accordance with the Open Records Act. In the event that TRANE receives a request for records under the Open Records Act, TRANE shall notify County within two business days by sending an email, return receipt requested, [dedicated email address we create]. TRANE shall provide County with copies of all records proposed for production prior to responding to such request. TRANE shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. TRANE shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. TRANE shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and TRANE's complete compliance with the provisions of this section shall be performed at no cost to County.
- TRANE assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that TRANE produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then TRANE shall pay County the sum of \$1,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are reasonable estimate of the anticipated or actual harm that might arise from a breach by TRANE. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.
5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("**Information Security Program**"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
 6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should



know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
 - (i) Data backups; and
 - (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR



THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October
2024 Supersedes:
November 2023v2

Liquidated damages

- The parties acknowledge that due to: (i) the substantial and complicated nature of the services provided pursuant to this Agreement; (ii) the necessities of Augusta, Georgia to reduce overhead and costs in the administration, oversight, and nature of the Agreement; (iii) the high likelihood of minor but palpable breaches of this Agreement; (iv) that each breach will differ in the amount of actual damages suffered by Augusta, Georgia; and (v) that the cost of determining actual damage of each breach will far exceed the amount of actual damages to Augusta, Georgia. Based on the foregoing, the parties agree and consent that liquidated damages of \$1,000.00 is a reasonable sum, and is not plainly or grossly disproportionate to, the probable loss likely to be incurred with any breach of this Agreement. Trane agrees to pay as liquidated damages to Augusta, Georgia the amount of \$1,000 for each occurrence of breach during the duration of the Contract. The parties agree that these provisions for liquidated damages are not intended to operate as penalties. The parties shall agree upon a form and manner for communicating the breach. Augusta, Georgia's failure to claim a breach of this Agreement pursuant to this term shall not be considered as a waiver of a claim of that breach. Unless otherwise agreed to in writing, the liquidated damages shall function as a credit to the amount owed by Augusta, Georgia and will decrease any amounts owed to TRANE per the schedule of maintenance on page 21. This included all services provided by TRANE that are listed for all locations in the HVAC Equipment Coverage that have a listed Term for maintenance, except for authorized extensions of time by the AUGUSTA, GEORGIA. Upon the sole discretion of Augusta, Georgia, if the amount of damages for a particular breach of this contract is grossly disproportionate and unreasonable to be resolved in the amount of \$1,000.00, Augusta, Georgia shall not be bound by the provisions of this Agreement.

TRANE warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by TRANE for the purpose of securing business and that TRANE has not received any non-AUGUSTA, GEORGIA fee related to this Agreement without the prior written consent of the AUGUSTA, GEORGIA. For breach or violation of this warranty, AUGUSTA, GEORGIA shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

"TRANE acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioners and approval of the Mayor. Under Georgia law, TRANE is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of TRANE's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the TRANE may be precluded from recovering payment for such unauthorized goods or services. Accordingly, TRANE agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the TRANE provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by TRANE. TRANE assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts

Trane and subcontracts entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. TRANE and subcontracts must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. TRANE shall further agree that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to its contract with Augusta,



Georgia the TRANE will secure from such subcontractor(s) each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A. § 13-10-91 on the subcontract affidavit provided in Rule 300-10-01-.08 or a substantially similar form. TRANE shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the subcontractor(s) is retained to perform such physical services

The Parties acknowledge that both TRANE and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, S24G0198, Supreme Court of Georgia, decided August 13, 2024. As a result, TRANE acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by TRANE as to any records or data in the County's possession.

Upon execution of this Agreement, TRANE shall designate in writing that one or more of its officers shall be the open records officer for TRANE in accordance with the Open Records Act. In the event that TRANE receives a request for records under the Open Records Act, TRANE shall notify County within two business days by sending an email, return receipt requested, [dedicated email address we create]. TRANE shall provide County with copies of all records proposed for production prior to responding to such request. TRANE shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. TRANE shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. TRANE shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and TRANE's complete compliance with the provisions of this section shall be performed at no cost to County.

TRANE assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that TRANE produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then TRANE shall pay County the sum of \$1,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are a reasonable estimate of the anticipated or actual harm that might arise from a breach by TRANE. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.

Supersedes: November 2023v2



APPENDIX

SERVICE BEST PRACTICES

Trane is completely dedicated to making buildings better. The ongoing pursuit of better buildings, using our long-term domain expertise to push new technologies into everyday use, keeps us at the forefront of the industry.

In addition to the services details in the agreement above, we take practical steps every day to ensure our approach is safe and efficient.

SAFETY

Since 2003, U.S. Bureau of Labor Statistics records have consistently shown the Total Recordable Incident Rate (TRIR) and Days Away From Work (DAFW) for Trane have been significantly lower than those for HVAC repair and maintenance contractors and specialty trade contractors (construction). The company's safety culture in America is unparalleled in the building service industry, with proven results in the continuous reduction of injury rates. Trane incident rates (OSHA) are consistently 50 to 70 percent below the industry average.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training—20 hours per year
- Electrical safety—NFPA 70E compliant, electrical PPE
- Fall protection
- Ergonomics
- USDOT compliance
- Refrigerant management training

ENVIRONMENTAL PRACTICES

Trane policies and procedures are compliant with all federal and state regulations. Refrigerant (and substitutes) handling, storage and leak repair processes are compliant with Environmental Protection Agency regulation 40 CFR Part 82. Service technicians are Universal-certified and use only certified recovery equipment

Refrigerant Management Software (RMS) captures, manages and reports all refrigerant activity at your site. Annually, Trane will send you a report documenting all refrigerant activity that we performed for each piece of equipment during the past 12 months

Trane adheres to all environmental regulations when removing used oil from refrigeration units.

CONSISTENCY

Nationwide, Trane technicians follow documented, formal processes that ensure uniform service delivery. As an OEM, Trane has developed exclusive service procedures which provide the most reliable outcomes, and extended equipment longevity, at the most cost-effective price.

- Exclusive service work flow processes provide detailed steps and information encompassing parts, materials, tools and sequence of execution
- Additional steps addressing safety, quality control, work validation and environmental compliance
- Technicians must consistently reference documented processes to ensure no critical steps are skipped or omitted
- Applicable service processes meet or exceed ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems





CUSTOMER SERVICE FLOWS

The following Customer Service Flows provide additional service description detail for Covered Equipment. Note: There may be differences per the agreement in the work being performed between sites and the equipment on those sites. This section clarifies differences in the work being performed between sites and the equipment on those sites:

Service 1: System Analysis and Review

Description

- Operator Workstation Inspection
- System Controller Inspection
- Verify System Software Programming
- System Back-Up
- Customer Review - 30 Minutes
- Software Service Pack Update (Per Workstation and/or BCU)

Service 1: Software Upgrade and Renew SMP License

Description

- Get SMP License for Customer
- BAS Operational Check - is Everything Working/Communicating as Expected
- Apply New SMP License
- Software Upgrade

Service 2: IS 10 Point Remote Inspection

Description

- Customer Notification
- Begin XOI Workflow and Create New Job
- SC/SC+ Firmware, SMP and Backup
- Alarm Routing Review
- Alarm Log Review
- Device Communication Review
- Schedules Review
- User Overrides Review
- Area Review
- Cyber Security Review
- Trane Connect Findings
- Summary and Final Report

Service 3: IS 10 Point Remote Inspection

Description

- Project Scope - Remote Inspection Quantities Based on Offer Sold
- Customer Notification
- Begin XOI Workflow and Create New Job
- SC/SC+ Firmware, SMP and Backup
- Alarm Routing Review
- Alarm Log Review
- Device Communication Review
- Schedules Review
- User Overrides Review
- Command Center Review Service Advisories and Exception History Report
- Cyber Security Review
- Trane Connect Findings
- Summary and Final Report

Service 4: Order SMP License

Description

- Order SMP License



Service 5: Update SMP License

Description

- Update SMP License



SCHEDULED MECHANICAL SERVICE AGREEMENT

Trane Office

Trane U.S. Inc.
804 Trane Rd
Augusta, GA 30909

Trane Representative

Chris Gleiter
Cell: 706-726-1536

Company Name

Augusta-Richmond County
535 TELFAIR ST SUITE 800
Augusta, GA 30901-3090

Sites Included:

Refer to the Site Coverage Page

Proposal ID

7412053

Master Agreement

7412053

April 29th, 2025





EXECUTIVE SUMMARY

This **Scheduled Service Agreement** from Trane offers an exclusive approach to planned maintenance: It is grounded in worldwide expertise. Delivered locally by our own factory trained technicians. And provided according to *your* needs.

Under this service agreement, Trane will schedule and manage preventative maintenance and provide repair coverage to help you minimize unplanned downtime and avoid unexpected expenses.

As an HVAC service provider, Trane offers many advantages:

- Confidence that your HVAC equipment is being serviced according to OEM best practices.
- Priority service available 24-hours a day
- Advanced diagnostic technologies allow our technicians to analyze system performance comprehensively
- **Contract will auto renew contingent upon receiving PO and written confirmation from customer to continue consecutive years.**

Protect your bottom line. Proper maintenance can save an estimated 12 to 18 percent of your budget compared to a run-to-fail approach. This service agreement will help you capture those savings. (*FEMP O&M Guide 2010*)

ADDITIONAL SUPPORT

Environmental Practices	Consistent Processes	Safety	Assigned Team
Trane procedures for handling refrigerant are compliant with federal and state regulations.	All Trane technicians follow documented processes ensuring uniform service delivery.	Trane incident rates (OSHA) are consistently 50 to 70 percent below industry averages.	You will have a consistent group of Trane employees dedicated to your account.



WHY TRANE? WE FOCUS ON BETTER BUILDINGS.

When it comes to service effectiveness, experience matters. No other provider has more experience than Trane.

- 100+ years of system and equipment experience
- 35+ years in building automation systems (BAS)
- 20+ years in energy services



SCOPE OF SERVICES — STANDARD INCLUSIONS

ANY HVAC SYSTEM IS ONLY AS STRONG AS ITS INDIVIDUAL MECHANICAL COMPONENTS

This service agreement with Trane protects and enhances full system functionality by ensuring that components are well maintained and functioning to OEM standards, and that the system is tailored to your needs. The following are the standard inclusions of your service agreement:

ON-SITE SCHEDULED MAINTENANCE

Factory authorized Trane service technicians perform all periodic maintenance, following OEM standards, to keep HVAC and BAS equipment running optimally and prevent unplanned downtime. Trane assumes all responsibilities for planning, scheduling and managing routine maintenance on Trane HVAC equipment and other brands.

Implementation:

- Technician visits are scheduled in advance through one assigned maintenance team for all HVAC equipment brands
- On-site service is completed during normal business hours
- Receive consistent service outcomes through proprietary maintenance procedures



TRANE LABORATORY ANALYSIS

Trane Laboratory Analysis tests system fluids for contaminants and other physical characteristics and trends. Conditions indicating sub-optimal HVAC system performance are identified before issues become critical.

Implementation:

- Samples collected by Trane technicians during maintenance as stated in this agreement
- Laboratory analysis of oil, absorption solutions and refrigerants
- Identify long-term equipment performance trends and avoid equipment failures



REFRIGERANT MANAGEMENT

The US Environmental Protection Agency (EPA) has placed in effect more stringent regulations on refrigerant management and reporting in 2020 in addition to mandated leak inspections on certain appliances that exceed the leak rate threshold. Section 608 of the Clean Air Act prohibits the knowing release/venting of refrigerant during the maintenance, service, repair, or disposal of air-conditioning and refrigeration equipment. The EPA requires proper refrigerant management practices and documentation by owners and operators of refrigeration and air-conditioning systems, all servicing technicians, and others. ***The Clean Air Act requires owners to maintain records of refrigerant usage and leak rates for each air-conditioning or refrigeration appliance with refrigerant charge greater than 50 lbs. With recent definition changes from the EPA, each independent circuit is considered a separate appliance. These records must be maintained for 3 years and be directly accessible if audited by the EPA. This brief summary of Section 608 of the Clean Air Act is provided for informational purposes only and is not for the purpose of providing legal advice. You should contact your attorney to obtain advice with respect to the application of Section 608 of the Clean Air Act to your business.***



All Trane Technicians are Universally certified (the highest level possible) to service, manage, and document your refrigerant and are knowledgeable of applicable law and time constraints to repair leaks. Trane Technicians track all refrigerant in all equipment serviced regardless of appliance size (supports accurate fugitive emissions reporting where applicable).

When a customer has all their refrigerant work performed by a Trane technician - Trane Refrigerant Management software maintains complete record of refrigerant transactions and appliance leak rates. Refrigerant reports provided by Trane will contain the information to satisfy EPA record keeping requirements.

Advantages:

- Real time reporting of refrigerant leak rate informs proactive decisions
- Stay in compliance with state and federal regulations
- Provide acceptable and comprehensive documentation to authorities during audits
- Maintain company environmental standards and provides data for managing any reporting needs
- Detect potential refrigerant leaks before equipment damage occurs
- Technicians are trained to report all refrigerant handling which can aid in fugitive emissions reporting, not just for 50 lbs.+ appliances

Implementation:

- Technicians collect refrigerant information for covered equipment during onsite visits
- Refrigerant data and technician activity are entered into the Trane Refrigerant Management System
- Refrigerant Usage Reports are generated according to your needs

Tiered Service Offerings to better support your needs:

1. Trane's Standard EP Compliant S/A
 - a. Trane Technicians will provide applicable EPA documentation when required by the service activity performed
2. Trane's EPA Compliant Reporting S/A
 - a. In addition to the Standard Offering, the local Trane office will run quarterly reports that will be extended to the customer to help inform them of EPA mandated leak inspections that may be required on their equipment and the corresponding anniversary date(s) that those inspection(s) need to be completed.
3. Trane's Premium EPA Compliance S/A
 - a. In addition to the Standard and Reporting Offerings, labor to perform those leak inspections is also included.
 - b. Customer will have access to form letters and information assistance for reporting situations encountered during coverage.



HVAC EQUIPMENT COVERAGE

Augusta Animal Control

The following "Covered Equipment" will be serviced at Augusta Animal Control:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Chiller, Scroll Compressors	1	Trane	CGAM070A2W	U20H82687	

Service Description

Quantity Per Term

CMSA SCROLL CGAM Digital Inspection Setup (Service 28)
 CMSA SCROLL CGAM Remote Chiller Inspection - 1st Chiller for Site (Service 29)

5
 10

Augusta Aquatic Center

The following "Covered Equipment" will be serviced at Augusta Aquatic Center:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boilers - Generic	1	Lochinvar	PBN2001	2020119233694	Boiler #1
Boilers - Generic	1	Other	PEERLESS B	NS-3992309	

Service Description

Quantity Per Term

Annual Seasonal Maintenance. (Service 7)
 Boiler Semi-Annual Maintenance (Service 8)

5
 10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	Other	SA60E	2720627315	

Service Description

Quantity Per Term

Light Commercial Package Rooftop (1-10 tons) Cooling Pre-Season Annual Maintenance (Service 52)
 Light Commercial Package Rooftop (1-10 tons) Heating Pre-Season Annual Maintenance (Service 60)

5
 5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	191324752F	
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	20094ML12F	
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	2016237A2F	
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	2016238H2F	
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	201624BB2F	
Split System Air Conditioners - Generic	1	Trane	4TWA4060A4	201624DJ2F	

Service Description

Quantity Per Term

Split System Air Handler Cooling Pre-Season Annual Maintenance (Includes Condenser) (Service 55)

5



Service Description

Split System Air Handler Heating Pre-Season Annual Maintenance (Includes Condenser)
 (Service 63)

Quantity Per Term
 5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Split System Air Conditioners - Generic	1	Other	LCS2814-03	F2040000046	CU-2
Split System Air Conditioners - Generic	1	Other	LCS8214-03	F2040000050	CU-1

Service Description

Split System Air Handler Cooling Pre-Season Annual Maintenance (Includes Condenser)
 (Service 55)

Quantity Per Term
 5

Split System Air Handler Heating Pre-Season Annual Maintenance (Includes Condenser)
 (Service 64)

5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Computer Room Air Conditioners-Generic	1	Other	AHU	NS-3992308	
Computer Room Air Conditioners-Generic	1	Other	AHU	NS-3992310	

Service Description

Split System Computer Room Unit Annual Maintenance (Service 56)

Quantity Per Term

5

Split System Computer Room Unit Quarterly Maintenance (Service 69)

10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20074R5L1V	
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20125G861V	
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20131JLS1V	
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20133G8K1V	
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20181ELM1V	
Split System Air Conditioners - Generic	1	Trane	GAM5B0C60M	20181EMC1V	

Service Description

Split System Air Handler Annual Maintenance (Service 58)

Quantity Per Term

5

Split System Air Handler Operational Maintenance (Service 68)

5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	Trane	YSC048G3RL	201010245L-R	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G3RL	201010262L-R	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G3RL	201210136L-R	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G3RL	201210576L-R	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G4RL	184914865L	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G4RL	194610992L	
Rooftop Air Conditioners - Generic	1	Trane	YSC048G4RL	201710633L	



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	Trane	YSC048G4RL	201710711L	

Service Description

Precedent Cooling Pre-Season Annual Start-Up (Service 79)
 Precedent Heating Pre-Season Annual Start-Up (Service 80)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Armstrong Pumps Inc	PUMP 1	0520 5.25	
Pumps	1	Armstrong Pumps Inc	PUMP 2	NS-21864597	PUMP 2
Pumps	1	Bell and Gossett	PUMP	NS-21864594	PUMP 3
Pumps	1	Bell and Gossett	PUMP	NS-21864595	PUMP 2
Pumps	1	Bell and Gossett	PUMP	NS-21864596	PUMP 1
Pumps	1	Bell and Gossett	PUMP 4	PRD30634-2	Pump 4

Service Description

Annual Pump Maintenance (Service 81)

Quantity Per Term

5

Augusta GA Municipal Building

The following "Covered Equipment" will be serviced at Augusta GA Municipal Building:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T13J46624	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T13J46625	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T13K50951	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14F26950	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14F27574	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14F27575	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14F30505	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14G32667	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036A1G	T14G32668	

Service Description

Annual Seasonal Maintenance. (Service 4)
 Replace Air Filters (Service 78)

Quantity Per Term

5
20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Marley Cooling Technologies	AT29-824	13-542274	

Service Description

Belt Change (Cooling Tower) (Service 6)
 Annual Mechanical-Draft Cooling Tower Inspect and Clean (2 Cells) (Service 30)
 Gearbox Oil Change (Cooling Tower) (Service 31)

Quantity Per Term

5
5
5



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Liquid Chillers - Generic	1	Trane	HDWA300FAA	L22J02850	C-1

Service Description

	Quantity Per Term
Water Cooled Centrifugal Chiller Seasonal Start Up (Service 9)	10
Water Cooled Centrifugal Chiller Annual Inspection (Service 12)	5
CMSA CTV HDWA Digital Inspection Setup (Service 20)	5
CMSA CTV HDWA Remote Chiller Inspection - 1st Chiller for Site (Service 21)	10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Liquid Chillers - Generic	1	Trane	HDWA300FAA	L22J02852	C-2

Service Description

	Quantity Per Term
Water Cooled Centrifugal Chiller Seasonal Start Up (Service 9)	10
Water Cooled Centrifugal Chiller Annual Inspection (Service 12)	5
CMSA CTV HDWA Digital Inspection Setup (Service 20)	5
CMSA CTV HDWA Remote Chiller Inspection - Additional Chiller(s) for Site (Service 22)	10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Performance Climate Changer	1	Trane	CSAA006UBG	K14A05700	
Performance Climate Changer	1	Trane	CSAA010UBG	K14A05687	

Service Description

	Quantity Per Term
M Series Annual (Service 40)	5
M Series Quarterly (Service 43)	20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Bell and Gossett	1510-BD-87	C175105-01J31-1	
Pumps	1	Bell and Gossett	1510-BD-87	C175105-01J31-2	
Pumps	1	Bell and Gossett	E1510-4BD-	PRD37667-1 K32	PCWP-1
Pumps	1	Bell and Gossett	E1510-4BD-	PRD37667-2 K32	PCWP-2
Pumps	1	Bell and Gossett	E1510-5EB-	PRD37666-1 H32	CTP-1
Pumps	1	Bell and Gossett	E1510-5EB-	PRD37666-2 H32	CTP-2

Service Description

	Quantity Per Term
Annual Pump Maintenance (Service 81)	5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
BCHD Blower Coil ahu	1	Trane	BCVC		
BCHD Blower Coil ahu	1	Trane	BCVC		
BCHD Blower Coil ahu	1	Trane	BCVC		
BCHD Blower Coil ahu	1	Trane	BCVC		
BCHD Blower Coil ahu	1	Trane	BCVC		

Augusta IT

The following "Covered Equipment" will be serviced at Augusta IT:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
20-75 Ton Packaged Industrial Rooftop	1	Trane	SEHLF204DL	C14H05505	RTU 1



Service Description

CMSA IPAK SEHL Digital Inspection Setup (Service 23)	Quantity Per Term
CMSA IPAK SEHL Remote Inspection - 1st IPAK for Site (Service 24)	5
Intellipak Rooftop Cooling Pre-Season Annual Start Up (Service 32)	10
Intellipak Rooftop Electric Heat Pre-Season Annual Start Up (Service 33)	5
Intellipak Rooftop Quarterly Inspection (Service 34)	5
Belt Replacement. (Service 35)	15
	5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
20-75 Ton Packaged Industrial Rooftop	1	Trane	SEHLF204DL	C14H05506	RTU-2

Service Description

CMSA IPAK SEHL Digital Inspection Setup (Service 23)	Quantity Per Term
CMSA IPAK SEHL Remote Inspection - Additional IPAK(s) for Site (Service 25)	5
Intellipak Rooftop Cooling Pre-Season Annual Start Up (Service 32)	10
Intellipak Rooftop Electric Heat Pre-Season Annual Start Up (Service 33)	5
Intellipak Rooftop Quarterly Inspection (Service 34)	5
Belt Replacement. (Service 35)	15
	5

Augusta Richmond County Sheriff's Office

The following "Covered Equipment" will be serviced at Augusta Richmond County Sheriff's Office:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boilers - Generic	1	Lochinvar	900,000 BT	NS-3748839	

Service Description

Annual Seasonal Maintenance. (Service 7)	Quantity Per Term
Boiler Semi-Annual Maintenance (Service 8)	5
	5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Chiller, Scroll Compressors	1	Trane	CGAM080F2F	U11M27120	

Service Description

CMSA SCROLL CGAM Digital Inspection Setup (Service 28)	Quantity Per Term
CMSA SCROLL CGAM Remote Chiller Inspection - 1st Chiller for Site (Service 29)	5
	10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Performance Climate Changer	1	Trane	CSAA021UAC	K11L24369A	1ST FLOOR AHU
Performance Climate Changer	1	Trane	CSAA025UAC	K11L24382A	

Service Description

M Series Annual (Service 40)	Quantity Per Term
M Series Quarterly (Service 43)	5
	15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Daikin Industries Ltd	FTXB24BXVA	K006533	
VRF Systems	1	Mitsubishi Electric US Inc	MSY-GE24NA	1002361T	
VRF Systems	1	Mitsubishi Electric US Inc	MSY-GE24NA	1002390T	
VRF Systems	1	Mitsubishi Electric US Inc	MSY-GE24NA	NS-21862588	



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Mitsubishi Electric US Inc	MSY-GE24NA	NS-21862590	

Service Description

NTP Ductless High Wall Indoor Unit Annual Inspection (Service 70)
 NTP Ductless High Wall Indoor Unit Semi-Annual Inspection (Service 73)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Daikin Industries Ltd	RXB24BXVJU	K009827	
VRF Systems	1	Mitsubishi Electric US Inc	MUY-GE24NA	1001221	
VRF Systems	1	Mitsubishi Electric US Inc	MUY-GE24NA	1001227	
VRF Systems	1	Mitsubishi Electric US Inc	MUY-GE24NA	1001228	
VRF Systems	1	Mitsubishi Electric US Inc	MUY-GE24NA	1001298	

Service Description

NTP Mini Split Condenser Annual Inspection (Service 71)
 NTP Mini Split Condenser Semi-Annual Inspection (Service 74)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Bell and Gossett	E1510 SSF	PRD38986 A42	

Service Description

Annual Pump Maintenance (Service 81)

Quantity Per Term

5

Diamond Lakes Park

The following "Covered Equipment" will be serviced at Diamond Lakes Park:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers - Generic	1	Carrier Corporation	39MN30B005	0105F00789	
Central Station Air Handlers - Generic	1	Carrier Corporation	39MN36B	0105F00906	AHU 1
Central Station Air Handlers - Generic	1	Carrier Corporation	39MN36B005	0105F00905	
Central Station Air Handlers - Generic	1	Carrier Corporation	39MN36B005	0105F00925	

Service Description

Annual Seasonal Maintenance. (Service 1)
 Central Air Handler Quarterly Maintenance (Service 65)

Quantity Per Term

5
15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Boilers - Generic	1	Other	H3 3500-N-	50360582	B-1

Service Description

Annual Seasonal Maintenance. (Service 7)
 Boiler Semi-Annual Maintenance (Service 8)

Quantity Per Term

5
5



Diamond Lakes Park

The following "Covered Equipment" will be serviced at Diamond Lakes Park:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Series R(TM)	1	Trane	RTAC2004U1	U15G02619	CH-1

Service Description

CMSA SCREW RTAC Digital Inspection Setup (Service 26)
 CMSA SCREW RTAC Remote Chiller Inspection - 1st Chiller for Site (Service 27)

Quantity Per Term

5
 10

Employee Wellness Center

The following "Covered Equipment" will be serviced at Employee Wellness Center:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Trane	TRUZA0421K	27U005737H1M53	
VRF Systems	1	Trane	TRUZA0421K	2ZU007917H1M53	

Service Description

NTP Mini Split Heat Pump Condenser Annual Inspection (Service 72)
 NTP Mini Split Heat Pump Condenser Semi-Annual Inspection (Service 75)

Quantity Per Term

5
 5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Split System Air Conditioners - Generic	1	Trane	TPVA0A0421	23G0013432P813	
Split System Air Conditioners - Generic	1	Trane	TPVA0A0421	24G0015932P813	

Service Description

Multi Position Air Handler Annual Inspection (Service 88)
 Multi Position Air Handler Semi-Annual Inspection (Service 89)

Quantity Per Term

5
 5

Richmond County DFACS

The following "Covered Equipment" will be serviced at Richmond County DFACS:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air Cooled Chiller CGAX_CXAX: Conquest	1	Trane	RTAC185	U16D05412	CHILLER 1

Service Description

CMSA SCREW RTAC Digital Inspection Setup (Service 26)
 CMSA SCREW RTAC Remote Chiller Inspection - 1st Chiller for Site (Service 27)

Quantity Per Term

5
 10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Performance Climate Changer	1	Trane	CSAA040UAL	K16J72003	
Performance Climate Changer	1	Trane	CSAA080UAL	K16J71993	

Service Description

M Series Annual (Service 40)
 M Series Quarterly (Service 43)

Quantity Per Term

5
 20



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Carrier Corporation	40MAQ	NS-21864624	

Service Description

NTP Ductless High Wall Indoor Unit Annual Inspection (Service 70)
 NTP Ductless High Wall Indoor Unit Quarterly Inspection (Service 76)

Quantity Per Term

5
20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Carrier Corporation	38MARBQ18A	0421V30899	

Service Description

NTP Mini Split Condenser Annual Inspection (Service 71)
 NTP Mini Split Condenser Quarterly Inspection (Service 77)

Quantity Per Term

5
20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Other	01018OT3E2	1033710493	
Pumps	1	Other	01018OT3E2	1038710491	

Service Description

Annual Pump Maintenance (Service 81)

Quantity Per Term

10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Series R(TM)	1	Trane	RTAC185AU1	U16F05412	

Service Description

RTAC Annual (Solution Coil Cleaning) (Service 82)
 RTAC Annual (Water Coil Cleaning) (Service 83)
 RTAC Quarterly Inspection (Service 84)
 RTAC Quarterly Inspection (Service 85)

Quantity Per Term

5
5
15
15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Trane	NTXSKS15A1	13U0046465PJ2C	

Service Description

Mini Split Heat Pump Condenser Annual Inspection (Service 86)
 Mini Split Heat Pump Condenser Quarterly Inspection (Service 90)

Quantity Per Term

5
20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
VRF Systems	1	Trane	TPKFYP030K	03M0038465TKLZ	

Service Description

Wall Mounted Ductless Indoor Unit Annual Inspection (Service 87)
 Wall Mounted Ductless Indoor Unit Quarterly Inspection (Service 91)

Quantity Per Term

5
20

Richmond County Human Resources Department

The following "Covered Equipment" will be serviced at Richmond County Human Resources Department:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	Other	PY4GNAF300	0821F50363	
Rooftop Air Conditioners - Generic	1	Other	PY4GNAF300	1621F48942	



Service Description

Light Commercial Package Rooftop (1-10 tons) Cooling Pre-Season Annual Maintenance (Service 51)
 Light Commercial Package Rooftop (1-10 tons) Heating Pre-Season Annual Maintenance (Service 59)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BAYHTR1508	2317B1EU0X	
Vertical Self-Contained Air Conditioners	1	Trane	BAYHTR1508	2317B1EUPX	
Vertical Self-Contained Air Conditioners	1	Carrier Corporation	48TCDM08A2	2018P35489	
Vertical Self-Contained Air Conditioners	1	Carrier Corporation	48TCEDM08A	1420P94555	
Vertical Self-Contained Air Conditioners	1	Carrier Corporation	50KCQA04A2	2620C80281	
Vertical Self-Contained Air Conditioners	1	Carrier Corporation	50TCQD08A2	0920P37781	

Service Description

NTP Packaged Vertical Self Contained Air Cooling Annual Maintenance (Service 54)
 NTP Packaged Vertical Self Contained Air Heating Annual Maintenance (Service 62)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	Trane	YSC102H3EL	193711631L	

Service Description

Precedent Cooling Pre-Season Annual Start-Up (Service 79)
 Precedent Heating Pre-Season Annual Start-Up (Service 80)

Quantity Per Term

5
5

Richmond County Judicial Center

The following "Covered Equipment" will be serviced at Richmond County Judicial Center:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Chiller	1	Trane	CVHE045GA4	L09H01169	Chiller 1
Centrifugal Chiller	1	Trane	CVHE045GA4	L09H01170	Chiller 2

Service Description

Centrifugal Annual Inspection (Service 11)
 Centrifugal Quarterly Inspection (Service 14)

Quantity Per Term

5
15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Chiller, Scroll Compressors	1	Trane	CGAM060F2Y	U22J04166	

Service Description

CGAM Annual Inspection (Service 15)
 CGAM Quarterly Inspection (Service 16)

Quantity Per Term

5
15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Marley Cooling Technologies	NA10011950	10011950-A2-NC8305HGG-09	CT-1

Service Description

Annual Mechanical-Draft Cooling Tower Inspect and Clean (2 Cells) (Service 30)
 Gearbox Oil Change (Cooling Tower) (Service 31)

Quantity Per Term

5
5



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers - Generic	1	Trane	MCCB066UA0	K09G15695	
Makeup Air Handlers - Generic	1	Trane	MCCB066UA0	K09G15722	

Service Description

Makeup Air Handler Cooling Pre-Season Annual Maintenance (Service 53)
 Makeup Air Handler Heating Pre-Season Annual Maintenance (Service 61)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers - Generic	1	Trane	MCCB050UA0	K09G15677	
Makeup Air Handlers - Generic	1	Trane	MCCB050UA0	K09G15686	
Makeup Air Handlers - Generic	1	Trane	MCCB066N0G	K09G15705	

Service Description

Makeup Air Handler Cooling Pre-Season Annual Maintenance (Service 53)
 Makeup Air Handler Heating Pre-Season Annual Maintenance (Service 61)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers - Generic	1	Trane	MCCB066N0G	K09G15714	

Service Description

Makeup Air Handler Cooling Pre-Season Annual Maintenance (Service 53)
 Makeup Air Handler Heating Pre-Season Annual Maintenance (Service 61)

Quantity Per Term

5
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Bell and Gossett	213TTDC602	90011	
Pumps	1	Bell and Gossett	213TTDC602	90014	
Pumps	1	Bell and Gossett	213TTDC602	90025	
Pumps	1	Bell and Gossett	E1510-SSF-	PRD37819-H32	
Pumps	1	Bell and Gossett	G38030	P-02-7340276-0021-M-0001	
Pumps	1	Bell and Gossett	G38030	P-02-7340276-0021-M-0003	

Service Description

Annual Pump Maintenance (Service 81)

Quantity Per Term

5

Webster Detention Center f k a Phinizy Rd Jail

The following "Covered Equipment" will be serviced at Webster Detention Center f k a Phinizy Rd Jail:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCHB	NS-21862451	



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCHB	NS-21862452	
Vertical Self-Contained Air Conditioners	1	Trane	BCHB0242AD	R96M29128	
Vertical Self-Contained Air Conditioners	1	Trane	BCHB0242AD	R96M29129	
Vertical Self-Contained Air Conditioners	1	Trane	BCHB0242DD	R96M29122	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC012G1G	T13D18075	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC012G2D	T09J20942	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC012G2D	T09J20946	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G1G	T13D18037	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20936	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20938	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20940	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20941	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20943	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20944	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC018G2D	T09J20948	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC024G1G	T13D18038	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC024G1G	T13D18039	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC024G1G	T13D23606	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC036G2D	T09F04752	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC036G2D	T09J20945	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC036G2D	T09J20947	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC036G2D	T09J20950	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC054G1G	T13D18040	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC054G2D	T09J20937	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC054G2D	T09J20939	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC072G1G	T13D18041	
Vertical Self-Contained Air Conditioners	1	Trane	BCHE024DAA	H23D40167	AHU-6E
Vertical Self-Contained Air Conditioners	1	Trane	BCHE024DAA	H23D40169	AHU-10E
Vertical Self-Contained Air Conditioners	1	Trane	BCHE036DAA	H23D40170	AHU-11E



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCHE036GAA	H23D40168	AHU-9E
Vertical Self-Contained Air Conditioners	1	Trane	BCHE090GAA	H23D40166	AHU-3D

Service Description

Annual Seasonal Maintenance. (Service 2)
 Replace Air Filters (Service 78)

Quantity Per Term

5
 20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCHB0242AD	R96M29113	
Vertical Self-Contained Air Conditioners	1	Trane	BCHB0242AD	R96M29116	
Vertical Self-Contained Air Conditioners	1	Trane	BCHC012G2D	T09J20949	

Service Description

Annual Seasonal Maintenance. (Service 3)
 Replace Air Filters (Service 78)

Quantity Per Term

5
 20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Vertical Self-Contained Air Conditioners	1	Trane	BCVB0242AD	R96M29120	
Vertical Self-Contained Air Conditioners	1	Trane	BCVB0242AD	R96M29130	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC024G1G	T13D18045	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC036G1G	T13D18042	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC072G1G	T13D18043	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC072G1G	T13D18044	
Vertical Self-Contained Air Conditioners	1	Trane	BCVC072G1G	T13D23607	

Service Description

Annual Seasonal Maintenance. (Service 5)
 Replace Air Filters (Service 78)

Quantity Per Term

5
 20

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Mechanical-Draft Towers	1	Baltimore Aircoil	S15E-1212-	U221431502-01-01	CT-1
Mechanical-Draft Towers	1	Marley Cooling Technologies	NC8302ALIS	NC-10006775-A1	CT-2

Service Description

Belt Change (Cooling Tower) (Service 6)
 Annual Mechanical-Draft Cooling Tower Inspect and Clean (2 Cells) (Service 30)
 Gearbox Oil Change (Cooling Tower) (Service 31)

Quantity Per Term

5
 5
 5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Liquid Chillers - Generic	1	Trane	HDWA	L22J02850	C-1
Centrifugal Liquid Chillers - Generic	1	Trane	HDWA	L22J02852	C-2

Service Description

Water Cooled Centrifugal Chiller Seasonal Start Up (Service 9)

Quantity Per Term

10



Service Description

Water Cooled Centrifugal Chiller Annual Inspection (Service 12)

Quantity Per Term
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Chiller	1	Trane	CVHE025GA5	L13D01609	

Service Description

Centrifugal Annual Inspection (Service 10)

Centrifugal Quarterly Inspection (Service 13)

CMSA CTV CVHE Digital Inspection Setup (Service 17)

CMSA CTV CVHE Remote Chiller Inspection - 1st Chiller for Site (Service 18)

Quantity Per Term
5
15
5
10

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Chiller	1	Trane	CVHE032FA4	L09J01538	

Service Description

Centrifugal Annual Inspection (Service 10)

Centrifugal Quarterly Inspection (Service 13)

CMSA CTV CVHE Digital Inspection Setup (Service 17)

CMSA CTV CVHE Remote Chiller Inspection - Additional Chiller(s) for Site (Service 19)

Quantity Per Term
5
15
15
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Centrifugal Chiller	1	Trane	CVHE028FA2	L97A00016	CTV02
Centrifugal Chiller	1	Trane	CVHE028FA2	L97A00061	CTV01

Service Description

CMSA CTV CVHE Digital Inspection Setup (Service 17)

CMSA CTV CVHE Remote Chiller Inspection - Additional Chiller(s) for Site (Service 19)

Quantity Per Term
10
5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers - Generic	1	Trane	MCCA035ABF	K96M10185A	AHU-1B
Makeup Air Handlers - Generic	1	Trane	MCCA035ABF	K96M10202A	AHU-1A
Makeup Air Handlers - Generic	1	Trane	MCCA035ABF	K96M10464A	AHU-1C

Service Description

M Series Annual (Service 41)

M Series Quarterly (Service 44)

Quantity Per Term
5
15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Makeup Air Handlers - Generic	1	Trane	MCCB006UA0	K09J34318	
Makeup Air Handlers - Generic	1	Trane	MCCB017XAD	K09F06428	
Makeup Air Handlers - Generic	1	Trane	MCCB025XAD	K09J34330	
Makeup Air Handlers - Generic	1	Trane	MCCB030UA0	K09J34279	
Makeup Air Handlers - Generic	1	Trane	MCCB030UA0	K09J34310	

Service Description

M Series Annual (Service 42)

M Series Quarterly (Service 45)

Quantity Per Term
5
15



Service Description

Quantity Per Term

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Performance Climate Changer	1	Trane	CSAA010UD0	K13C18512	AHU 1I
Performance Climate Changer	1	Trane	CSAA017UAD	K13C18500	

Service Description

Quantity Per Term

M Series Annual (Service 40)

5

M Series Quarterly (Service 43)

15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Energy Recovery System	1	Greenheck	ERV-522H-3	11978789	ERV-1G
Energy Recovery System	1	Greenheck	ERV421H-15	11978790	ERV-2F
Energy Recovery System	1	Greenheck	ERV521H-15	11978788	ERV-1F
Energy Recovery System	1	Loren Cook Company	5500 ERVH	044SE66856-02-0000701	ERV-1I

Service Description

Quantity Per Term

Annual Seasonal Maintenance. (Service 46)

5

Operating Inspection (Service 47)

15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Unit Heaters - Generic	1	Other	HDA-500-F-	148393-230518-001 WA	H-1
Unit Heaters - Generic	1	Other	HDA-600-F-	148393-230518-002	H-2

Service Description

Quantity Per Term

Annual Seasonal Maintenance. (Service 48)

5

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Central Station Air Handlers - Generic	1	Trane	PSCA017UAA	H22M54969A	
Central Station Air Handlers - Generic	1	Trane	PSCA018UAA	H22M54975A	AHU-8E

Service Description

Quantity Per Term

Central Air Handler Cooling Pre-Season Annual Maintenance (Service 49)

5

Central Air Handler Quarterly Maintenance (Service 66)

15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Rooftop Air Conditioners - Generic	1	KCC International	OAGD360A4	OA277941-1-1	RTU-D-1-1
Rooftop Air Conditioners - Generic	1	KCC International	OAGD360A4	OA277941-2-1	RTU-D-2-1

Service Description

Quantity Per Term

Commercial Package Rooftop (Greater than 10 tons) Cooling Pre-Season Annual Maintenance (Service 50)

5

Commercial Package Rooftop (Greater than 10 tons) Heating Pre-Season Annual Maintenance (Service 57)

5

Commercial Package Rooftop (Greater than 10 tons) Quarterly Maintenance (Service 67)

15

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Bell and Gossett	E-1510 3AD	PRD38022 J32	P2FC
Pumps	1	Bell and Gossett	E-1510 3BD	PRD38024-1 J31	P1FC



Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Pumps	1	Bell and Gossett	E-1510 3BD	PRD38024-2 J32	P1FC
Pumps	1	Bell and Gossett	E-1510 4AC	C156978-01C31	P-2 "FC"
Pumps	1	Bell and Gossett	E-1510 4AC	C166979-01D31	P3FC
Pumps	1	Bell and Gossett	E-1510 4AD	PRD-14897	P4FC
Pumps	1	Bell and Gossett	E-1510 4AD	PRD38025 J32-1	P-1
Pumps	1	Bell and Gossett	E-1510 4AD	PRD38025 J32-2	P-2
Pumps	1	Bell and Gossett	E-1510 5BD	PRD38021-1 J32	P-5
Pumps	1	Bell and Gossett	E-1510 5BD	PRD38021-2 J32	P-6
Pumps	1	Bell and Gossett	E-1510 5EB	PRD38023-1 H32	P-3
Pumps	1	Bell and Gossett	E-1510 5EB	PRD38023-2 H32	P-4
Pumps	1	Other	CO96803-01	C-MM207067-FR24	P-7

Service Description

Annual Pump Maintenance (Service 81)

Quantity Per Term

5

SERVICE CALL PRICING (FOR CALLS OUTSIDE OF CONTRACT)

***** The service call rate outlined below is subject to increases. This pricing is valid only as of the date of this contract. *****

Georgia	
HVAC Rates	2/21/2025
Applied - Standard Time	\$ 178.00
Applied - Overtime Time	\$ 267.00
Applied - Premium Time	\$ 356.00
Trip Charge	\$ 69.00
Fuel Charge	\$ 39.00



SITE COVERAGE

The following Sites are included:

Augusta Animal Control	4164 Mack Ln, Augusta, GA 30906
Augusta Aquatic Center	3157 Damascus Rd, Augusta, GA 30909
Augusta GA Municipal Building	535 Telfair St, Augusta-Richmond, GA 30901
Augusta IT	535 Telfair St Bldg 2000, Augusta-Richmond, GA 30901
Augusta Richmond County Sheriffs Office	400 Walton Way, Augusta-Richmond, GA 30901
Diamond Lakes Park	103 Diamond Lakes Way, Hephzibah, GA 30815
Employee Wellness Center	507 Telfair Street, Augusta, GA 30901
Richmond County DFACS	520 Fenwick St, Augusta-Richmond, GA 30901
Richmond County Human Resources Department	520 Fenwick Street, Augusta, GA 30901
Richmond County Judicial Center	735 James Brown Blvd, Augusta-Richmond, GA 30901
Webster Detention Center f k a Phinizy Rd Jail	1941 Phinizy Rd, Augusta, GA 30906



PRICING AND ACCEPTANCE

Augusta-Richmond County
 535 TELFAIR ST SUITE 800
 Augusta, GA 30901-3090

Site Address:
 Refer to the Site Coverage Page

Trane Service Agreement

This Service Agreement consists of the pages beginning with the title page entitled "Scheduled Service Agreement," the consecutively numbered pages immediately following such title page, and includes and ends with the Trane Terms and Conditions (Service) (collectively, the "Service Agreement" or "Agreement"). Trane agrees to inspect and maintain the Covered Equipment according to the terms of this Service Agreement, including the "Terms and Conditions," and "Scope of Services" sections. Trane agrees to give preferential service to Service Agreement Customer over non-contract customers.

Service Fee

As the fee(s) (the "Service Fee(s)") for the inspection and maintenance services described in the Scope of Services section with respect to the Covered Equipment, Customer agrees to pay to Trane the following amounts, plus applicable tax, as and when due.

Contract Year	Annual Amount - All Sites USD	Payment USD	Payment Term
Year 1	557,201.86	557,201.86	Annual
Year 2	565,375.92	565,375.92	Annual
Year 3	607,717.88	607,717.88	Annual
Year 4	614,132.42	614,132.42	Annual
Year 5	648,405.43	648,405.43	Annual

In addition to any other amounts then due hereunder, if this Agreement is terminated or cancelled prior to its scheduled expiration, Customer shall pay to Company the balance of any amounts billed to but unpaid by Customer and, if a "Service Project" is included in the Agreement, the Cancellation Fee set forth in "Exhibit A" Cancellation Schedule attached hereto and incorporated herein, which Cancellation Fee represents unbilled labor, non-labor expenses and parts materials and components. Subject only to a prior written agreement signed by Trane, payment is due upon receipt of invoice in accordance with Section 4 of the attached Terms and Conditions.

Term

The Initial Term of this Service Agreement is 5 years, beginning June 1st, 2025. However, Trane's obligation under this Agreement will not begin until authorized representatives of Trane and Customer have both signed this Agreement in the spaces provided below.

Following expiration of the initial term on May 31, 2030, this Agreement shall renew automatically for successive periods of 5 years (the "Renewal Term") until terminated as provided herein. If you do not want to renew this Agreement for the Renewal Term, please notify Trane by telephone or by U.S. mail prior to the expiration date set forth in the preceding sentence. If any questions arise regarding this Service Agreement or how to cancel this Agreement, Trane can be reached either by telephone at or by direct mail addressed to: 804 Trane Rd, Augusta, GA 30909.

Renewal Pricing Adjustment

The Service Fees for an impending Renewal Term shall be the current Service Fees (defined as the Service Fees for the initial Term or Renewal Term immediately preceding the impending Renewal Term) annually adjusted based on changes to the cost of service. The Service Fees for an impending Renewal Term shall be set forth in the service renewal letter furnished to Customer.

Cancellation by Customer Prior to Services; Refund

If Customer cancels this Agreement within (a) thirty (30) days of the date this Agreement was mailed to Customer or (b) twenty (20) days of the date this Agreement was delivered to Customer, if it was delivered at the time of sale, and if no Services have been provided by Company under this Agreement, the Agreement will be void and Company will refund to Customer, or credit Customer's account, the full Service Fee of this Agreement that Customer paid to Company, if any. A ten percent (10%) penalty per month will be added to a refund that is due but is not paid or credited within forty-five (45) days after return of this Agreement to Company. Customer's right to cancel this Agreement only applies to the original owner of



this Agreement and only if no Services have been provided by Company under this Agreement prior to its return to Company.

Cancellation by Company

This Agreement may be cancelled during the Initial Term or, if applicable, a Renewal Term for any reason or no reason, upon written notice from Company to Customer no later than 30 days prior to the scheduled expiration date and Company will refund to Customer, or credit Customer's account, that part of the Service Fee attributable to Services not performed by Company. Customer shall remain liable for and shall pay to Company all amounts due for Services provided by Company and not yet paid.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions (Service).

"TRANE acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioners and approval of the Mayor. Under Georgia law, TRANE is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of TRANE's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the TRANE may be precluded from recovering payment for such unauthorized goods or services. Accordingly, TRANE agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the TRANE provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by TRANE. TRANE assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts

Trane and subcontracts entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. TRANE and subcontracts must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. TRANE shall further agree that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to its contract with Augusta, Georgia the TRANE will secure from such subcontractor(s) each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A. § 13-10-91 on the subcontract affidavit provided in Rule 300-10-01-.08 or a substantially similar form. TRANE shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the subcontractor(s) is retained to perform such physical services

CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE
Trane U.S. Inc.	
<div>_____</div> <div>Authorized Representative</div>	<div>_____</div> <div>Submitted By: Chris Gleiter</div>
<div>_____</div> <div>Printed Name</div>	<div>_____</div> <div>Proposal Date: April 29th, 2025</div>
<div>_____</div> <div>Title</div>	<div>_____</div> <div>Cell: 706-726-1536</div>
<div>_____</div> <div>Purchase Order</div>	<div>_____</div> <div>License Number:</div>
<div>_____</div> <div>Acceptance Date</div>	<div>_____</div> <div>Authorized Representative</div>
	<div>_____</div> <div>Title</div>
	<div>_____</div> <div>Signature Date</div>

The Initial Term of this Service Agreement is 5 years, beginning June 1, 2025.
Total Contract Amount: \$2,992,833.51 USD.

Optional Year Pricing years 6-10:

Contract Year	Annual Amount - All Sites USD	Payment USD	Payment Term
Option Year 6	687,309.30	687,309.30	Annual
Option Year 7	713,510.82	713,510.82	Annual
Option Year 8	740,624.24	740,624.24	Annual
Option Year 9	768,767.96	768,767.96	Annual
Option Year 10	797,981.14	797,981.14	Annual



TERMS AND CONDITIONS - SERVICE

"Company" shall mean Trane U.S. Inc. dba Trane for Company performance in the United States and Trane Canada ULC for Company performance in Canada.

1. Agreement. These terms and conditions ("Terms") are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the following commercial services as stated in the Proposal (collectively, the "Services"): inspection, maintenance and repair (the "Maintenance Services") on equipment (the "Covered Equipment"), specified Additional Work (if any), and, if included in the Proposal, Intelligent Services, Energy Assessment, and any other services using remote connectivity (collectively and individually referred to in these Terms as "Trane Digital Services"). **COMPANY'S TERMS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Acceptance. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to these Terms and Conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's Terms and Conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to perform in accordance with the Proposal and Company Terms and Conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Customer's acceptance of performance by Company will in any event constitute an acceptance by Customer of Company's Terms and Conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or Terms and Conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services provided by Company to the date of cancellation.

4. Fees and Taxes. Fees for the Services (the "Service Fees") are as set forth in the Proposal. Except as otherwise stated in the Proposal, Service Fees are based on performance during regular business hours. Charges for performance outside Company's normal business hours shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fees, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with an acceptable tax exemption certificate.

5. Liquidated Damages. The parties acknowledge that due to: (i) the substantial and complicated nature of the services provided pursuant to this Agreement; (ii) the necessities of Augusta, Georgia to reduce overhead and costs in the administration, oversight, and nature of the Agreement; (iii) the high likelihood of minor but palpable breaches of this Agreement; (iv) that each breach will differ in the amount of actual damages suffered by Augusta, Georgia; and (v) that the cost of determining actual damage of each breach will far exceed the amount of actual damages to Augusta, Georgia. Based on the foregoing, the parties agree and consent that liquidated damages of \$1,000.00 is a reasonable sum, and is not plainly or grossly disproportionate to the probable loss likely to be incurred with any breach of this Agreement. Trane agrees to pay as liquidated damages to Augusta, Georgia the amount of \$1,000.00 for each occurrence of breach during the duration of the Contract. The parties agree that these provisions for liquidated damages are not intended to operate as penalties. The parties shall agree upon a form and manner for communicating the breach. Augusta, Georgia's failure to claim a breach of this Agreement pursuant to this term shall not be considered as a waiver of a claim of that breach. Unless otherwise agreed to in writing, the liquidated damages shall function as a credit to the amount owed by Augusta, Georgia and will decrease any amounts owed to TRANE per the schedule of maintenance on page 21. This included all services provided by TRANE that are listed for all locations in the HVAC Equipment Coverage that have a listed Term for maintenance, except for authorized extensions of time by the AUGUSTA, GEORGIA. Upon the sole discretion of Augusta, Georgia, if the amount of damages for a particular breach of this contract is grossly disproportionate and unreasonable to be resolved in the amount of \$1,000.00, Augusta, Georgia shall not be bound by the provisions of this Agreement.

6. Payment. Payment is due upon receipt of Company's invoice. Service Fees shall be paid no less frequently than quarterly and in advance of performance of the Services. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Without liability to Customer, Company may discontinue performance whenever payment is overdue. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing this Agreement.

7. Customer Breach. Each of the following constitutes a breach by Customer and shall give Company the right, without an election of remedies, to suspend performance or terminate this Agreement by delivery of written notice declaring termination. Upon termination, Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead): (a) Any failure by Customer to pay amounts when due; (b) any general assignment by Customer for the benefit of its creditors, Customer's bankruptcy, insolvency, or receivership; (c) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (d) Any failure by Customer to perform or comply with any material provision of this Agreement.

8. Performance. Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances when Company performs the Services. Company may refuse to perform where working conditions could endanger property or put people at risk. Unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines. This Agreement presupposes that all major pieces of Covered Equipment are in proper operating condition as of the date hereof. Services furnished are premised on the Covered Equipment being in a maintainable condition. In no event shall Company have any obligation to replace Covered Equipment that is no longer maintainable. During the first 30 days of this Agreement, or upon initial inspection, and/or upon seasonal start-up (if included in the Services), if an inspection by Company of Covered Equipment indicates repairs or replacement is required, Company will provide a written quotation for such repairs or replacement. If Customer does not authorize such repairs or replacement, Company may remove the unacceptable equipment from the Covered Equipment and adjust the Service Fees accordingly. Customer authorizes Company to utilize Customer's telephone line or network infrastructure to connect to controls, systems and/or equipment provided or serviced by Company and to provide Services contracted for or otherwise requested by Customer, including remote diagnostic and repair service. Customer acknowledges that Company is not responsible for any adverse impact to Customer's communications and network infrastructure. Company may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Company and in no event shall become a fixture of Customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with the Services on Customer equipment. Company may remove such devices at its discretion. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company.

9. Customer Obligations. Customer shall: (a) Provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; (b) Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; unless expressly stated in the Scope of Services statement, Company is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration or refurbishing of the Covered Equipment; and (c) Where applicable, unless water treatment is expressly included in the Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Company.

10. Exclusions. Unless expressly included in the Covered Equipment or the Services, the Services do not include, and Company shall not be responsible for or liable to the Customer for any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from, any of the following: (a) Any guarantee of room conditions or system performance; (b) Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment that is not factory mounted and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels, shells, coils, tubes, housings, castings, drain pans, panels, duct work; piping: hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses, unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic structural

supports and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, misadjustment or design deficiencies in other equipment or systems; (c) Damage, repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, wear and tear, end of life failure, water damage, improper operation, unauthorized alteration of equipment, accident, acts or omissions of Customer or others, damage due to freezing weather, calamity, malicious act, or any Event of Force Majeure; (d) Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Company as part of this Agreement; (e) Furnishing any items of equipment, material, or labor/labour, or performing special tests recommended or required by insurance companies or federal, state, or local governments; (f) Failure or inadequacy of any structure or foundation supporting or surrounding the equipment to be worked on or any portion thereof; (g) Building access or alterations that might be necessary to repair or replace Customer's existing equipment; (h) The normal function of starting and stopping equipment or the opening and closing of valves, dampers or regulators normally installed to protect equipment against damage; (i) Valves that are not factory mounted: balance, stop, control, and other valves external to the device unless specifically included in the Agreement; (j) Any responsibility for design or redesign of the system or the Covered Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers; (k) Any services, claims, or damages arising out of Customer's failure to comply with its obligations under this Agreement; (l) Failure of Customer to follow manufacturer recommendations concerning teardown and internal inspection, overhaul and refurbishing of equipment; (m) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi; (n) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the Services, in which case replacement shall in no event exceed the stated percentage of rated system charge per year expressly stated in the Services; (o) crane or rigging costs; (p) Any Services, claims, or damages arising out of refrigerant not supplied by Company. Customer shall be responsible for: (i) The cost of any additional replacement refrigerant; (ii) Operation of any equipment; and (iii) Any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company.

11. TRANE warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by TRANE for the purpose of securing business and that TRANE has not received any non-AUGUSTA, GEORGIA fee related to this Agreement without the prior written consent of the AUGUSTA, GEORGIA. For breach or violation of this warranty, AUGUSTA, GEORGIA shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

12. **Limited Warranty.** Company warrants that: (a) the material manufactured by Company and provided to Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement; and (b) the labor/labour portion of the Maintenance Services and Additional Work has been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to correcting any labor/labour improperly performed by Company. No liability whatsoever shall attach to Company until the Maintenance Services and Additional Work have been paid for in full. Exclusions from this Warranty include claims, losses, damages and expenses in any way connected with, related to or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of equipment manufactured by Company may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components and any warranty of such components shall be the warranty given by such component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, LIABILITIES, CONDITIONS AND REMEDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.**

13. **Indemnity.** To the maximum extent permitted by law, Company and Customer shall indemnify and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

14. **Limitation of Liability.** **NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), OR CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY OVER THE 12 MONTH PERIOD PRECEDING THE DATE OF OCCURRENCE FOR THE SERVICES AND ADDITIONAL WORK FOR THE LOCATION WHERE THE LOSS OCCURRED. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING TRANE DIGITAL SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.**

15. **CONTAMINANTS LIABILITY**

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH) DAMAGE TO PROPERTY, OR ANY**

OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.

16. Asbestos and Hazardous Materials. The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos polychlorinated biphenyl ("PCB"), or other hazardous materials (collectively, "Hazardous Materials"). Customer warrants and represents that there are no Hazardous Materials on the premises that will in any way affect Company's performance, except as set forth in a writing signed by Company disclosing the existence and location of any Hazardous Materials in all areas within which Company will be performing. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and notify Customer. Customer will be responsible for correcting the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company. Company shall be required to resume performance only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the premises site for the presence of Hazardous Materials.

17. Insurance. Company agrees to maintain the following insurance during the term of this Agreement with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company or its insurer waive rights of subrogation.

18. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company is unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Services furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor/labour disputes; labor/labour or material shortages from the usual sources of supply; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

19. Maintenance Services Other Than Solely Scheduled Service. If Company's Maintenance Services hereunder are not limited solely to Scheduled Service, the following provisions shall also apply: (a) Required restoration shall be performed by Customer at its cost prior to Company being obligated to perform hereunder; (b) any changes, adjustments, service or repairs made to the Equipment by any party other than Company, unless approved by Company in writing, may, at Company's option, terminate Company's obligation to render further service to the Equipment so affected; in such case no refund of any portion of the Service Fees shall be made; and (c) Customer shall (i) promptly notify Company of any unusual performance of Equipment; (ii) permit only Company personnel to repair or adjust Equipment and/or controls during the Term or a Renewal Term; and (iii) utilize qualified personnel to properly operate the Equipment in accordance with the applicable operating manuals and recommended procedures.

20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which Company performs the Services. Any dispute arising under or relating to this Agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by United States Federal judicial bodies and boards of contract appeals of the United States Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the Services. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other Terms of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

21. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

22. U.S. Government Services. The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. **The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations, and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility, or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the Services that are the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

1-26.130-7 (1024)
 Supersedes 1-26.130-7 (0724)



SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service.

"Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data; Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
 - a. **Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - b. **Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - c. **Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
 - d. **Account Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no



longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).

- e. Third Party Systems. Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. Customer Data: Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. Customer Data: Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "**Laws**"). The Parties acknowledge that both TRANE and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, S24G0198, Supreme Court of Georgia, decided August 13, 2024. As a result, TRANE acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by TRANE as to any records or data in the County's possession.

Upon execution of this Agreement, TRANE shall designate in writing that one or more of its officers shall be the open records officer for TRANE in accordance with the Open Records Act. In the event that TRANE receives a request for records under the Open Records Act, TRANE shall notify County within two business days by sending an email, return receipt requested, [dedicated email address we create]. TRANE shall provide County with copies of all records proposed for production prior to responding to such request. TRANE shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. TRANE shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. TRANE shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and TRANE's complete compliance with the provisions of this section shall be performed at no cost to County.

TRANE assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that TRANE produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then TRANE shall pay County the sum of \$1,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are reasonable estimate of the anticipated or actual harm that might arise from a breach by TRANE. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.

5. Customer Data: Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("**Information Security Program**"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.
9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following
 - (i) Data backups; and
 - (ii) Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background Checks Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

October 2024
 Supersedes: November 2023v2

Liquidated damages

- The parties acknowledge that due to: (i) the substantial and complicated nature of the services provided pursuant to this Agreement; (ii) the necessities of Augusta, Georgia to reduce overhead and costs in the administration, oversight, and nature of the Agreement; (iii) the high likelihood of minor but palpable breaches of this Agreement; (iv) that each breach will differ in the amount of actual damages suffered by Augusta, Georgia; and (v) that the cost of determining actual damage of each breach will far exceed the amount of actual damages to Augusta, Georgia. Based on the foregoing, the parties agree and consent that liquidated damages of \$1,000.00 is a reasonable sum, and is not plainly or grossly disproportionate to, the probable loss likely to be incurred with any breach of this Agreement. Trane agrees to pay as liquidated damages to Augusta, Georgia the amount of \$1,000 for each occurrence of breach during the duration of the Contract. The parties agree that these provisions for liquidated damages are not intended to operate as penalties. The parties shall agree upon a form and manner for communicating the breach. Augusta, Georgia's failure to claim a breach of this Agreement pursuant to this term shall not be considered as a waiver of a claim of that breach. Unless otherwise agreed to in writing, the liquidated damages shall function as a credit to the amount owed by Augusta, Georgia and will decrease any amounts owed to TRANE per the schedule of maintenance on page 21. This included all services provided by TRANE that are listed for all locations in the HVAC Equipment Coverage that have a listed Term for maintenance, except for authorized extensions of time by the AUGUSTA, GEORGIA. Upon the sole discretion of Augusta, Georgia, if the amount of damages for a particular breach of this contract is grossly disproportionate and unreasonable to be resolved in the amount of \$1,000.00, Augusta, Georgia shall not be bound by the provisions of this Agreement.

TRANE warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by TRANE for the purpose of securing business and that TRANE has not received any non-AUGUSTA, GEORGIA fee related to this Agreement without the prior written consent of the AUGUSTA, GEORGIA. For breach or violation of this warranty, AUGUSTA, GEORGIA shall have the right to annul this Agreement without liability or at its discretion to deduct from the Agreement Price of consideration the full amount of such commission, percentage, brokerage or contingent fee.

"TRANE acknowledges that this contract and any changes to it by amendment, modification, change order or other similar document may have required or may require the legislative authorization of the Board of Commissioners and approval of the Mayor. Under Georgia law, TRANE is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of TRANE's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the TRANE may be precluded from recovering payment for such unauthorized goods or services. Accordingly, TRANE agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the TRANE provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by TRANE. TRANE assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity." This acknowledgement shall be a mandatory provision in all Augusta, Georgia contracts for goods and services, except revenue producing contracts

Trane and subcontracts entering into contracts with Augusta, Georgia for the physical performance of services shall be required to execute an Affidavit verifying its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with Augusta, Georgia has registered with and is participating in a federal work authorization program. TRANE and subcontracts must provide their E-Verify number and must be in compliance with the electronic verification of work authorized programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and shall continue to use the federal authorization program throughout the contract term. TRANE shall further agree that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to its contract with Augusta, Georgia the TRANE will secure from such subcontractor(s) each subcontractor's E-Verify number as evidence of verification of compliance with O.C.G.A. § 13-10-91 on the subcontract affidavit provided in Rule 300-10-01-.08 or a substantially similar form. TRANE shall further agree to maintain records of such compliance and provide a copy of each such verification to Augusta, Georgia at the time the subcontractor(s) is retained to perform such physical services

The Parties acknowledge that both TRANE and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, Milliron v. Antonakakis, S24G0198, Supreme Court of Georgia, decided August 13, 2024. As a result, TRANE acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by TRANE as to any records or data in the County's possession.

Upon execution of this Agreement, TRANE shall designate in writing that one or more of its officers shall be the open records officer for TRANE in accordance with the Open Records Act. In the event that TRANE receives a request for records under the Open Records Act, TRANE shall notify County within two business days by sending an email, return receipt requested, [dedicated email address we create]. TRANE shall provide County with copies of all records proposed for production prior to responding to

such request. TRANE shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. TRANE shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. TRANE shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and TRANE's complete compliance with the provisions of this section shall be performed at no cost to County.

TRANE assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that TRANE produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then TRANE shall pay County the sum of \$1,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are a reasonable estimate of the anticipated or actual harm that might arise from a breach by TRANE. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.



APPENDIX

SERVICE BEST PRACTICES

Trane is completely dedicated to making buildings better. The ongoing pursuit of better buildings, using our long-term domain expertise to push new technologies into everyday use, keeps us at the forefront of the industry.

In addition to the services details in the agreement above, we take practical steps every day to ensure our approach is safe and efficient.

SAFETY

Since 2003, U.S. Bureau of Labor Statistics records have consistently shown the Total Recordable Incident Rate (TRIR) and Days Away From Work (DAFW) for Trane have been significantly lower than those for HVAC repair and maintenance contractors and specialty trade contractors (construction). The company's safety culture in America is unparalleled in the building service industry, with proven results in the continuous reduction of injury rates. Trane incident rates (OSHA) are consistently 50 to 70 percent below the industry average.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training—20 hours per year
- Electrical safety—NFPA 70E compliant, electrical PPE
- Fall protection
- Ergonomics
- USDOT compliance
- Refrigerant management training

ENVIRONMENTAL PRACTICES

Trane policies and procedures are compliant with all federal and state regulations. Refrigerant (and substitutes) handling, storage and leak repair processes are compliant with Environmental Protection Agency regulation 40 CFR Part 82. Service technicians are Universal-certified and use only certified recovery equipment

Refrigerant Management Software (RMS) captures, manages and reports all refrigerant activity at your site. Annually, Trane will send you a report documenting all refrigerant activity that we performed for each piece of equipment during the past 12 months

Trane adheres to all environmental regulations when removing used oil from refrigeration units.

CONSISTENCY

Nationwide, Trane technicians follow documented, formal processes that ensure uniform service delivery. As an OEM, Trane has developed exclusive service procedures which provide the most reliable outcomes, and extended equipment longevity, at the most cost-effective price.

- Exclusive service workflow processes provide detailed steps and information encompassing parts, materials, tools and sequence of execution
- Additional steps addressing safety, quality control, work validation and environmental compliance
- Technicians must consistently reference documented processes to ensure no critical steps are skipped or omitted
- Applicable service processes meet or exceed ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems



CUSTOMER SERVICE FLOWS

The following Customer Service Flows provide additional service description detail for Covered Equipment. Note: There may be differences per the agreement in the work being performed between sites and the equipment on those sites. This section clarifies differences in the work being performed between sites and the equipment on those sites:

Service 1: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.
- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Check the sheave's and pulley's for wear and alignment.
- Check the belts for tension, wear, cracks, and glazing.
- Replace belt's as necessary.
- Check dampers for wear, security and linkage adjustment.
- Meg the motor and record readings
- Verify proper operation of the condensate drain.
- Verify clean filter.
- Replace clogged or dirty filters as necessary.
- Verify clean coils
- Verify smooth fan operation.
- Verify proper operation of the spray pump, if applicable.
- Test the operation of the low static pressure safety device, if applicable.
- Check the thermal cutout on electric heaters, if applicable.
- Check and record supply air and control air pressure, if applicable.
- Clean the starter cabinet and starter components
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting, if applicable.
- Check the contactor (s) for free and smooth operation.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 2: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.
- Record and report abnormal conditions, measurements taken, etc.
- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Replace belt's as necessary.
- Check dampers for wear, security and linkage adjustment.
- Verify proper operation of the condensate drain.
- Replace clogged or dirty filters as necessary.
- Verify clean condensate pan.
- Verify smooth fan operation.
- Lubricate the motor bearings, if applicable.
- Check the thermal cutout on electric heaters, if applicable.
- Check and record supply air and control air pressure, if applicable.
- Clean the starter cabinet and starter components
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting, if applicable.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 3: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.



- Record and report abnormal conditions, measurements taken, etc.
- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Check dampers for wear, security and linkage adjustment.
- Replace belt's as necessary.
- Verify proper operation of the condensate drain.
- Replace clogged or dirty filters as necessary.
- Verify clean condensate pan.
- Verify smooth fan operation.
- Lubricate the motor bearings, if applicable.
- Check the thermal cutout on electric heaters, if applicable.
- Check and record supply air and control air pressure, if applicable.
- Clean the starter cabinet and starter components
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting, if applicable.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 4: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.
- Record and report abnormal conditions, measurements taken, etc.
- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Replace belt's as necessary.
- Check dampers for wear, security and linkage adjustment.
- Verify proper operation of the condensate drain.
- Verify smooth fan operation.
- Verify clean condensate pan.
- Lubricate the motor bearings, if applicable.
- Check the thermal cutout on electric heaters, if applicable.
- Check and record supply air and control air pressure, if applicable.
- Clean the starter cabinet and starter components
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting, if applicable.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 5: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.
- Record and report abnormal conditions, measurements taken, etc.
- Inspect the unit for cleanliness.
- Inspect the fan wheel and shaft for wear and clearance.
- Replace belt's as necessary.
- Check dampers for wear, security and linkage adjustment.
- Verify proper operation of the condensate drain.
- Replace clogged or dirty filters as necessary.
- Verify smooth fan operation.
- Lubricate the motor bearings, if applicable.
- Check the thermal cutout on electric heaters, if applicable.
- Check and record supply air and control air pressure, if applicable.
- Clean the starter cabinet and starter components
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Check the condition of the contacts for wear and pitting, if applicable.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 6: Belt Change (Cooling Tower)

Description



- Belt Replacement.

Service 7: Annual Seasonal Maintenance.

Description

- Annual Seasonal Maintenance.
- Report in with customer representative.
- Secure and drain the boiler.
- Open the fire and water side for cleaning and inspection.
- Check the heating surfaces and water side for corrosion, pitting, scale, blisters, bulges and soot.
- Inspect the refractory.
- Check the expansion tank and drain if needed.
- Clean the fire inspection glass.
- Check the blow-down valve packing and lubricate.
- Check and test boiler blow-down valve.
- Perform hydrostatic test, if required.
- Check the gas train isolation valves for leaks.
- Check the gas supply piping for leaks.
- Check the gas pilot solenoid valve for wear and leaks.
- Check the main gas and the pilot gas regulators for wear and leaks.
- Test the low gas pressure switch. Calibrate and record setting.
- Test the high gas pressure switch. Calibrate and record setting.
- Verify the operation of the burner fan air flow switch.
- Inspect and clean the burner assembly.
- Inspect and clean the pilot igniter assembly.
- Inspect and clean the burner fan.
- Run the fan and check for vibration.
- Inspect the flue and flue damper.
- Inspect the panel for cleanliness.
- Inspect wiring connections for tightness and signs of overheating and discoloration.
- Clean burner fan wheel and air dampers. Check the fan for vibration.
- Verify tightness of the linkage set screws.
- Check the gas valves against leakage (where test cocks are provided).
- Disassemble and inspect the low water cutoff safety device.
- Reassemble the boiler low water cutoff safety device with new gaskets.
- Clean the contacts in the program timer, if applicable.
- Check the operation of the low water cutoff safety device and feed controls.
- Verify the setting and test the operation of the operating and limit controls.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 8: Boiler Semi-Annual Maintenance

Description

- Water Boiler Maintenance Safety Check
- External Cleaning for Natural Gas/Propane Water Boiler (Commercial and Industrial)
- Burner Safety Inspection for Natural Gas/Propane Water Boilers (Commercial and Industrial)
- Boiler External Inspection for Water Boilers (Commercial and Industrial) (Natural Gas/Propane)

Service 9: Water Cooled Centrifugal Chiller Seasonal Start Up

Description

- Initial Site Inspection
- Pre-Start Chiller Check
- Start Chiller
- Review Diagnostics
- TechView/KestrelView Connection
- Run Service Report From TechView
- Techview/Kestrel View Disconnection

Service 10: Centrifugal Annual Inspection

Description

- Customer Notification



- Initial Site Inspection
- Review Diagnostics
- Review Purge Report
- Oil Level And Temperature Check
- Oil Analysis Per Circuit
- Purge Maintenance And Operation
- Lock Out Tag Out Units with Potentially High or Medium Voltage Starters
- Purge Plus Expiration Date Check (High Performance)
- Vane Linkage And Oil Valve Lubrication
- Centrifugal Oil Filter Change
- Condenser Tube Brushing Including Head Removal
- Open Starter Panel Door(s)
- Compressor Starter Inspection - Centrifugal
- Meg Compressor Motor
- Close Starter Panel Door(s)
- Control Panel Electrical Inspection - Centrifugal
- Control Panel Calibration Check
- Low Temperature Sensor Calibration
- Drain Rupture Disc Vent Line
- Remove Lock Out Tag Out and Restore Power for Units with High or Medium Voltage Starters
- Pre-Start Chiller Check
- Start Chiller
- Manual Log With Electronic Device

Service 11: Centrifugal Annual Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Review Purge Report
- Oil Level And Temperature Check
- Oil Analysis Per Circuit
- Purge Maintenance And Operation
- Lock Out Tag Out Units with Potentially High or Medium Voltage Starters
- Vane Linkage And Oil Valve Lubrication
- Centrifugal Oil Filter Change
- Condenser Tube Brushing Including Head Removal
- Evaporator Tube Cleaning With Dropping Head
- Open Starter Panel Door(s)
- Compressor Starter Inspection - Centrifugal
- Meg Compressor Motor
- Close Starter Panel Door(s)
- Control Panel Electrical Inspection - Centrifugal
- Control Panel Calibration Check
- Low Temperature Sensor Calibration
- Drain Rupture Disc Vent Line
- Remove Lock Out Tag Out and Restore Power for Units with High or Medium Voltage Starters
- Start Chiller
- Manual Log With Electronic Device

Service 12: Water Cooled Centrifugal Chiller Annual Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- AFD Operational Inspection - Power Applied
- Lock Out Tag Out (Standard)
- AFD Visual Inspection - Power Removed



- Test UPS Battery - Replace every 10 years
- Flow/Differential Mechanical Switch Check
- Leak Test Inspection (Positive Pressure)
- Control Panel Calibration Check
- Low Temperature Sensor Calibration
- Control Panel Electrical Inspection - Centrifugal
- Meg Compressor Motor
- Condenser Tube Brushing Including Head Removal
- High Side Leak Check Inspection
- Remove Lock Out Tag Out
- Pre-Start Chiller Check
- Start Chiller
- TechView/KestrelView Connection
- Run Service Report From TechView
- Techview/Kestrel View Disconnection

Service 13: Centrifugal Quarterly Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Review Purge Report
- Oil Level And Temperature Check

Service 14: Centrifugal Quarterly Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Review Purge Report
- Oil Level And Temperature Check
- Lock Out Tag Out Units with Potentially High or Medium Voltage Starters
- Remove Lock Out Tag Out and Restore Power for Units with High or Medium Voltage Starters
- Return Unit to Normal Operation
- Manual Log With Electronic Device

Service 15: CGAM Annual Inspection

Description

- Customer Notification
- Initial Site Inspection
- Visual Condenser Coil Check
- Lock Out Tag Out (Standard)
- Electrical Inspection
- Meg Compressor Motor(s)
- Compressor Oil Level Check- Air-Cooled Scroll
- Oil Analysis - Air-Cooled Scroll
- Leak Test (High Pressure)
- Strainer Maintenance - BPHE Units
- Inspect Piping - CGAM
- Coil Cleaning Water (Applied)
- TechView/KestrelView Connection
- Review Diagnostics
- Check Fans for Rubbing
- Check EXV Sight Glass
- Run Service Report From TechView
- Techview/Kestrel View Disconnection
- Clean and Repaint

Service 16: CGAM Quarterly Inspection



Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Visual Condenser Coil Check
- Shut Down Unit
- Compressor Oil Level Check- Air-Cooled Scroll
- Return Unit to Normal Operation
- TechView/KestrelView Connection
- Check Fans for Rubbing
- Review Diagnostics
- Check EXV Sight Glass
- Run Service Report From TechView
- Techview/Kestrel View Disconnection

Service 17: CMSA CTV CVHE Digital Inspection Setup

Description

- Login to Trane Connect and Command Center
- Verify Automated Tests and Chiller Performance Report

Service 18: CMSA CTV CVHE Remote Chiller Inspection - 1st Chiller for Site

Description

- Begin XOI Workflow and Create New Job
- Review Site Service History in XOI
- Pre-Inspection Customer Call
- Access & Login to Command Center
- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XOI
- Review with Customer

Service 19: CMSA CTV CVHE Remote Chiller Inspection - Additional Chiller(s) for Site

Description

- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XOI

Service 20: CMSA CTV HDWA Digital Inspection Setup

Description

- Login to Trane Connect and Command Center
- Verify Automated Tests and Chiller Performance Report

Service 21: CMSA CTV HDWA Remote Chiller Inspection - 1st Chiller for Site

Description

- Begin XOI Workflow and Create New Job
- Review Site Service History in XOI
- Pre-Inspection Customer Call
- Access & Login to Command Center
- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XOI
- Review with Customer

Service 22: CMSA CTV HDWA Remote Chiller Inspection - Additional Chiller(s) for Site

Description

- Run & Review Chiller Performance Report
- Review Chiller Analytics



- Review Performance Charts
- Upload Report and Charts in XO

Service 23: CMSA IPAK SEHL Digital Inspection Setup

Description

- Login to Trane Connect and Command Center
- Verify Automated Tests and Chiller Performance Report

Service 24: CMSA IPAK SEHL Remote Inspection - 1st IPAK for Site

Description

- Begin XO Workflow and Create New Job
- Review Site Service History in XO
- Pre-Inspection Customer Call
- Access & Login to Command Center
- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XO
- Review with Customer

Service 25: CMSA IPAK SEHL Remote Inspection - Additional IPAK(s) for Site

Description

- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XO

Service 26: CMSA SCREW RTAC Digital Inspection Setup

Description

- Login to Trane Connect and Command Center
- Verify Automated Tests and Chiller Performance Report

Service 27: CMSA SCREW RTAC Remote Chiller Inspection - 1st Chiller for Site

Description

- Begin XO Workflow and Create New Job
- Review Site Service History in XO
- Pre-Inspection Customer Call
- Access & Login to Command Center
- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XO
- Review with Customer

Service 28: CMSA SCROLL CGAM Digital Inspection Setup

Description

- Login to Trane Connect and Command Center
- Verify Automated Tests and Chiller Performance Report

Service 29: CMSA SCROLL CGAM Remote Chiller Inspection - 1st Chiller for Site

Description

- Begin XO Workflow and Create New Job
- Review Site Service History in XO
- Pre-Inspection Customer Call
- Access & Login to Command Center
- Run & Review Chiller Performance Report
- Review Chiller Analytics
- Review Performance Charts
- Upload Report and Charts in XO



- Review with Customer

Service 30: Annual Mechanical-Draft Cooling Tower Inspect and Clean (2 Cells)

Description

- Inspect External Condition Of Tower
- Visual Inspection Of Mechanical Operating Unit
- Verify Water Level
- Tower Upper And Lower Basin Inspection And Clean
- Check Condition Of Gear Box
- Fan Check For Cooling Tower
- Cooling Tower Motor Check And Lube

Service 31: Gearbox Oil Change (Cooling Tower)

Description

- Change Oil In Cooling Tower Gear Box

Service 32: Intellipak Rooftop Cooling Pre-Season Annual Start Up

Description

- Customer Notification
- Initial Site Safety Inspection
- Unitary Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Supply Fan Inspection-IPAK/VOY
- Power Exhaust Fan Inspection (Intellipak)
- Filter Inspection And Change (Intellipak)
- Condensate Drip Pan Treatment
- Micro Channel Coil Cleaning
- Remove Access Panels or Open Access Doors
- Meg Compressor Motor - IPAK/VOY
- Meg Supply Fan Without VFD
- Meg Power Exhaust Without VFD
- Electrical Inspection
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out and Restore Power
- Check Damper (Intellipak)
- Start Up Condenser Fan Check (Per Fan)
- Manual Log With Electronic Device

Service 33: Intellipak Rooftop Electric Heat Pre-Season Annual Start Up

Description

- Customer Notification
- Initial Site Safety Inspection
- Unitary Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Supply Fan Inspection-IPAK/VOY
- Power Exhaust Fan Inspection (Intellipak)
- Filter Inspection And Change (Intellipak)
- Condensate Drip Pan Treatment
- Remove Access Panels or Open Access Doors
- Electrical Inspection
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out and Restore Power
- Check Damper (Intellipak)
- Seasonal Start Up Heating (Electric)
- Manual Log With Electronic Device

Service 34: Intellipak Rooftop Quarterly Inspection

Description

- Customer Notification



- Initial Site Safety Inspection
- Unitary Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Supply Fan Inspection-IPAK/VOY
- Power Exhaust Fan Inspection (Intellipak)
- Filter Inspection And Change (Intellipak)
- Electrical Inspection
- Remove Lock Out Tag Out and Restore Power
- Check Damper (Intellipak)
- Manual Log With Electronic Device

Service 35: Belt Replacement.

Description

- Belt Replacement.

Service 36: Inspect UV Light Operation

Description

- Inspect UV Light Operation

Service 37: Inspect UV Light Operation

Description

- Inspect UV Light Operation

Service 38: Replace UV Lights

Description

- Lock Out Tag Out
- Replace UV Lights
- Remove Lock Out Tag Out
- Return Unit to Normal Operation

Service 39: Replace UV Lights

Description

- Lock Out Tag Out
- Replace UV Lights
- Remove Lock Out Tag Out
- Return Unit to Normal Operation

Service 40: M Series Annual

Description

- Customer Notification
- Initial Site Safety Inspection
- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Electrical Inspection (AHU)
- Supply Fan and Motor Inspection (Air Handler)
- Meg Supply Fan With VFD
- Condensate Drip Pan Treatment
- Condensate Inspection
- Air Handler Filter Inspection
- Check Damper
- Start Up Seasonal Heating-Electric
- Return Unit to Normal Operation

Service 41: M Series Annual

Description

- Customer Notification
- Initial Site Safety Inspection
- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)



- Electrical Inspection (AHU)
- Supply Fan and Motor Inspection (Air Handler)
- Meg Supply Fan With VFD
- Condensate Drip Pan Treatment
- Condensate Inspection
- Air Handler Filter Inspection
- Check Damper
- Start Up Seasonal Heating-Electric
- Return Unit to Normal Operation
- Manual Log With Electronic Device

Service 42: M Series Annual

Description

- Customer Notification
- Initial Site Safety Inspection
- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Electrical Inspection (AHU)
- Supply Fan and Motor Inspection (Air Handler)
- Meg Supply Fan With VFD
- Condensate Drip Pan Treatment
- Condensate Inspection
- Air Handler Filter Inspection
- Check Damper
- Start Up Seasonal Heating-Electric
- Return Unit to Normal Operation
- Manual Log With Electronic Device

Service 43: M Series Quarterly

Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Remove Access Panels or Open Access Doors
- Supply Fan Belt Inspection
- Condensate Drip Pan Treatment
- Coil Inspection (Climate Changer)
- Air Handler Filter Inspection (CSAA)
- Reinstall Access Panels or Close Access Doors
- Remove Lock Out Tag Out
- Return Unit to Normal Operation

Service 44: M Series Quarterly

Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Supply Fan Belt Inspection
- Coil Inspection (Climate Changer)
- Air Handler Filter Visual Inspection
- Remove Lock Out Tag Out
- Return Unit to Normal Operation

Service 45: M Series Quarterly

Description

- AHU Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Supply Fan Belt Inspection
- Coil Inspection (Climate Changer)
- Air Handler Filter Visual Inspection
- Remove Lock Out Tag Out



- Return Unit to Normal Operation

Service 46: Annual Seasonal Maintenance.

Description

- Annual seasonal maintenance.
- Report in with customer representative.
- Record and report abnormal conditions, measurements taken, etc.
- Inspect the unit for cleanliness.
- Check dampers for wear, security and linkage adjustment.
- Verify clean condensate pan.
- Verify clean condensate trap and line.
- Verify clean air filters.
- Verify clean coils and fan wheels.
- Verify smooth fan operation.
- Lubricate motor bearing.
- Test the operation of the low temperature safety device. Calibrate, if necessary, and record setting.
- Check the operation of the fan switch and the selector switch, if applicable.
- Provide a written report of completed work and indicate any uncorrected deficiencies detected.

Service 47: Operating Inspection

Description

- Operating inspection.
- Check the general condition of the fan.
- Verify smooth fan operation.
- Check and record supply air and control air pressure, if applicable.
- Verify the operation of the control system.
- Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.

Service 48: Annual Seasonal Maintenance.

Description

- Customer Notification
- Initial Site Inspection
- Unit Heater Mechanical Inspection
- Unit Heater Electrical Inspection
- Unit Heater Startup And Checkout

Service 49: Central Air Handler Cooling Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Filter Inspection and Change (Generic)
- Check Damper (Air Handler)
- Inspect Supply Fan Inlet Guide Vanes (NTP Air Handler)
- Supply Fan and Motor Inspection (Belt Driven)
- Condensate Drip Pan Inspection and Treatment
- Air Handler Control Valve Inspection (NTP)
- Electrical Inspection (Air Handler NTP)
- Log Unit (NTP Air Handler)

Service 50: Commercial Package Rooftop (Greater than 10 tons) Cooling Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Replace Belt(s) on One Power Exhaust Fan (Belt Driven)
- Replace Belt(s) on One Return Air Fan (Belt Driven)
- Filter Inspection and Change (Generic)
- Coil Cleaning Water (Applied)
- Electrical Inspection (Commercial Over 10 Tons Rooftop NTP)
- Log Unit (NTP Cooling)



Service 51: Light Commercial Package Rooftop (1-10 tons) Cooling Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Supply Fan and Motor Inspection (Belt Driven)
- Filter Inspection and Change (Generic)
- Condensate Drip Pan Inspection and Treatment
- Check Damper (Light Commercial NTP Rooftop)
- Coil Cleaning Water (Applied)
- Electrical Inspection (Light Commercial Under 10 Tons Rooftop NTP)
- Log Unit (NTP Cooling)

Service 52: Light Commercial Package Rooftop (1-10 tons) Cooling Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Replace Belt(s) on Supply Fan (Per Fan)
- Supply Fan and Motor Inspection (Belt Driven)
- Filter Inspection and Change (Generic)
- Condensate Drip Pan Inspection and Treatment
- Check Damper (Light Commercial NTP Rooftop)
- Coil Cleaning Water (Applied)
- Electrical Inspection (Light Commercial Under 10 Tons Rooftop NTP)
- Log Unit (NTP Cooling)

Service 53: Makeup Air Handler Cooling Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Belt Driven)
- Filter Inspection and Change (Generic)
- Condensate Drip Pan Inspection and Treatment
- Generic Meg (One) Fan Motor
- Electrical Inspection (Commercial Over 10 Tons Rooftop NTP)
- Log Unit (NTP Cooling)

Service 54: NTP Packaged Vertical Self Contained Air Cooling Annual Maintenance

Description

- Customer Notification of Unit Maintenance
- Lock Out Tag Out (Standard)
- Unitary Visual Equipment Inspection
- Electrical Inspection
- Flow Device Check Generic
- Meg Supply Fan Without VFD
- Compressor Oil Level Check
- Oil Analysis Per Circuit (Standard)
- Supply Fan and Motor Inspection (Belt Driven)
- Replace Belt(s) on Supply Fan (Per Fan)
- Bearing Lubrication
- Evaporator Coil Check (Generic)
- Filter Inspection and Change (Generic)
- Condensate Inspection
- Condenser Coil Cleaning wo/Solution NTP Rooftop
- Condenser Fan Check
- Remove Lock Out Tag Out, Restore to Normal Operation
- Check Economizer Damper (NTP)



- Log Unit and Operation Check (Unitary Generic)

Service 55: Split System Air Handler Cooling Pre-Season Annual Maintenance (Includes Condenser)

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Lock Out Tag Out Condenser
- Leak Test Inspection (Commercial Condensing Unit)
- Condenser Coil Check (Generic)
- Coil Cleaning Water (Applied)
- Condenser Physical (One) Fan Check (Generic Condensing Unit)
- Electrical Inspection (Light Commercial Condensing Unit)
- Log Unit (NTP Cooling)

Service 56: Split System Computer Room Unit Annual Maintenance

Description

- Customer Notification for Computer Room Units
- Unitary Visual Equipment Inspection
- Return Air Filter Inspection (Computer Room)
- Supply Fan and Motor Inspection (Belt Driven)
- Replace Belt(s) on Supply Fan (Per Fan)
- Generic Meg (One) Fan Motor
- Condenser Fan Check
- Condensate Drip Pan Inspection and Treatment
- Condenser Coil Cleaning wo/Solution NTP Computer Room
- Infrared Humidification Inspection
- Steam Generating Humidification Inspection
- Electric Reheat Inspection
- Electrical Inspection (NTP Computer Room)
- Log Unit (Computer Room)

Service 57: Commercial Package Rooftop (Greater than 10 tons) Heating Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Belt Driven)
- Filter Inspection and Change (Generic)
- Check Damper (Commercial NTP Rooftop)

Service 58: Split System Air Handler Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Filter Inspection and Change (Generic)
- Supply Fan and Motor Inspection (Direct Drive)
- Generic Meg (One) Fan Motor
- Electrical Inspection (Air Handler NTP)
- NTP Heating Inspection (Electrical)
- Log Unit (1-5 Ton Unit)

Service 59: Light Commercial Package Rooftop (1-10 tons) Heating Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Supply Fan and Motor Inspection (Belt Driven)
- Log Unit (NTP Heating)
- Generic Check Delta T



Service 60: Light Commercial Package Rooftop (1-10 tons) Heating Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Replace Belt(s) on Supply Fan (Per Fan)
- Supply Fan and Motor Inspection (Belt Driven)
- Log Unit (NTP Heating)
- Generic Check Delta T

Service 61: Makeup Air Handler Heating Pre-Season Annual Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- NTP Heating Inspection (Steam/Hot Water)

Service 62: NTP Packaged Vertical Self Contained Air Heating Annual Maintenance

Description

- Customer Notification of Unit Maintenance
- Lock Out Tag Out (Standard)
- Unitary Visual Equipment Inspection
- Electrical Inspection
- Bearing Lubrication
- Filter Inspection and Change (Generic)
- NTP Heating Inspection (Steam/Hot Water)
- Log Unit and Operation Check (Unitary Generic)

Service 63: Split System Air Handler Heating Pre-Season Annual Maintenance (Includes Condenser)

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Electrical Inspection (Air Handler NTP)
- NTP Heating Inspection (Gas)

Service 64: Split System Air Handler Heating Pre-Season Annual Maintenance (Includes Condenser)

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Electrical Inspection (Air Handler NTP)
- NTP Heating Inspection (Gas)

Service 65: Central Air Handler Quarterly Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Belt Driven)
- Filter Inspection and Change (Generic)
- Condensate Drip Pan Inspection and Treatment
- Check Damper (Air Handler)
- Electrical Inspection (Air Handler NTP)
- Log Unit (NTP Air Handler)

Service 66: Central Air Handler Quarterly Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Belt Driven)
- Electrical Inspection (Air Handler NTP)



- Log Unit (NTP Air Handler)

Service 67: Commercial Package Rooftop (Greater than 10 tons) Quarterly Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Filter Inspection and Change (Generic)

Service 68: Split System Air Handler Operational Maintenance

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Supply Fan and Motor Inspection (Direct Drive)
- Filter Inspection and Change (Generic)
- Condensate Drip Pan Inspection and Treatment
- Electrical Inspection (Air Handler NTP)
- NTP Heating Inspection (Electrical)
- Log Unit (1-5 Ton Unit)

Service 69: Split System Computer Room Unit Quarterly Maintenance

Description

- Customer Notification for Computer Room Units
- Unitary Visual Equipment Inspection
- Return Air Filter Inspection (Computer Room)
- Supply Fan and Motor Inspection (Belt Driven)
- Steam Generating Humidification Inspection
- Electrical Inspection (NTP Computer Room)
- Log Unit (Computer Room)

Service 70: NTP Ductless High Wall Indoor Unit Annual Inspection

Description

- Check Electrical Connections (Indoor Unit)
- Clean Air Filter
- Clean Coil
- Clean Condensate Drain Pan/Pipe
- Leak Test Inspection (Commercial Condensing Unit)
- Verify Operating Voltages
- Verify Incoming Voltages
- Measure Amperage of Motor
- Log Unit and Operation Check (Ductless)
- Check Controller Operation
- Recommend Wireless Remote Control Batteries

Service 71: NTP Mini Split Condenser Annual Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Review Diagnostics (Standard)
- Lock Out Tag Out (Standard)
- Check Electrical Connections (Outdoor Unit)
- Condenser Coil Cleaning
- Remove Lock Out Tag Out
- Start-Up Seasonal Cooling
- Check Amp Draw
- Return Unit to Normal Operation

Service 72: NTP Mini Split Heat Pump Condenser Annual Inspection

Description

- Customer Notification of Unit Maintenance



- Initial Site Inspection
- Review Diagnostics (Standard)
- Lock Out Tag Out (Standard)
- Check Electrical Connections (Outdoor Unit)
- Condenser Coil Cleaning
- Remove Lock Out Tag Out
- Start-Up Seasonal Cooling
- Check Amp Draw
- Return Unit to Normal Operation

Service 73: NTP Ductless High Wall Indoor Unit Semi-Annual Inspection

Description

- Clean Condensate Drain Pan/Pipe
- Clean Air Filter
- Return Unit to Normal Operation

Service 74: NTP Mini Split Condenser Semi-Annual Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Review Diagnostics (Standard)
- Lock Out Tag Out (Standard)
- Check Electrical Connections (Outdoor Unit)
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Verify Operating Voltages
- Start-Up Seasonal Cooling

Service 75: NTP Mini Split Heat Pump Condenser Semi-Annual Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Review Diagnostics (Standard)
- Lock Out Tag Out (Standard)
- Check Electrical Connections (Outdoor Unit)
- Remove Lock Out Tag Out
- Return Unit to Normal Operation

Service 76: NTP Ductless High Wall Indoor Unit Quarterly Inspection

Description

- Visual Inspection for Abnormality, Damage and Missing Hardware
- Clean Air Filter
- Evaporator Coil Check (Generic)
- Clean Condensate Drain Pan/Pipe

Service 77: NTP Mini Split Condenser Quarterly Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Review Diagnostics (Standard)
- Start-Up Seasonal Cooling

Service 78: Replace Air Filters

Description

- Change Filters

Service 79: Precedent Cooling Pre-Season Annual Start-Up

Description

- Unitary Visual Equipment Inspection



- Supply Fan Inspection Including LOTO
- Bearing Lubrication
- Filter Inspection And Change
- Check Damper
- Condensate Drip Pan Treatment
- Condenser Coil Cleaning (Light Commercial)
- Meg Supply Fan Without VFD
- Meg Compressor Motor
- Electrical Inspection
- Condenser Fan Check (Unitary)
- Start Up Seasonal Cooling

Service 80: Precedent Heating Pre-Season Annual Start-Up

Description

- Unitary Visual Equipment Inspection
- Supply Fan Inspection Including LOTO
- Bearing Lubrication
- Filter Inspection And Change
- Check Damper
- Start Up Seasonal Heating (Gas)

Service 81: Annual Pump Maintenance

Description

- Customer Notification
- Initial Site Inspection
- Lock Out Tag Out Pumps
- Pump Maintenance
- Y Strainer Maintenance - 9 Inch Pipe or Larger
- Remove Lock Out Tag Out
- Adjust Packing Seal
- Remove Lock Out Tag Out
- Log Pump

Service 82: RTAC Annual (Solution Coil Cleaning)

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Lock Out Tag Out At Main Disconnect
- Electrical Inspection (RTA*)
- Compressor Starter Inspection (Wye-Delta Closed Transition) Series R Air Cooled
- Flow/Differential Mechanical Switch Check
- Remove Lock Out Tag Out At Main Disconnect
- Condenser Fans Check RTA* Per Circuit
- Visual Condenser Coil Check
- Oil Return Operation Check Per Circuit
- Oil Level Check Per Compressor
- Oil Analysis Per Compressor
- Low Temperature Sensor Calibration
- Control Panel Calibration Check
- Leak Test Inspection (Positive Pressure)
- Coil Cleaning Solution
- Start Unit
- Compressor Check (HeliRotor Compressors)
- Compressor And Oil Separator Heater Check
- TechView/KestrelView Connection
- Run Service Report From TechView
- Techview/Kestrel View Disconnection
- Complete Required Paper Work



Service 83: RTAC Annual (Water Coil Cleaning)

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Lock Out Tag Out At Main Disconnect
- Electrical Inspection (RTA*)
- Compressor Starter Inspection (Wye-Delta Closed Transition) Series R Air Cooled
- Flow/Differential Mechanical Switch Check
- Remove Lock Out Tag Out At Main Disconnect
- Condenser Fans Check RTA* Per Circuit
- Oil Return Operation Check Per Circuit
- Oil Level Check Per Compressor
- Oil Analysis Per Compressor
- Low Temperature Sensor Calibration
- Control Panel Calibration Check
- Leak Test Inspection (Positive Pressure)
- Coil Cleaning Water (Applied)
- Start Unit
- Compressor Check (HeliRotor Compressors)
- Compressor And Oil Separator Heater Check
- Complete Required Paper Work

Service 84: RTAC Quarterly Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Condenser Fans Check RTA* Per Circuit
- Lock Out Tag Out (Standard)
- Visual Electrical Inspection
- Visual Condenser Coil Check
- Remove Lock Out Tag Out
- Start Unit
- Complete Required Paper Work
- TechView/KestrelView Connection
- Run Service Report From TechView
- Techview/Kestrel View Disconnection

Service 85: RTAC Quarterly Inspection

Description

- Customer Notification
- Initial Site Inspection
- Review Diagnostics
- Condenser Fans Check RTA* Per Circuit
- Lock Out Tag Out (Standard)
- Visual Electrical Inspection
- Remove Lock Out Tag Out
- Start Unit
- Complete Required Paper Work
- TechView/KestrelView Connection
- Run Service Report From TechView
- Techview/Kestrel View Disconnection

Service 86: Mini Split Heat Pump Condenser Annual Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection



- Review Diagnostics (Standard)
- Lock Out Tag Out (Standard)
- Check Electrical Connections (Outdoor Unit)
- Condenser Coil Cleaning
- Remove Lock Out Tag Out
- Start-Up Seasonal Cooling
- Check Amp Draw
- Return Unit to Normal Operation

Service 87: Wall Mounted Ductless Indoor Unit Annual Inspection

Description

- Lock Out Tag Out (Standard)
- Check Electrical Connections (Indoor Unit)
- Clean Air Filter
- Clean Coil
- Clean Condensate Drain Pan/Pipe
- Leak Test Inspection
- Remove Lock Out Tag Out and Restore Power
- Verify Incoming Voltages
- Verify Operating Voltages
- Measure Amperage of Motor
- Log Unit and Operation Check
- Check Controller Operation
- Recommend Wireless Remote Control Batteries

Service 88: Multi Position Air Handler Annual Inspection

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Filter Inspection and Change (Generic)
- Inspect Piping
- Clean Evaporator Coil
- Pre-Start Checklist (Electrical)
- Leak Test Inspection
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Measure Amperage of Motor
- Log Unit and Operation Check

Service 89: Multi Position Air Handler Semi-Annual Inspection

Description

- Customer Notification
- Unitary Visual Equipment Inspection
- Lock Out Tag Out (Standard)
- Filter Inspection and Change (Generic)
- Inspect Piping
- Pre-Start Checklist (Electrical)
- Leak Test Inspection
- Remove Lock Out Tag Out
- Return Unit to Normal Operation
- Measure Amperage of Motor
- Log Unit and Operation Check

Service 90: Mini Split Heat Pump Condenser Quarterly Inspection

Description

- Customer Notification of Unit Maintenance
- Initial Site Inspection
- Review Diagnostics (Standard)



- Start-Up Seasonal Cooling

Service 91: Wall Mounted Ductless Indoor Unit Quarterly Inspection

Description

- Visual Inspection for Abnormality, Damage and Missing Hardware
- Clean Air Filter
- Evaporator Coil Check (Generic)
- Clean Condensate Drain Pan/Pipe



Augusta-Richmond County, GA
EXHIBIT G
Performance Period Services

Trane will furnish the Performance Period Services described in this Exhibit G upon the terms and conditions contained herein. In the event of an inconsistency or conflict between the terms and conditions of this Exhibit G and the terms and conditions of the balance of this Agreement, the terms and conditions of this Exhibit G shall control.

1. **Generally.** Performance Period Services may include periodic measurement and verification of the Guarantee in accordance with Exhibit E and the sub-Exhibits thereto (the "M&V Services") and/or periodic maintenance of Customer's Premises, plant, or equipment (the "Maintenance Services") in accordance with the provisions of this Exhibit G.

2. **Scope of Performance Period Services**

A. **Measurement & Verification Services**

Trane shall provide the M&V (Measurement and Verification) Services with respect to the ECMs installed by Trane under the Agreement in accordance with the methods and procedures outlined in Exhibit E and the sub-Exhibits thereto. The M&V Services shall include the preparation and submittal by Trane of an annual M&V Report in accordance with Section 10 of Exhibit E.

1. In general, Trane will perform IPMVP Option C analysis on these Augusta-Richmond County (ARC) meters:

Judicial Center

GPCO Meter #EB4531

Include BP/EPx4 (quarterly reporting) for the 18 year term, renewed annually

Municipal Building

GPCO Meter #3072310 Electric Boilers

GPCO Meter #3180583 Main City Hall Building

Include BP/EPx4 (quarterly reporting) for the 18 year term, renewed annually

Included as part of the Option C techniques are Trane's Building Performance (BP) and Energy Performance (EP) platforms, which contain the following:

- 24/7/365 automated analysis of operating conditions using Trane's Building Performance (BP) cloud services
- Constant Commissioning verification by the BP cloud services
- Monthly review of automated test results
- Remote investigation of anomalies identified while reviewing the automated tests
- System date/time confirmation
- Current user configuration
- Schedule review noting changes and impact on facility operation and energy consumption
- The critical Area configuration functions and status
- The VAS configuration functions and status
- Duct Static Pressure optimization effectiveness and adjustment of parameters to achieve the optimal operation through seasonal changes
- Spaces indicating a temperature difference of greater than 2°F between the setpoint and space temperature.
- Outside Air Damper positions and economizing functions as applied to IAQ and ventilation needs



- Chiller Performance Review
 - Chiller Plant control parameters, configuration, and status
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging
 - Hot water plant control parameters, configuration, and status
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging
 - Cooling Towers, pumps, and heat exchanger optimization
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging
 - Providing reports succinctly informing the customer of any findings and suggested operational changes or upgrades.
 - Customer User interaction to discuss system issues and needs, including a bank of 24 manhours annually for customer use to have a remote technician assist with setpoint changes and on-the-fly adjustments to operating parameters. These hours will be tracked by Trane and reported as requested.
2. In general, Trane will provide IPMVP Option A analysis on the ECMs installed in the following buildings. The M&V report will include necessary details on the pre- and post-retrofit measurements as well as a roll-up summary of the monthly or quarterly inspection reports throughout the performance year.
- a. Charles B. Webster Detention Center
Include BP/EPx4 (quarterly reporting) for the 18-year term, renewed annually
- 24/7/365 automated analysis of operating conditions using Trane's Building Performance (BP) cloud services
 - Constant Commissioning verification by the BP cloud services
 - Monthly review of automated test results
 - Remote investigation of anomalies identified while reviewing the automated tests
 - System date/time confirmation
 - Current user configuration
 - Schedule review noting changes and impact on facility operation and energy consumption
 - The critical Area configuration functions and status
 - The VAS configuration functions and status
 - Duct Static Pressure optimization effectiveness and adjustment of parameters to achieve the optimal operation through seasonal changes
 - Spaces indicating a temperature difference of greater than 2°F between the setpoint and space temperature.
 - Outside Air Damper positions and economizing functions as applied to IAQ and ventilation needs
 - Chiller Performance Review
 - Chiller Plant control parameters, configuration, and status
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging
 - Hot water plant control parameters, configuration, and status
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging
 - Cooling Towers, pumps, and heat exchanger optimization
 - Accuracy of sequences, loop tuning, reset routines, etc. noting inefficiencies in operation such as swings in temperature, cycling, and staging



- Providing reports succinctly informing the customer of any findings and suggested operational changes or upgrades.
- Customer User interaction to discuss system issues and needs,

b. Miscellaneous Small Buildings

Include Building Performance MV (BPMV) (annual reporting) renewed annually

For those buildings (typically smaller in size) where the energy savings is beneficial but not as significant as in larger buildings, this connection allows Trane to:

- set up automated diagnostics,
- trends, and
- alarms
- provides for Remote Support Service to analyze schedules and setpoints to help ensure the persistence of efficient operations

in those facilities. This feature aides Trane's Intelligent Systems technicians in analyzing the energy performance of a building and provides valuable feedback helping to ensure that the energy performance objectives are being attained.

Augusta Aquatics Center
 Blythe Community Center
 The Boathouse
 Henry Brigham Senior Services Center
 Carrie Mays Family Life Center
 Carrie Mays Gymnasium
 Richmond County Sheriff's Office Training Center Dining Hall
 Downtown Parks Division Building
 Eastview Community Center
 Gracewood Community Center
 IT Building
 Jamestown Community Center
 Richmond County Solid Waste Landfill Main Building
 Richmond County Solid Waste Landfill Scale House
 May Park Community Center
 May Park Print Shop
 McDuffie Woods Community Center
 Newman Tennis Center
 Old Government House
 Richmond County Sheriff's Office Training Center Bunk House
 Richmond County Sheriff's Office Training Center Meyers Building
 Recreation, Parks, & Facilities – New Maintenance Shop
 Recreation, Parks, & Facilities – Administrative Building
 Sand Hills Community Center
 Warren Road Community Center
 WT Johnson Community Center

B. Building Automation System, BAS. Trane shall provide the following BAS Services with respect to the ECMs installed by Trane under the Agreement in accordance with the methods and procedures outlined in Exhibit E and the sub-Exhibits thereto.:

- SMP (Service Maintenance Plan) which provides SC firmware updates through Performance Period Years 1 and 2 for the twenty-seven (27) Application SCs
- Replacement of (42) CO₂ sensors in the Judicial Center in Years 3, 6, 9, 12, 15, and 18.
- Replacement of (36) Relative Humidity sensors in the Judicial Center in Years 3, 6, 9, 12, 15, and 18.



- CO₂ sensor calibrations
- RH/Temperature sensor calibrations
- Backup of System Controllers
- Cyber Security status to include running an exposure assessment
- Providing reports succinctly informing the customer of any findings and suggested operational changes or upgrades.
- Customer User interaction to discuss system issues and needs
- Remote access & user configuration
- yearly renewal of cellular router data plans
- Firmware status
- Panel resource usage to ensure critical levels are not being reached
- Device communication failures
- Override reporting by user with a focus on customer Key Metrics and Goals
- Alarm routing rules, classes, categories, and reporting
- Alarm analysis of frequency of occurrence, device type, impact on system operation

C. Maintenance Services. In addition to the M&V and BAS Services, Trane shall provide the following Maintenance Services with respect to the Covered Equipment listed below:

The Table below shows the various buildings on the left side of the table. Across the top of the table are the different conditions of current contracts on building/or equipment as well as a quick glance at what is proposed.

SELECT contracts are those that carry a commitment from Trane to cover costs associated with certain equipment failures. They include annual and quarterly maintenance visits as recommended by Trane operating manuals.

SCHEDULED contracts carry no commitment from Trane to cover costs associated with equipment failures, but the Owner can have assurance that the equipment has been maintained at the optimum levels to minimize failures and realize longer equipment life. SCHEDULED contracts as offered here can include either annual/semi-annual or annual/quarterly visits.

ANNUAL visits are included on each piece of equipment and are usually performed prior to the beginning of cooling season.

Semi-annual visits are included at various sites and are usually conducted at the beginning of heating season.

Quarterly visits are included at various more heavily used sites and allow us to keep a more critical eye on this equipment.

Filter changes are included at each visit. Filters are left on site for occupant/building manager use as needed.

Belt changes are included annually on equipment as needed.

Dynamic Air Filtration replacement media are included at noted sites.

Building Name	Currently Under SELECT Contract	Proposed SELECT Contract per this Agreement	Proposed SCHEDULED Contract	(1) Annual Visit	(1) Semi-Annual Visit	(3) Quarterly Visits	Filter Change Each Visit	Annual Belt Replacement Where Applicable	Dynamic Filtration Replacement Annually	UVC Lamp Replacement
Augusta Municipal Building	Chillers			X		X				
Augusta Richmond County Judicial Center	Chillers	New Chiller to be added		X		X			AHU 1-6 Furnish only (installed by others) on an Annual basis	Furnish only (installed by others) at 3 year intervals
Diamond Lakes Community Center		Existing Chiller		X		X				
Augusta Animal Services		Existing Chiller	Existing ERU, Boiler, Pumps, BCU's	X		X	X			
Blythe Community Center			X	X	X		X	X		
Carrie J Mays Gymnasium			X	X	X		X	X		
Charles B Webster Detention Center	Chillers			X		X	X		Furnish only (installed by others) on an Annual basis	Furnish only (installed by others) on an Annual basis
Downtown Park Division			X	X	X		X	X		
Gracewood Community Center			X	X	X		X	X		
Henry Brigham Park Swim Center			X	X	X		X	X		
Jamestown Community Center			X	X	X		X	X		
May Park Community Center			X	X	X		X	X		
McDuffie Woods Community Center			X	X	X		X	X		
Newman Tennis Center			X	X	X		X	X		
Old Government House			X	X	X		X	X		
Recreation, Parks, and Facilities Administrative Offices			X	X	X		X	X		
Richmond Cty Muni S Waste Main Bldg*			X	X	X		X	X		
Richmond Cty Muni S Waste Scale House			X	X	X		X	X	X	
Richmond County			X	X	X		X	X		



Building Name	Currently Under SELECT Contract	Proposed SELECT Contract per this Agreement	Proposed SCHEDULED Contract	(1) Annual Visit	(1) Semi-Annual Visit	(3) Quarterly Visits	Filter Change Each Visit	Annual Belt Replacement Where Applicable	Dynamic Filtration Replacement Annually	UVC Lamp Replacement
Sheriff's Training Center Mess Hall										
Richmond County Sheriff's Training Center Myers Building			X	X	X		X	X		
Sand Hill Community Center			X	X	X		X	X		
WT Johnson Community Center			X	X	X		X	X		

*Richmond County Municipal Solid Waste Main Building service includes the parts and labor to replace the chemical media in the new odor control unit once per year.

3. Performance Period Services Price and Annual Adjustment. The Performance Period Services Price is set forth below as an annual amount that is subject to the annual adjustments provided for herein. Trane may invoice the Performance Period Services Price once each year, semi-annually, or quarterly and each such invoice shall be due in advance of performance of the Performance Period Services. Trane reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Trane may discontinue Performance Period Services whenever payment is overdue. Unless otherwise expressly agreed in writing, Customer shall pay, in addition to the stated Performance Period Services Price, all taxes not legally required to be paid by Trane or, alternatively, shall provide Trane with an acceptable, valid certificate of tax exemption. Customer shall pay all costs (including attorneys' fees) incurred by Trane in attempting to collect amounts due. Effective upon each annual anniversary of the Performance Period Services Commencement Date, the annual Performance Period Services Price shall be adjusted upward by the Annual Adjustment Rate; thereafter, upon each anniversary of the Performance Period Services Commencement Date, the Annual Adjustment Rate shall be applied to the annual Performance Period Services Price as previously adjusted.

First Year Annual M&V Services Price \$ 99,789.00

First Year Annual BAS Services Price \$ 65,555.00

(the BAS Services is optional, and the final scope and price will be developed with Customer input during the implementation phase of the project)

First Year Annual Mechanical Services Price \$142,433.00

(the Mechanical Services is optional, and the final scope and price will be developed with Customer input during the implementation phase of the project)

Any Applicable Tax* and Freight N/A

First Year Annual Performance Period Services Price Total \$ 307,777.00

The Annual Services escalation or adjustment Rate will be equal to the previous year's Consumer Price Index.



(*\$0.00 tax is contingent upon Customer furnishing evidence to Trane of valid applicable exemption from sales/use or other applicable taxes.)

Term. Trane's obligations to furnish the Performance Period Services shall commence upon the Date of Final Completion as defined in Section 2.03 of this PACT Agreement (the "Performance Period Services Commencement Date") and, unless this Agreement is terminated earlier, shall end upon expiration of the Guarantee Term set forth in Exhibit E. Customer may terminate the Performance Period Services to the extent permitted by law and following the expiration of the first Guarantee Year upon not less than sixty (60) days advance written notice to Trane. If Customer terminates the M&V Services prior to the expiration of the Guarantee Term, this Agreement (together with the Guarantee) shall be deemed terminated and of no further force and effect as of the expiration of the Guarantee Year immediately preceding the effective date of such termination. If the effective date of the termination of this Agreement by Customer occurs in the middle of any Guarantee Year, Customer shall pay Trane (or be entitled to a refund in the case of a prepayment) the proportionate share of the applicable Performance Period Services Price.

Exhibit G Additional Terms and Conditions

Performance. Trane shall perform the Performance Period Services described in the schedules included with this Exhibit G with respect to the listed Covered Equipment with reasonable promptness in a workmanlike manner in accordance with industry standards generally applicable in the area. Except as otherwise expressly stated, Performance Period Services will be performed during Trane's normal business hours and any after-hours services shall be billed separately according to then prevailing overtime or emergency labor rates. Trane's duty to perform Performance Period Services is subject to Events of Force Majeure, and contingent upon the ability to procure materials from the usual sources of supply. This Agreement presupposes that all major pieces of equipment are in proper operating condition as of the date hereof. Customer shall perform required restoration at its cost prior to Trane being obligated to perform hereunder. Performance Period Services furnished is premised on the Covered Equipment being in a maintainable condition. If initial or seasonal startup is included in the Performance Period Services, or an inspection by Trane prior to commencement of the Performance Period Services, indicates repairs are required, Customer shall authorize Trane to perform such repairs pursuant to a quote for the repairs provided by Trane. During the Term, Trane may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Trane and shall in no event become a fixture of customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with providing service on Covered Equipment. Trane reserves the right to remove such items at its discretion.

Customer Obligations. Throughout the Term, Customer shall:

- a. Provide Trane reasonable and safe access to all Covered Equipment;
- b. Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration, or refurbishing of the Equipment; unless expressly stated in the Scope of Services statement, Trane is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration, or refurbishing of the equipment; Trane shall not be responsible to perform any subsequent repairs to the Equipment necessitated by Customer's failure to follow such manufacturer recommendations;
- c. Reimburse Trane for services, repairs, and/or replacements performed by Trane beyond the scope of Performance Period Services or otherwise excluded hereunder. Such reimbursement shall be at the then prevailing overtime/holiday rates for labor and prices for materials and may at Trane's option be subject to a separate written agreement prior to its undertaking such work;
- d. Promptly notify Trane of any unusual performance of Covered Equipment;



- e. Permit only Trane and/or qualified Customer approved personnel to repair or adjust Covered Equipment and/or controls during the Term;
- f. Utilize qualified personnel to properly operate the Covered Equipment in accordance with the applicable operating manuals and recommended procedures; and
- g. Unless water treatment is expressly included in the Performance Period Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Trane.

Exclusions. Unless expressly included in "Scope of Services" or "Equipment Coverage," the services to be provided by Trane do not include, and Trane shall not be liable for, any of the following:

- a. Any guarantee of room conditions or system performance, except as expressly stated in Exhibit E to this Agreement;
- b. Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment (that is not factory mounted) and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels; shells, coils, tubes, housings, castings, casings, drain pans, panels, ductwork; piping: hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses; unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic ; structural supports; and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, mis-adjustment or design deficiencies in other equipment or systems;
- c. Repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, improper operation, unauthorized alteration of Equipment, accident, negligence of Customer or others, damage due to freezing weather, calamity or malicious act;
- d. Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Trane as part of this Agreement;
- e. Furnishing any items of equipment, material, or labor, or performing special tests recommended or required by insurance companies or federal, state, or local governments;
- f. Failure or inadequacy of any structure or foundation supporting or surrounding the Equipment or any portion thereof;
- g. Building access or alterations that might be necessary to repair or replace Customer's existing equipment;
- h. The normal function of starting and stopping the Equipment or the opening and closing of valves, dampers or regulators normally installed to protect the Equipment against damage;
- i. Valves that are not factory mounted: balance, stop, control, and other valves external to the device unless specifically included in the Agreement;
- j. Any responsibility for design or redesign of the system or the Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers;
- k. Any services, claims, or damages arising out of Customer's failure to comply with its obligations under this Agreement;
- l. Failure of Customer to follow manufacturer recommended guidelines concerning overhaul and refurbishing of the Equipment;
- m.
- n. Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi;



- o. Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the scope of Trane's Services, in which case, replacements shall in no event exceed ten percent (10%) of the rated system charge per year unless a greater percentage is expressly included within the scope of Services. Customer shall be responsible for the cost of any additional replacement refrigerant;
- p. Operation of the equipment; and
- q. Any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Trane.

Performance Period Services Warranties. (a) Trane manufactured material supplied is warranted be free from defect in material and manufacture for a period of twelve months from date of start-up or replacement and Trane's obligation under this warranty is limited to repairing or replacing the defective part at its option; (b) labor is warranted (to have been properly performed) for a period of 90 days from completion and Trane's obligation under this warranty is limited to correcting any improperly performed labor; and (c) non-Trane equipment and/or parts are not warranted by Trane and shall have such warranties as are extended to Trane by the respective manufacturer. **THE WARRANTY AND LIABILITY SET FORTH IN THIS SECTION ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL TRANE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION LOST PROFITS), OR PUNITIVE DAMAGES. NO REPRESENTATION OR WARRANTY OF MERCHANTABILITY OR FITNESS OF PURPOSE IS MADE REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF, OF MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. TRANE SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE SCOPE OF SERVICES OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS.**

HB 85

JUDICIAL COMPENSATION

COST TO COUNTIES COMPARISON

Superior Court Judges Salary – State \$141,970.00 + 80,200.00 supplement = \$222,170.00

CURRENT Cost to Counties under Legislative Supplement SB9 with 6th Judgeship:

	<u>Richmond County</u>	<u>Burke County</u>
Chief Judge:	\$ 66,000.00	\$16,200.00
Remaining 5 Judges:	\$256,000.00	\$64,800.00
Total	\$386,000.00	\$93,960.00

Additional costs for 2025

HB85 Requirement to be in place **Effective June, 2025-December, 2025** – 5 Judges (6th Judge not onboard until January 1, 2026)

Chief Judge: Additional	\$7,000.00 (\$1000/month)	Additional \$ 700.00 (\$100/month)
Locality Pay:	Not Applicable	Not Applicable
Fringe Benefits:	\$35,000.00 (\$1000/month/Judge)	\$3,500.00 (\$100/mth/Judge)

PROJECTED Cost to Counties under HB 85 – **Effective January 1, 2026 – 6 Judges:**

Chief Judge:	\$ 12,000.00	\$ 1,200.00
Locality Pay:	\$100,530.00 (20,106.00/Each)	\$10,050.00 (\$2,010.00/Each)
Fringe Benefits:	\$ 100,295.00 (20,059/Each)	\$10,025.00 (\$2,005.00/Each)
Total	\$ 252,990.00	\$ 25,290.00

HB 85 provides for Chief Judge Supplement and Reimbursement of Employee Expenses in the form of fringe benefits must be in place by June 30, 2025. Locality Pay and Fringe Benefits subject to increases with increase in state pay with current supplement eliminated January 1.



Administrative Services Committee Meeting

Meeting Date: May 13, 2025

HB85 Superior Court Judicial Compensation

Department:	Superior Court Administration
Presenter:	Nolan Martin, Court Administrator
Caption:	Motion to approve Chief Judge supplement, locality pay, and fringe benefits for Superior Court Judges for remainder of FY2025 to implement compensation plan under House Bill 85, pending signature of House Bill 85 by the Governor.
Background:	<p>The Georgia General Assembly passed House Bill 85 (HB85) during the 2025 session. The purpose of HB85 is to increase the state portion of Superior Court Judges' compensation while decreasing the county responsibility toward supplemental pay. HB85 places a cap on locality pay, fringe benefits, and a Chief Judge supplement to be paid by the county.</p> <p>Senate Bill 145, which has been signed into law, adds a sixth Superior Court Judge to the Augusta Judicial Circuit effective January 1, 2026.</p>
Analysis:	<p>Under HB85, each Superior Court Judge can opt in to the new State pay arrangement or choose to remain on their current local supplement. All Augusta Circuit Superior Court Judges have agreed to move to the State, which will substantially reduce Augusta's costs for FY2026 and beyond. However, the Chief Judge supplement and fringe benefits allowed under the law must be in place as of June 30, 2025, to carry over to the State.</p> <p>Superior Court is requesting that Augusta implement increases to the Chief Judge supplement and the fringe benefits for all Judges as of June 21, 2025. The requested increase for the Chief Judge supplement is \$1,000 per month, and the requested increase for fringe benefits is \$1,000 per month per Judge for the remainder of 2025. The fringe benefits reimburse contributions toward the Judges' retirement plan and insurance costs. Locality pay for FY2026 is set by HB85.</p> <p>If HB85 is not signed into law by Governor Kemp, the requested increases will not be implemented, and Augusta will continue to pay the current local supplement costs.</p>
Financial Impact:	For the remainder of FY2025, the total estimated cost of the requested increases is approximately \$42,000. Effective January 1, 2026, the Judges' compensation would shift to the State, and overall Augusta cost for judicial supplements will decrease by approximately \$110,000 from the current level

for the five existing Judges. When costs for the new sixth Judge are included, the net savings to Augusta will be approximately \$69,990 per year.

Alternatives:

Do not implement the requested increases and remain with the current local supplements for Superior Court Judges.

Recommendation:

To approve Chief Judge supplement, locality pay, and fringe benefits for Superior Court Judges for remainder of FY2025 to implement compensation plan under House Bill 85, pending signature of House Bill 85 by the Governor.

Funds are available in the following accounts:

General Fund contingency for FY2025 increases; FY2026 changes will be reflected in Superior Court budget.

REVIEWED AND
APPROVED BY:



Commission Meeting

May 20, 2025

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the minutes of the Commission May 6,2025 regular meeting.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



COMMISSION MEETING AGENDA

Commission Chamber

Tuesday, May 06, 2025

2:00 PM

INVOCATION

Pastor Geoff Gleason, Cliffwood Presbyterian Church

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

RECOGNITION(S)

- A. Presentation of the Augusta Community Ambassadors (**Requested by Administration**)

DELEGATION(S)

- B. **DaCara Brown Myers** regarding The Hamptons Homeowners Association regarding an Augusta Housing Authority's proposed housing development initiative.

Presentation made Ms. Myers..

- C. **Mr. Lawrence L. Freeman** regarding Black Wall Street Augusta.

Presentation made by Mr. Freeman.

CONSENT AGENDA

(Items 1-29)

PUBLIC SERVICES

1. Motion to **approve** Facilities Maintenance Department purchase of 2 Ford F-150's in the amount of \$111,863.00. (**Approved by Public Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motin carried 11-0

2. Motion to **approve** the implementation and organizing of *Operation: City Clean-Up*, a collaborative initiative between city departments aimed at improving the cleanliness and aesthetic of Augusta-Richmond County's public spaces and roadways, while providing community service hours for participants. (**Approved by Public Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

ADMINISTRATIVE SERVICES

3. Motion to **approve** bid #25-144 for the purchase of one 2025/2026 Vacuum truck and full four-year maintenance, at a total cost of \$542,823.88 from Jet-Vac Equipment Company, LLC of Atlanta, GA for the Utilities Department – Fort Gordon Division. **(Approved by Administrative Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motin carried 11-0

4. Motion to **approve** bid #25-151 for the purchase of three 2025/2026 Service Truck, Enclosed Utility Style at a total cost of \$414,324.00 from Ring Power Corporation for the Utilities Department – Construction Division. **(Approved by Administrative Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motin carried 11-0

5. Motion to **approve** the lease of two sewer vacuum trucks from Environmental Products Group for use by Utilities Department Construction and Maintenance Division at a total cost of \$1,051,993.20 under a 48-month lease contract. Bid #24-202 **(Approved by Administrative Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motin carried 11-0

6. Motion to **approve** the establishment of an Opioid Advisory Committee tasked with addressing the opioid crisis in the community and providing recommendations for the distribution and

allocation of opioid settlement funds. (**Approved by Administrative Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

7. Motion to **approve** a request from Solicitor General Omeeka Loggins to approve converting two (2) part-time Assistant Solicitor-General positions back to (1) full-time ASG position that it was originally. (**Approved by Administrative Services Committee**

April 29, 2025)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

8. Motion to **approve** of Homebuyer Subsidy (1) Applications. (**Approved by Administrative Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

9. Motion to **approve** HCD - 2024 HUD Consolidated Annual Performance and Evaluation Report (CAPER) Approval (**Approved by Administrative Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

ENGINEERING SERVICES

10. Motion to **determine** that portion of Montgomery Street as shown on the attached plat as “D” and consisting of approximately .07 acre, has ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removed from the county road system is otherwise in the best public interest, and a public hearing shall be held regarding the issue of abandonment pursuant to O.C.G.A. 32 -7-2, with the abandoned property to be quit-claimed to the appropriate party(ies).(**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Guilfoyle and seconded Garrett

Voting Yea: Clark, Slendak, Guilfoyle, Garrett

Voting No: J. Johnson, Lewis, Pulliam, Scott, Mason

Abstaining: Mayor Johnson and Rice

Motion failed 4-5-2

11. Motion to **determine** that portion of John’s Road from Fitten Street to Gardner Street as shown on the attached plat as Tract “A” and consisting of approximately .98 acre, has ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removed from the county road system is otherwise in the best public interest, and a public hearing shall be held regarding the issue of abandonment pursuant to O.C.G.A. 32 -7-2, with the abandoned property to be quit-claimed to the appropriate party(ies).(**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Guilfoyle and seconded Garrett

Voting Yea: Clark, Slendak, Guilfoyle, Garrett

Voting No: J. Johnson, Lewis, Pulliam, Scott, Mason

Abstaining: Mayor Johnson and Rice

Motion failed 4-5-2

12. Motion to **approve** Thompson Farms - Big Farm Lease Agreement (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

13. Motion to **approve** Emergency Procurement of 30” valves for Highland WTP.(**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 14. Motion to approve** Supplement funding to Pond & Company (Pond) in the amount of \$257,745.50 for Greene Street-Part 2 (Segment between 13th St. & 5th St.) for Permitting/NEPA Document associated to seeking the project construction phase Federal funding to complete the Project-Part2. AE/RFP 19-152(**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 15. Motion to approve** Supplement funding (SA5) for Engineering Final Design Phase (Supplemental Survey) of the Design Consultant Services Agreement to CHA in the amount of \$53,690 for the Willis Foreman Improvement Project. AE/ RFQ 17-265. (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 16. Motion to approve** Change Order Two to Supplement Construction Contract to Horizon Construction & Associates, Inc. in the amount of \$200,000.00 for Tobacco Road Improvements and Various Sidewalk Rehabilitation Project. This supplemental payment release will be contingent upon Horizon Construction submitting project completion & final payment receipt certification. AE/ Bid 20-247 (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 17. Motion to approve** Award of “On-Call Professional Services for Engineering and Field Design, small to Medium Scale Maintenance Task Design, Regulatory Periodic Inspection Compliance, Structural Inspection & Investigations, and Construction Miscellaneous Support” Services (CEI Services) Contract to Cranston LLC, Infrastructure Management Systems, Ardurra Group, Inc, and Atlas Technical Consultants LLC, subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. Also,

approve \$400,000 to fund the CEI Services. AE/25-241. (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 18. Motion to approve** Award of “On-Call Professional Services for Construction Administration, Construction Materials Inspection and Testing, Construction Monitoring and Quality Assurance/Quality Control, Infrastructure Condition Assessment, and Geotechnical Inspections and Investigations (CMT_Geotech)” Services Contract to Atlas Technical Consultants LLC, Matrix Engineering Group, Inc, and MC Squared, Inc., subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. Also, approve \$650,000 to fund the CMT_Geotech Services. AE/25-179. (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 19. Motion to approve** Award of Professional Services for on call “Stream Restoration Design & Construction, Regulatory Permitting, Environmental Assessment, & Miscellaneous Regulatory Support and Construction” Services (Natural Resources Services) Contract to Pond & Company, and HGS LLC dba RES Environmental Operation Company LLC, subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. Also, approve \$500,000 to fund these Services. AE/24-240 (**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 20. Motion to approve** the continued funding of the current On-Call Field and Laboratory Testing for Soil and Construction Material, and Geotechnical Inspection and Investigation (CMT_Geotech) Services contract in the amount of \$622,192.00 for 5th Street, 6th Streets, 13th Street, Telfair Street, and Greene Street Improvements Projects. AE/RFP 19-179(**Approved by Engineering Services Committee April 29, 2025**)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 21. Motion to approve supplemental funding (SA5) to Hussy Gay Bell (HGB) in the amount of \$311,674.40 for the Broad Street Improvements Construction Phase Services (CEI). AE / RFP 18-311(Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 22. Motion to approve and authorize Augusta Engineering (AE) to submit, accept and receive Georgia Department of Transportation (GDOT) Financial Assistance from GDOT Local Road Assistance Administration (LRA) Funds through Local Maintenance and Improvement Grant (LMIG) FY2025 Supplemental for Road Improvements & maintenance projects attached as Exhibit A. Also authorize Augusta Mayor to sign GDOT E-Verify affidavit and LMIG Submittal Cover Letter as need arises. /AE(Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 23. Motion to approve Task Order Four (SA4) funding for Drainage System Assessment, Verification and Drainage Improvements Engineering Services Agreement to Ardurra (former Constantine Engineering) in the amount of \$21,000.00 for Morningside Drive/Overton Road drainage system Improvements design phase services. AE/RFQ 19-148 (Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 24. Motion to approve Sole source procurement of new Vertical Turbine pump and Gear box for #8 raw Water pump Station at a cost of \$452,244.00.(Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 25. Motion to approve the deed of dedication, maintenance agreement, and road resolution submitted by the Engineering Department for Orchard Landing. Also, approve Augusta Utilities Department easement deed and maintenance agreement. (Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 26. Motion to task Traffic Engineering to revise current Speed Hump Policy to require 51% of occupant/ tenant vs. homeowner of property on designated streets. (Approved by Engineering Services Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

PUBLIC SAFETY

- 27. Motion to approve an Inter-Governmental Agreement between the City of Augusta, GA and The Bureau of Alcohol, Tobacco, Firearms and Explosives. (Approved by Public Safety Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

- 28. Motion to approve the second allocation of the additional funding request in the amount of \$80,000 from the FY 25 Juvenile Justice Incentive Grant Award. (Approved by Public Safety Committee April 29, 2025)**

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Item 20.

Motion carried 11-0

PETITIONS AND COMMUNICATIONS

29. Motion to **approve** the minutes of April 15, 2025 Commission Meeting.

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

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

AUGUSTA COMMISSION REGULAR AGENDA

(Items 30-38)

PUBLIC SERVICES

30. Discussion: Status of the business and alcohol license for Tiffany's Eatery, located at 828 Broad Street, District 1, Super District 9. (**No recommendation from Public Services Committee April 29, 2025**)

Motion revoking the Sunday Sales Permit and continue to close at normal business hours, weekdays at 2:30 AM and closing on Saturday nights at 2:00 AM and (6) six months probation

Motion made by Rice and seconded by Scott

Voting Yea Mayor Johnson, J. Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

ADMINISTRATIVE SERVICES

31. Motion to approve the renewal of the Intergovernmental Service Agreement between Augusta and the Augusta Richmond County Coliseum Authority in the amount of \$120,000.

Motion to approve

Motion made by Guilfoyle and seconded by Scott

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

32. Receive as information the emergency request for repairs to damages sustained during Hurricane Helene to several facilities as assessed by FM Global in the amount of \$154,280.00 by Horizon Construction & Associates.

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

33. Receive as information the emergency request for MRI (moisture-related issues) remediation at the Richmond County Sheriff's Office in the amount of \$85,174.91 by ACC Restoration, LLC.

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

34. The Villages at Meadowbrook Phase II of Augusta Letters of Support.

Motion to approve

Motion made by Scott and seconded by Rice

**Voting Yea Mayor, Slendak, Scott, Pulliam, Guilfoyle,
Voting No Mason, Clark, Garrett, Johnson, Lewis, Rice**

Motion failed 5-6

FINANCE

35. Presentation of the December 31, 2024 preliminary financial reports

Motion to receive as information

Motion made by Guilfoyle and seconded by Mason

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

36. Approve engaging UHY Advisors Mid-Atlantic, Inc. to conduct audit of Parks and Recreation Department. (RFP 25-902)

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

PUBLIC SAFETY

- 37. Motion to approve** Change Order #1 with a not-to-exceed amount of \$500,000 to Task Order #1 for Hurricane Helene Cost Recovery Services through Tetra Tech. RFP 24-917

Motion to approve

Motion made by Garrett and seconded by Rice

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

ADDENDUMS TO THE AGENDA:

ADMINISTRATIVE SERVICES:

1. Motion to **approve** HCD's request to loan HOME- American Rescue Plan, in the amount of Nine-Hundred and Sixty Thousand Dollars (\$800,000.00), for the construction of E.W. Estates in partnership with Woda Cooper Development, Inc. (part of Woda Cooper Companies, Inc.) and Parallel Housing, Inc. for the sole purpose of a GA Department of Community Affairs (DCA) Low Income Housing Tax Credit Project only, within the Commission approved Sand Hills Revitalization area. **(Referred from the Administrative Services April 29, 2025 meeting)**

Motion to approve

Motion made by Johnson and seconded by Mason

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

PUBLIC SERVICES:

2. Motion to **approve** the 5-year MOU between Augusta, Georgia and Band of Brothers to allocate a \$20,000 sponsorship for the annual Juneteenth Celebration. **(Requested by Administration)**

Motion to approve

Motion made by Guilfoyle and seconded by Scott

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

3. Motion to **grant** \$12,680 to Band of Brothers to offset expenses from the 2024 June Celebration. **(Requested by Administration)**

Motion to approve

Motion made by Guilfoyle and seconded by Scott

Voting Yea Mayor, Johnson, Rice, Slendak, Scott, Pulliam, Lewis, Clark, Garrett, Guilfoyle, Mason

Motion carried 11-0

LEGAL MEETING

A. Pending and Potential Litigation

B. Real Estate

C. Personnel

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

Motion to approve close meeting affidavit.

Motion made by Clark and seconded by Garrett

Voting Yea Mayor Johnson, Mason, Scott, Pulliam Garrett, Clark. Slendak, Mason, Lewis Johnson and Guilfoyle out.

Motion caried 9-0

39. Motion to approve a lease for 5 0 1 Green Street, suite one with the UGA Augusta Richmond County Extension Service as the tenant and authorize the Mayor and Clerk to execute the lease on behalf of the UGA extension service.

Motion to approve

Motion made by Mason and seconded by Garrett.

Voting Yea Mayor Johnson, Mason, Scott, Pulliam Garrett, Clark. Slendak, Mason, Lewis Johnson and Guilfoyle out.

Motion caried 9-0



Commission Meeting

May 20, 2025

Appointment

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve Jay Shealy to represent District 8 on Daniel Field Airport Board to replace Charles Bates who resigned due to moving out of Augusta.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title	Mr.		
First Name *	Berry		
Middle Name *	Jay		
Last Name *	Shealy		
Suffix			
Date Of Birth *	10/15/1962		
Address *	Street Address 4042 Indian Hills Dr. Address Line 2 City Augusta State / Province / Region GA Postal / Zip Code 30904 Country Richmond		
Home Phone *	706-829-3417		
Work Phone			
Registered Voter *	<input type="radio"/> District 1 <input type="radio"/> District 2 <input type="radio"/> District 3 <input type="radio"/> District 4 <input type="radio"/> District 5 <input type="radio"/> District 6 <input type="radio"/> District 7 <input checked="" type="radio"/> District 8 <input type="radio"/> None		
Marital Status *	Married		
Education *	College Degree		
Race *	White		
Gender *	Male		
Occupation *	Retired aircraft engine inspector from Standard Aero		
Interests	flying, model airplane flying, camping, fishing, hunting		

Commissions, Authorities, & Boards

Volunteer For * General Aviation Commission - Daniel Field
 Click add below to apply for more than one board.

*

I currently have relatives working for the City of Augusta

☒ Yes ☐ No

*

I currently serve on an Augusta Board, Commission, or Authority

☐ Yes ☒ No

I would like to receive an email confirmation of my submission.

☒ Yes ☐ No

Email

shealydawg@gmail.com

Lena Bonner

From: Commissioner Brandon Garrett
Sent: Wednesday, May 14, 2025 12:00 PM
To: Lena Bonner
Subject: Agenda Item

Approve Jay Shealy to represent District 8 on Daniel Field Airport Board to replace Charles Bates who resigned due to moving out of Augusta.

Brandon Garrett
Augusta-Richmond County
Commissioner District 8
Get [Outlook for Android](#)

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AED:104.1



Commission Meeting

May 20, 2025

Airport Acceptance GDOT Grant

Department:	Augusta Regional Airport
Presenter:	Herbert L. Judon, Jr. Airport Executive Director
Caption:	Motion for acceptance and approval to authorize the Mayor to fully execute Georgia Department of Transportation (GDOT) Grant #AP025-9000-72(245). This grant will be executed as part of GDOT's 75%/25% cost share program. The maximum obligation by GDOT is \$7,794,774.00 . The remaining cost share, funded through Airport Enterprise Funds, is \$2,598,257.99 .
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Public.Service.Committee.Meeting

Meeting Date: 05/20/2025

Airport Acceptance of GDOT Grant

Department: Augusta Regional Airport

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

Caption: Motion for acceptance and approval to authorize the Mayor to fully execute Georgia Department of Transportation (GDOT) Grant # AP025-9000-72(245).

This grant will be executed as part of GDOT's 75%/25% cost share program. The maximum obligation by GDOT is **\$7,794,774.00**. The remaining cost share, funded through Airport Enterprise Funds, is **\$2,598,257.99**.

Background: The Augusta Regional Airport (AGS) is requesting expedited acceptance and execution of the Georgia Department of Transportation (GDOT) grant package. AGS staff was notified of this award during the week of May 5, 2025 and given a May 30, 2025 deadline to execute and return.

This GDOT grant is slated to partially pay for the Airport Ditch Enclosure, which will be in two phases, along with the apron expansion project.

The ditch enclosure project addresses a critical issue that, when complete, will fortify the Airport's "safety area" which protects and supports aircraft (and vehicles) in instances when there are excursions from the runways and/or taxiways.

The apron expansion project will provide additional pavement on the airfield's southeast sector. Once complete, this apron will have direct connectivity to the runway and taxiway system. This infrastructure and access will better position AGS for future aeronautical business and activities. Also, the additional pavement provides increased aircraft parking, operational flexibility, and potential revenue generation during the annual Masters Golf Tournament Airport operation.

These funds were unanticipated and announced during the latter portion of the State's FY25 budget cycle via an amended funding budgetary action.

Analysis:

This expedited action has precedent; In 2018-2019, the Augusta Commission passed a resolution action allowing the Mayor to preemptively execute short-turnaround Airport grants of this nature.

Financial Impact:

N/A

Alternatives:

N/A

Recommendation:

Acceptance and approval to authorize the Mayor to fully execute Georgia Department of Transportation (GDOT) Grant # AP025-9000-72(245).

Funds are available in the following accounts:

551081305-3343112

**REVIEWED AND
APPROVED BY:**

N/A



Engineering Services Committee Meeting

Meeting Date: April 29, 2025

Disaster Debris Removal Services CERES Contract Supplement

RFP #24-915

File Reference: 25-014 (A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Motion to approve Supplement to Disaster Debris Removal Services contract to CERES Environmental Services. Contract for Waterways Hurricane debris removal under RFP 24-195 contract terms & conditions and attached Exhibit A fee unite rates. RFP 24-195/AE
Background:	Ceres is under contract with Augusta, Georgia to provide Hurricane Helene debris removal services. Services are acquired under RFP 24-195 and in compliance with applicable federal rules & requirements. Original contract includes waterways debris removal as a volume. However, waterways such as streams are under jurisdiction of USDA Natural Resources Conversation Services (NRCS). NRCS utilizes waterways linear feet as a reimbursable cost unit rate. This supplement to Ceres Contract will provide needed measurements and associated cost unit rates.
Analysis:	Augusta Engineering completed Augusta area streams damaged assessment survey and report (DSR). DSRs were submitted to NRCS for review and approval per NRCS eligibility criteria. NRCS is in process of finalizing its determination of streams impacted segments that will be eligible for receiving federal funding assistance. However, once approval is released and NRCS issues notice to proceed (NTP), Augusta has to mobilize the contractor within very short period. Supplementing Ceres Contract, as requested, is a cost effective way for Augusta Engineering to get all needed resources in-place and start debris removal from streams eligible segments immediately upon receipt of NRCS NTP.
Financial Impact:	The Financial impact will be based on associated disaster debris. Cost of services will be according to Ceres submitted unit rate for water ways debris removal, which is \$38.78 per Linear Feet (LF). Ceres Fee proposal attached as EXHIBIT A.
Alternatives:	No alternative proposed.
Recommendation:	Motion to approve Supplement to Disaster Debris Removal Services contract to CERES Environmental Services. Contract for Waterways Hurricane debris

removal under RFP 24-195 contract terms & conditions and attached E
A fee unite rates. RFP 24-195/AE

Funds are available in the following accounts: Initial funding will come from General Fund-Fund Balance as approved by
Augusta-Richmond County Commission – 220-041252-52.21112 /
814000003-52.21112.

REVIEWED AND
APPROVED BY:

HM/sr

Proposal in Response to:

City of Augusta, GA
Augusta Utilities Department

Waterway Debris Removal

March 26, 2025



Contact Person

Tia Laurie, Corporate Secretary

contact@ceresenv.com

Tel. (800) 218-4424

Fax (866) 228-5636

6371 Business Boulevard Suite 100

Sarasota, Florida 34240

Ceres Environmental Services, Inc.**Waterway Debris Removal Price Proposal**

Description	Unit	Price
Removal of debris currently in the canal and other specified waterways in Augusta/Richmond County, GA	LF	\$38.78

WATERWAY DEBRIS REMOVAL

1 Capabilities and Experience

Ceres Environmental Services, Inc. is one of the nation's leading disaster recovery contractors, deploying from its disaster response facilities in Florida, Louisiana, Minnesota, California, Puerto Rico, Texas, the Virgin Islands and Christchurch, New Zealand. Since its founding in 1976, Ceres has been awarded over **\$2.5 billion in FEMA-funded disaster recovery projects** across the United States. While under contract for one billion dollars, Ceres was able to complete the work for about half that amount, saving hundreds of millions of dollars for the Government. The U.S. Army Corps of Engineers officially evaluated **Ceres' overall performance during the Katrina cleanup as "Outstanding", the highest rating available at that time.** Ceres was specifically noted for the use of local contractors; quality, efficiency, and swiftness of performance; and cooperation while managing a changing and evolving work scope for the single largest geographic area of operation post Katrina.

Waterway Debris Removal Experience

Ceres has extensive experience removing debris from waterways. Ceres cleared rivers, streams, waterways, and canals following such disasters as the 2016 Louisiana Floods and Hurricane Katrina. Our team successfully completed debris removal projects nationwide, serving clients such as Livingston Parish, St. Tammany Parish, the City of Savannah, GA; Merced County, CA; Linn County, IA, among others.

In 2023, Ceres worked in St. Tammany Parish, LA, clearing 381,333 linear feet of waterway within the National Wild and Scenic Rivers System. This project was funded by NRCS.

In 2022-2023, Ceres removed vegetative and non-vegetative debris from the City of Cape Coral canals. The scope of this project included collecting, chipping, and disposing of 750,000 cubic yards of vegetative debris and collecting and disposing of 800 cubic yards of C&D, covering over 400 miles of both saltwater and freshwater canals.

In 2018-2023, Ceres provided Livingston Parish, LA stream debris removal services for waterways in an effort to mitigate local flood risks and enhance scenic waterways and wildlife under the NRCS Emergency Watershed Protection Program. Ceres completed 3,554,683 linear feet of waterways, reducing flooding and removing obstructions from over 600 miles of bayous, creeks, rivers, and ditches.

During the project, Ceres regularly met with Livingston Parish, NRCS and USACE partners to conduct site visits of ongoing work. Ceres project management staff also met weekly with superintendents and foreman to discuss the USACE permits including the drawings and specifications within the permits. All permits and ROE information are provided to the superintendents and permits using DropBox accounts for ease of reference and sorted by lateral.



Ceres collected over 750,000 CY of waterway debris for the City of Cape Coral



Ceres working in Livingston Parish, LA

With this experience, Ceres understands how to work with federal, state and local agencies to include U.S. Army Corps of Engineers, The Natural Resource Conservation Service and The United States Fish and Wildlife Agency. Ceres knows how to work with NRCS and the U.S. Corps of Engineers to secure Section 404 permits.

Specialized Equipment

In addition to traditional waterway debris removal equipment, Ceres owns advanced material handlers, Sennebogens, which can be particularly effective for waterway debris removal projects. Sennebogen tree & material handlers are low pressure ground pieces of equipment with grapple saws that allow to remove debris safely and efficiently. These versatile machines are essential for lifting, cutting, and sorting large storm-damaged materials, such as fallen trees and tangled vegetation, that may obstruct natural water flow. With 68 feet of down slope reach, the grapple saw allows the operator to safely and precisely cut through large logs and branches in difficult-to-access areas, such as steep embankments and flood zones. The combination of lifting power and cutting precision ensures efficient debris removal.

Past Similar Projects

Ceres Environmental Services, Inc. has been working actively in the disaster recovery business since our founding in 1976, completing over 350 FEMA-reimbursed projects. Below are a few examples of our past projects that involved waterway debris removal; additional details on our past performance are available upon request.

Owner	Title of Work	Value	Amount	Time Period	Description
East Feliciana Parish, LA	NRCS Waterway Debris Removal	\$2,271,873	70,819 LF	March – July 2024	Removal of debris obstructing waterways
Cape Coral, FL	NRCS Waterway Debris Removal	\$201,620	3,300 LF	December 2023 – February 2024	Removal and reduction of Waterway Debris following Hurricane Ian
Cape Coral, FL	Emergency Disaster Assistance and Debris Removal- FEMA Waterway Debris Removal	\$64,888,996	2.7 million CY of debris-including 750,000 CY of Waterway Debris	September 2022 – February 2024	Removal of Debris Following Hurricane Ian. Ceres removed extensive amount of debris from canals.
Merced County, CA	Agreement for Special Services – Flood Debris Removal	\$1,665,420	48,663 CY of waterway debris	July 2023 – January 2024	Removal and reduction of debris following flood event, including waterway debris removal
St. Tammany Parish, LA	Waterway Debris Removal	\$8,400,000	381,333 LF	September 2022 - September 2023	Removal of debris from waterways throughout the Parish.
Livingston Parish, LA	Vegetative Debris Removal from Parish Waterways	\$65,467,989	3,306,224 LF	May 2018 – September 2023	Removal of waterway debris as part of the NRCS funded Emergency Watershed Protection Project
Linn County, IA	Derecho Storm Debris Removal from Waterways	\$16,228,927	1,160,165 CY including 3,284 CY of waterway debris	June-August 2021	Removal of waterway debris following the 2020 Derecho in Iowa
Savannah, GA	Storm Debris Removal Services	\$11,934,438	449,873 CY	October 2016 – June 2017	Debris removal after Hurricane Matthew, removal and reduction of vegetative debris, trees and stumps. Ceres also removed almost 50,000 CY of waterway debris.
Livingston Parish, LA	Waterway Debris Removal	\$606,874.58	8,538 CY, 144 Boats	October – December 2015	FEMA approved debris removal project of vegetative, C&D, and white good debris removal from waterways in Livingston Parish

2 Project Approach

Main goals and objectives:

- Safely and efficiently remove waterway debris from the Augusta Canal
- Ensure the integrity of the City of Augusta Water Works System levee and its intake system
- Preserve water quality, as the Augusta Canal is a major source of Augusta's drinking water

The work will involve clearing vegetative debris from designated channel areas by removing and disposing of vegetative debris from the channel.

Mobilization and Project Timeline

Crews will begin work within 6 calendar days of NTP or according to Augusta's priorities and the removal schedule coordinated with Augusta Utilities.

Daily meetings will be conducted at 7:00 AM between Augusta Utilities representatives and Ceres authorized project representatives. Progress will be updated and reported by Ceres at the close of business each day.

A final report will be submitted to the Augusta representatives upon project closeout. Ceres will prepare and submit a detailed description of all debris management activities including production rates, final disposal locations, and total cost of the project invoiced to Augusta. Ceres will also supply additional information upon request and understands that final project reconciliation must be approved by Authorized Representatives of the City of Augusta/Augusta Utilities. Following reconciliation of the records, a final invoice will be delivered to Augusta.

Levee Integrity

Work will be conducted from the waterway and levee system. The condition of the levee will be monitored by Ceres Representatives for any changes in structural integrity throughout the operation.

Ceres may utilize its Sennebogen equipment to remove waterway debris from the channel, specifically in areas where it will not compromise the integrity of the levee. For instance, Sennebogen machines may be utilized to clear trees that may obstruct the intake system.



One of Ceres' Sennebogen machines mobilized to Augusta, ready to clear debris from the canal.

Crews:

A crew may consist of any combination of the following types and quantities of equipment.

- 1 Amphibious (Marsh Excavator) operating in the waterway
- Shallow draft work platforms with Hydraulic Excavators and Grapples
- 1 17-foot utility work boats with 25hp out-board motor or Airboats dependent on access
- 1 Cable Skidders or Tractor Dozers with Winches- laborers will attach the cables to the debris.
- 4-6 Laborers

Available Equipment:

- Barges
- Marsh buggies
- Sennebogens
- Track Excavators
- Maruko Tracked Trucks
- Skid Steers with Winches and Cables

Removal of Debris

Scope of Work

All woody debris within the work limits shall be removed. Typically, Vegetative debris longer than 18 inches or having a diameter greater than 4 inches (or other mutually determined debris size) within the work limits

will be is removed. This is to include, but is not limited to all debris (trees, which have been displaced, etc.) that is a part of the debris within the work limits. Leaning trees, (those which are leaning over the channel and are identified for removal), shall be cut off at the ground line leaving the root mass in place. If the root mass of such tree is outside the work limits, the tree shall be cut off at the root mass and the root mass shall remain.

Flow obstructions shall be removed by method including, but not limited to, sawing, cabling, winching, lifting, or dragging.

The following guidelines shall be utilized to determine which trees, stumps, and brush to remove.

- All downed trees, brush, limbs, tops, vines, and other washed-in woody vegetative materials lying completely or partially within the stream banks shall be removed.
- Stumps of downed trees within the channel banks shall not be removed unless less than 30% of the stump is in direct contact with soil.
- All building materials, manufactured items, and other loose foreign debris lying completely or partially within the limits of designated areas shall be removed and disposed of to the appropriate landfill or facility.

Transportation and Disposal of the Debris

All vegetative debris removed from the Augusta Canal will be transported to the ROW. Further, it will be transported to the Augusta Eisenhower Park Debris Management Site for temporary disposal, reduction with mulch hauled to an approved final resting spot. Canal debris loading, hauling, reduction by grinding, hauling and disposal at final resting spot will be compensated under pay items included in the City of Augusta debris removal contract with Ceres Environmental.

No sediment shall be placed on improved property except were directed or allowed by the City of Augusta Utilities authorized representatives to fill stump holes, ruts, and other local depressions.

Bridges

When debris removal is required at bridge and culvert locations, the work limits shall be the distance necessary to remove all floating and submerged accumulated debris. At bridges and culverts, both sides of the channel may be used as work sides if conditions warrant.

Ceres may request to temporarily lower the water levels to create additional clearance for the barge with debris to navigate under bridges. This will be performed in coordination with City of Augusta Utilities authorized representatives. A clearance of at least 12 feet will be required for safe operation of marsh buggies and barges.

Tree Rootballs

The root mass of any tree, within the work limits, designated for removal, shall only be left in place if 30% or more of the root mass is still in direct contact with the soil. Root masses of trees, within the work limits, that are designated for removal, and which are less than 30% in contact with the soil shall be removed.

Ceres will remove tree rootballs only with permission from the levee authorities.

Spill Prevention

As mentioned earlier, the Augusta Canal is a major source of Augusta's drinking water. Ceres will implement spill prevention measures to mitigate hydraulic hose failures and potential oil spills from machinery.

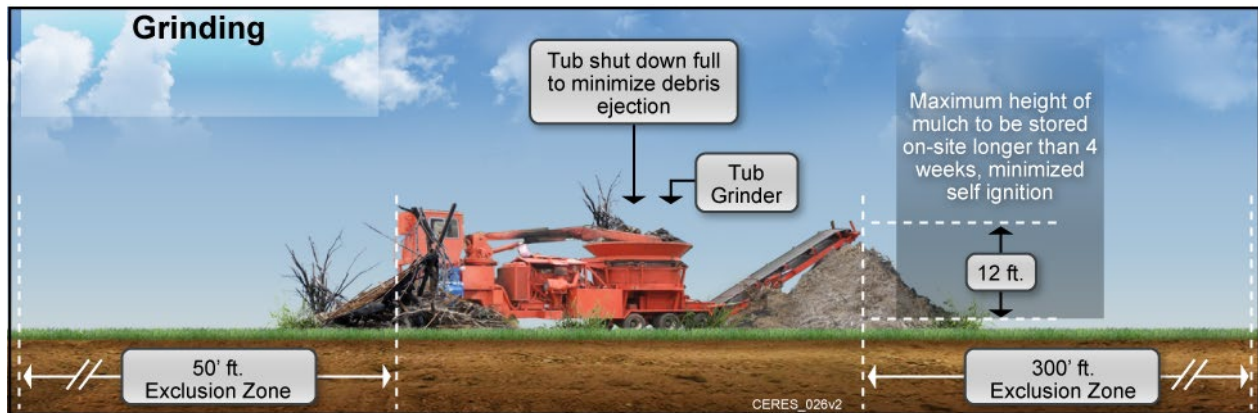
Mitigating Intake System Blockages

Sennebogens may be utilized to clear trees that may obstruct the intake system. Sennebogens may hold, cut, and remove entire trees directly from the waterway.

Volume Reduction by Grinding

The wheel loader with rake will push material designated for reduction to the grinder. Great care should be taken to keep the debris free of dirt before processing with a grinder/chipper; this both maintains the value of the product and reduces the cost of grinding. If the mulch produced from grinding is to remain on site for

more than four weeks, the mulch piles will then be stacked no higher than 12 feet to minimize the potential for spontaneous combustion.



Horizontal grinders, having a predominately closed grinding chamber, can operate with a minimal exclusion zone projecting out at a 45-degree angle at a distance of 250 feet from each corner of the in-feed conveyor. Tub grinders, if used, will operate with an exclusion zone of 300 feet on the "kick" side of the grinder and 50 feet on the "non-kick" side. Grinders will be shut down in full tub conditions to minimize debris ejection. The Dust Control plan will be implemented to ensure dust from the grinder does not impact the adjacent properties. Lockout/tagout procedures will be used on grinders and strictly enforced. All equipment in the vicinity of the grinders will be equipped with fully enclosed cabs.

Safety

Ceres Site Managers are responsible for ensuring safe and healthy work environments during all operational phases. The Site Manager's specific daily Health and Safety and Operations responsibilities include:

- Ensuring safe operation of their specific area of responsibility using the proper tools and in accordance with the safety procedures and guidelines outlined in EM 385-1-1 and CFR 29 Par 1929 and 1910.
- Enforcing the use of proper guards, controls, and work practices. Monitoring each feature of work for human, situational, and environmental factors that could cause accidents.
- Locating compiling contact information for area medical facilities. Crew Leaders will be equipped with a cellular phone in case of emergency.
- Supervising and evaluating overall worker performance, including safety.

Crew Leaders document daily production to monitor and ensure the most efficient operations. The information they are to record includes: Cycle Times of Trucks, Loads per Hour, and Production.

Crew leaders are required to make sure that safety gear is provided and that it is adequate for the hazards involved. They must also enforce the proper use and wearing of protective gear. Accidents will be recorded and reported on the Supervisor's Accident/Incident Investigation Report by the Crew Leaders.

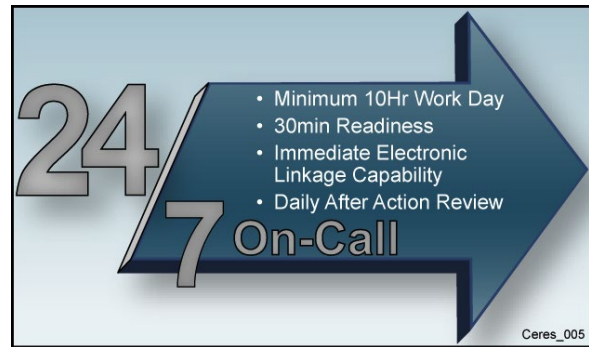
Daily records submitted up the chain of command to the Project Manager will include: Sub-contractor/Employee Name, Equipment Number, Type of Equipment and the hourly equipment documentation, downtime, lost time, and sick time.

All accident/incident reports are forwarded through the Health and Safety Manager to the Health and Safety Officer (HSO). The HSO notifies the PM, who in turn informs the City Operations Manager and implements all procedures as set forth in the Ceres Health and Safety Program.

Project Manager

The Project Manager (PM) will serve as the principal point of contact between Ceres and the «Jurisdiction» Operations Manager. The assigned PM will be knowledgeable about all facets of Ceres' assigned tasks and will have executive project responsibilities. The PM will have written authority to sign for the corporation in matters relating to this project and Augusta.

Upon receipt of a Notice to Proceed, the PM will be on call 24 hours per day, seven days per week, and will have electronic linkage capability for transmitting and receiving relevant contractual information. This linkage will provide immediate contact availability via cell phone and fax machine and have Internet capabilities. The PM will participate in daily After-Action Reviews and disaster exercises, functioning as a source to provide essential element information. The PM will report to the Augusta Operations Manager on an “on call basis” and be capable of responding within one hour of notification.



The PM will ensure that all Augusta event goals and priorities are accomplished and is authorized to make executive decisions regarding the project. The PM will work out of a Ceres local disaster office and will meet with his support staff and crew leaders at the end of each day to review progress and set goals and priorities for the following day.

3 References

Ceres Environmental Services, Inc. has a long record of successful contract performance. Our customers have provided formal evaluations or letters of recommendation that attest to our strong performance and record of customer service and satisfaction. These letters are provided on the following pages. The following table contains a selection of our references from relevant projects completed in the past five (5) years.

Event	Contract Activity	Government Entity	Amount	Contract Period
Hurricane Ian	Emergency Disaster Assistance and Debris Removal & Waterway Debris Removal	Cape Coral, FL	\$64,888,996 2,707,047 CY including over 750,000 CY of waterway debris	October 2022 – May 2023
	Point of Contact: Terry B. Schweitzer, Solid Waste Manager; P.O. Box 150027, Cape Coral, Florida 33915-0027, Tel: 239-573-3136; tschweitzer@capecoral.gov			
Waterway Cleanup	Waterway Debris Removal	St Tammany Parish, LA	\$8,381,699 381,333 Linear Feet	September 2022 – September 2023
	Point of Contact: Holly O'Neal, Assistant Director of Public Works, Tel.: (985) 898-2557; honeal@stpgov.org			
Waterway Cleanup	Waterway Debris Removal	Livingston Parish, LA	\$65,467,989 3,306,224 Linear Feet	May 2018 – September 2023
	Point of Contact: Shannon Dyer, Deputy Director of Homeland Security & Emergency Preparedness; 20355 Government Boulevard, Livingston, LA 70754; Tel. (225) 247-8883; lohsep1@lpgov.com			



City of Cape Coral
Public Works Department

April 27, 2023

Bryan Fike
Regional Client Services Director
Ceres Environmental Services, Inc.
6968 Professional Parkway East
Sarasota, FL, 34240

Re: City of Cape Coral Hurricane Ian Debris Removal Project

Dear Bryan Fike:

I am writing to acknowledge and commend CERES Environmental Operations for the excellent performance related to disaster debris removal following Hurricane Ian's landfall in Cape Coral.

I offer sincere appreciation for their rapid recovery services during one of the most powerful and destructive storms to ever hit the United States. The project scope included over 127 square miles of land and 1,500 miles of roadway. Ever since we signed our contract, they have provided the highest quality of communications and responsiveness with even better customer service. Our deadlines were met earlier than expected, and they quickly resolved any issues that arose without reservation. Our recovery could not have been successful without them. The professional leadership of the field team to rapidly mobilize and ramp up with full-time personnel and numerous subcontractors is a testimony to the dedication of their staff. A positive relationship was built with all levels of the city's government, making them a reliable partner to us.

Immediately after the storm passed, CERES mobilized a large volume of equipment and personnel to conduct first push operation, began vegetative debris removal, set up and operated four separate debris management sites within city limits. The CERES team and their sub-contractors, were well equipped to, not only, meet the physical demand, but also, extremely familiar with the tedious requirements related to federal funding.

Bryan Fike- City of Cape Coral Hurricane Ian Debris Removal Project
April 27, 2023
Page 2 of 2

Key staff within the CERES organization provided excellent customer service and addressed all citizen concerns with a sense of urgency and professionalism. While Cape Coral's debris removal activities were being well maintained by CERES, City of Cape Coral Public Works staff were able to focus on different infrastructure recovery efforts.

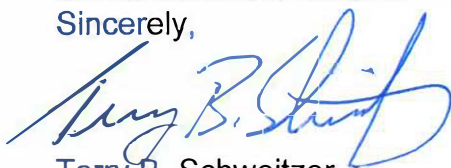
At the 60-day mark of the declared disaster, Ceres had removed over 1,800,000 cubic yards of vegetation and C&D from city streets. At project completion, CERES collected, chipped, and disposed of 1,510,773 cubic yards of vegetative debris; and collected, staged and disposed of 454,308 cubic yards C&D both, in only 4 months. This included two weeklong holiday breaks.

In addition to the right-of-way removal, a unique facet to the recovery was Ceres also planned and successfully conducted both land-based and water-based debris removal of vegetation knocked down by Ian, and non-vegetative debris blown into the canals or damaged by the storm surge.

The scope of this project included collecting, chipping, and disposing of 750,000 cubic yards of vegetative debris and 800 cubic yards of C&D from over 400 miles of both saltwater and freshwater canals, while supporting the City's efforts in protecting waterfowl, wading birds, migrant songbirds, gopher tortoises, and dolphins and reptiles. Cape Coral is home to the largest population of burrowing owls in Florida, and the canal system is so extensive that local ecology and tides have been affected. The system provides many residents with waterfront living access to the Gulf of Mexico via the broad Caloosahatchee River and Matlacha Pass.

The City of Cape Coral is honored to have completed a successful FEMA funded project with CERES, and I would whole-heartedly recommend the CERES team for emergency debris removal activities.

Sincerely,



Terry B. Schweitzer
Solid Waste Manager
City of Cape Coral

TS:jr



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

To Whom It May Concern:

Ceres Environmental Services has done an exceptional job clearing numerous waterways in St. Tammany Parish. In 2022 and 2023, we had the pleasure of collaborating with Ceres on an NRCS-funded project aimed at preventing flooding by removing debris from our extensive canals, channels, and various waterway systems. Their dedication, professionalism, and expertise were instrumental in the success of this project.

In total, Ceres cleared 381,333 linear feet of waterways, working within the National Wild and Scenic Rivers System. Ceres demonstrated efficiency, effectiveness, and high levels of expertise in their waterway debris removal efforts. They exhibited a profound understanding of the challenges posed by our waterways, requiring specialized knowledge and equipment to ensure project success while minimizing the environmental impact. They applied various debris removal techniques to tackle challenges such as the varying depth and width of the waterways, the limited availability of access points, and the presence of obstacles in the waterways.

Ceres complied with all applicable rules and regulations and provided thorough documentation to NRCS to ensure St. Tammany Parish's reimbursement eligibility.

I highly recommend Ceres for any future projects related to waterway debris removal and restoration. Their unwavering dedication to quality, safety, and efficiency sets them apart. We are grateful for their dedication, and we look forward to future collaborative efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. B. Cooper".

MICHAEL B. COOPER
Parish President



Livingston Parish
Office of Homeland Security and Emergency Preparedness
20355 Government Boulevard, Suite D
Livingston, LA 70754



Item 23.

21 March 2024

I am writing this letter to show my appreciation for the work Ceres has completed for Livingston Parish over the course of the last six years. There are 1,548 miles of canals and ditches throughout the Parish, many of which become clogged with debris resulting from storms and hurricanes, posing a threat of flooding.

Between May 2018 and September 2023, Ceres covered over 600 miles of waterways, clearing 3,554,683 linear feet of various canals and rivers. Ceres used specialized waterway debris removal equipment in a safe and efficient manner, ensuring minimal environmental impact throughout their operations.

Ceres complied with all federal, state and local regulations and environmental protection laws. They provided accurate and compliant documentation critical to NRCS reimbursement. Their professionalism, expertise, and reliability make them an invaluable partner.

Based on their exceptional performance, I highly recommend Ceres for any waterway debris removal project.

Thank you,

Shannon Dyer, Deputy Director
Homeland Security and Emergency Preparedness
20355 Government Blvd.
Livingston, LA 70754



Public Safety Committee

Meeting Date May 13, 2025

Sole Source Vendor Approval for Fire Engine 8 Helene Damages

Department:	Fire
Presenter:	Antonio Burden, Fire Chief/EMA Director
Caption:	Motion to approve a request by the Augusta Fire Department to use Ten-8 as the sole source vendor to make repairs on Fire Engine 8.
Background:	Engine 8 is a critical part of the Augusta Fire Department's fleet, serving as a front-line unit. Engine 8 sustained significant damage during hurricane Helene. A recent inspection by Ten-8 revealed critical mechanical and structural damage rendering it immobile.
Analysis:	Ten-8 is the sole source dealer for the sale, service, parts, and warranty of custom and commercial fire apparatus manufactured by Pierce in the state of Georgia. This investment in Engine 8 is essential to maintain the operational readiness of our fire fleet and ensure the safety of Augusta's citizens.
Financial Impact:	\$569,200 with a 15% reimbursable Cost Share of \$85,380
Alternatives:	None at this time
Recommendation:	To approve the Motion to approve a request by the Augusta Fire Department to use Ten-8 as the sole source vendor to make repairs on Fire Engine 8.
Funds are available in the following accounts:	\$483,820 - 220041253-5319140 (Federal/State Cost Share) \$85,380 (15% Local Match – Fire Fund Balance)
<u>REVIEWED AND APPROVED BY:</u>	Antonio Burden, Fire Chief/EMA Director



Print Form

Sole Source Justification (Reference Article 6, Procurement Source Selection Methods and Contract Awards, § 1-10-56 SOLE SOURCE PROCUREMENT)

Vendor: Ten-8 E-Verify Number: 206280

Commodity: Fire Truck Sales, Service, Repair

Estimated annual expenditure for the above commodity or service: \$ 569,200

Initial all entries below that apply to the proposed purchase. Attach a memorandum containing complete justification and support documentation as directed in initialed entry. (More than one entry will apply to most sole source products/services requested).

1. SOLE SOURCE REQUEST IS FOR THE ORIGINAL MANUFACTURER OR PROVIDER, THERE ARE NO REGIONAL DISTRIBUTORS. (Attach the manufacturer's written certification that no regional distributors exist. Item no. 4 also must be completed.)
- X 2. SOLE SOURCE REQUEST IS FOR ONLY THE AUGUSTA GEORGIA AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER OR PROVIDER. (Attach the manufacturer's — not the distributor's — written certification that identifies all regional distributors. Item no. 4 also must be completed.)
3. THE PARTS/EQUIPMENT ARE NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER. (Explain in separate memorandum.)
- X 4. THIS IS THE ONLY KNOWN ITEM OR SERVICE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (Attach memorandum with details of specialized function or application.)
5. THE PARTS/EQUIPMENT ARE REQUIRED FROM THIS SOURCE TO PERMIT STANDARDIZATION. (Attach memorandum describing basis for standardization request.)
6. NONE OF THE ABOVE APPLY. A DETAILED EXPLANATION AND JUSTIFICATION FOR THIS SOLE SOURCE REQUEST IS CONTAINED IN ATTACHED MEMORANDUM.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the service or material described in this sole source justification be authorized as a sole source for the service or material.

Name: Lea Rigdon Department: Fire Date: 4/29/2025

Department Head Signature: [Signature] Date: 4/29/25

Approval Authority: [Signature] Date: 5/2/25

Administrator Approval: (required — not required) _____ Date: _____

COMMENTS:

PIERCE MANUFACTURING INC.

AN OSHKOSH CORPORATION COMPANY • ISO 9001 CERTIFIED

2600 AMERICAN DRIVE
POST OFFICE BOX 2017
APPLETON, WISCONSIN 54912-2017
920-832-3000 • FAX 920-832-3208
www.piercemfg.com



January 2, 2025

RE: Sole Source

To whom it may concern:

To provide you with the personalized level of sales, service, and warranty you deserve, Pierce has established a network of authorized dealers throughout the country. Ten-8 Fire & Safety, LLC. is the exclusive dealer for the sale, service, parts, and warranty of custom and commercial fire apparatus manufactured by Pierce in the states of Florida and Georgia.

Ten-8 Fire & Safety, LLC. is extremely qualified to provide you with the support you have come to expect from Pierce and has service and warranty facilities located in both states they serve.

Please contact Ten-8 Fire & Safety, LLC. direct for sales and service support or visit their website for more information at www.ten8fire.com.

Sincerely,

A handwritten signature in black ink that reads "Chad Schneider".

Chad Schneider
Sr. Manager – Contracts and Sales Operations
Pierce Manufacturing Inc.



Commission Meeting

May 20, 2025

Affidavit

Department: N/A

Presenter: N/A

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

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A