



ENGINEERING SERVICES COMMITTEE MEETING AGENDA

Commission Chamber
Tuesday, May 26, 2026
1:15 PM

ENGINEERING SERVICES

1. Five Stars Fuels of GA Easement Deed
2. Knox Place, Phase I Water and Sanitary Sewer Dedication Documents
3. Approve award of “On-Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structure and Pipes” Contract to Gulf Cost Underground, LLC, and Southeast Pipe Survey, Inc., subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. AE/25-219
4. Approve supplemental funding (SA4) for Final Construction Plan Preparation Phase of the Design Consultant Services Agreement to Kimley-Horn in the amount of \$144,896.77 for the Monte Sano Ave. Improvements (Wrightsboro Rd. to Walton Way) Project. AE / RFQ 19-247 (20ENG875)
5. Consider discussing and conditionally approving Atlantic Waste Services (AWS) request for a “Consistency Letter” related to the construction and operation of a Solid Waste Transfer Station Facility at 927 Molly Pond Road, Augusta, Georgia.

Propose Condition: All solid waste accepted or collected at the Transfer Station shall be disposed of at the Augusta Deans Bridge Road MSW Landfill. This condition shall also serve as a Zoning Exception requirement for the use of this site as a Transfer Station.

Additionally, authorize the Augusta Engineering & Environmental Services Director to provide the requested “Consistency Letter” to AWS. / AE
6. Motion to **approve** the May 12, 2026 Engineering Services Committee Meeting minutes.



Engineering Services Committee Meeting

Meeting Date: June 2, 2026

Five Stars Fuels of GA Easement Deed

- Department:** Utilities
- Presenter:** Wes Byne, Director
- Caption:** Five Stars Fuels of GA Easement Deed
- Background:** Five Stars Fuels of GA is slated to begin construction at the corner of Gordon Highway and Willhaven Drive. It has been determined that Five Stars will need to deed right-of-way to GDOT for an accel/decel lane.
- Analysis:** Augusta has critical infrastructure, in the form of a water main that feeds both Fort Gordon and the medical prison, within the required right-of-way. It may become necessary, in the future, for the pipeline to be relocated. If this comes to pass, this easement, which is donated by Five Stars, gives Augusta a place for that relocation.
- Financial Impact:** None
- Alternatives:** Disapprove the Five Stars Fuels of GA easement.
- Recommendation:** Approve and accept the Five Star Fuels of GA easement.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A

State of Georgia

County of Richmond

**AUGUSTA, GEORGIA
EASEMENT DEED**

PARCEL IDENTIFICATION NUMBERS:

080-0-202-00-0, 2003 Willhaven Drive

THIS INDENTURE made and entered into this ____ day of _____ 2026, between **Five Stars Fuels of GA, LLC**, a Limited Liability Company established under the laws of the State of Georgia, hereinafter referred to as OWNER, and **Augusta, Georgia**, a political subdivision under the laws of Georgia, hereinafter referred to as AUGUSTA;

WITNESSETH, that OWNER, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand and truly paid by AUGUSTA at and before the sealing and delivery of these presents, and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto AUGUSTA, its successors and assigns, an exclusive utility, access and maintenance easement in perpetuity under, across and through the hereinafter described parcel of land as follows;

SAID EASEMENT is twenty-five (25) feet in width and consists of 10,748 (0.24 acre) Square Feet, more or less, of exclusive permanent utility, access and maintenance easement, in perpetuity, for the sole use of the Augusta Utilities Department, on tax map parcel 080-0-202-00-0 (with the present day address of 2003 Willhaven Drive), and in addition to the original easement granted by Barbara Sims and the Estate of Fred M. Sims by deed dated January 8, 2010 and recorded in the office of the Clerk of the Superior Court of Augusta-Richmond County, Georgia, in realty reel 1248, Pages 877-881. Said

permanent easement is shown on a plat prepared by James G. Swift & Associates, for Five Stars Fuels of GA, LLC, dated March 6, 2026, marked as Exhibit A, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying the Augusta Utilities Department's utility and fiber optics services. Said plat is also recorded in said Clerk's office in Realty Reel _____ Pages _____.

OWNER does also grant, bargain, sell and convey unto Augusta, its successors, assigns, and legal representatives the right, but not the duty, to clear and to keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easement for this purpose and all other purposes stated herein.

OWNER further grants unto AUGUSTA the right to stretch communication lines, or other lines, within the permanent easement, for the use of AUGUSTA, its successors, assigns, representatives, agents, and designees, upon or under said land, within said easements, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign said easements in whole or in part.

OWNER, its heirs, successors, assigns, and legal representatives after the completion of this Project, shall have the right to use said permanent easement in any manner not inconsistent or interfering with the rights herein granted, **excluding**, however, 1. the right to plant thereon any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services; and 2. the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements, within the boundaries of said permanent easement.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto AUGUSTA, its successors and assigns, in perpetuity.

And OWNER, its heirs, successors, assigns, and legal representatives shall and will forever warrant and defend unto AUGUSTA, its successors and assigns, the rights, ways, easements privileges and appurtenances conveyed herein, against the claim of any person or person whomsoever.

IN WITNESS WHEREOF, OWNER has set its hand and seal, the day and year first above written.


Signed, Sealed and Delivered in the presence of:

FIVE STARS FUELS OF GA, LLC



Witness


Notary Public



Gurpreet Walia

As Its: Managing Member

State of Georgia

County of Richmond

My Commission Expires: January 14, 2030

(Notary Seal)



SURVEYORS CERTIFICATION (A) SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAN OR PLAN HAS BEEN APPROVED FOR FILING IN THE MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED BY WRITING THAT APPROVAL IS NOT REQUIRED.

G.F. SWIFT REGISTERED LAND SURVEYOR 2814 DATE 4/7/26

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPIRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAN, OR PLAN CONFORMS WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF SURVEYORS AND MAPPING AND THE STANDARDS AND SPECIFICATIONS OF THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURE(S) ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

G.F. SWIFT REGISTERED LAND SURVEYOR 2814 DATE 4/7/26 PARTICIPANT I.D. 41-587289-3

As required by subsection (g) of O.C.G.A. Section 15-6-67, this plat is subject to the jurisdiction of the appropriate local jurisdiction for recording or statements hereon, approved certificates, signatures, stamps, or statements hereon, of appropriate governmental bodies by any purchaser or intended land use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT.

A/E WILLHAVEN PROPERTY OWNERS ASSOCIATION INC. (2016-R-18)

PARCEL ID: 080-D-202-00-0

PARCEL A
2.98 AC

PARCEL B TO BE DEEDED TO GEORGIA D.O.T.

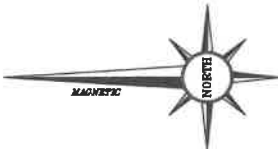
PARCEL B
0.33 AC
3,981 SF

NOTE: PROPOSED 25' UTILITY EASEMENT FOR THE SALE OF PARCELS B1 & B2 FOR THE UTILITIES 14-54-56 ST. AUGUSTA UTILITIES (10 FEET)

PROPOSED 20' UTILITY EASEMENT

REFERENCES:
1. FINAL PLAT OF WILLHAVEN PHASE I REVISED 03/20/09 BY JOHN BREWER & ASSOCIATES.
2. A RECOMBINATION SURVEY OF TRACT "A", TRACT "B", TRACT "C" AND TRACT "D" OF WILLHAVEN PARK MOBILE HOME TRAIL DATED 07/05/14 BY JACHENS LAND SURVEYING, INC.
3. EASEMENT PLAT GORCON HIGHWAY 16" WATER MAIN EXTENSION REVISED AUGUST 24, 2011 BY JAMES G. SWIFT AND ASSOCIATES.

LEGEND:
--- CONCRETE MONUMENT FOUND
--- REBAR SET
--- OPEN TOP FOUND
--- OPEN TOP
--- CONCRETE MONUMENT FOUND



PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30609
Phone: (706) 866-8683

FIVE STAR FUELS OF GA, LLC
PROPERTY LOCATED IN THE 119th G.A.D.
AUGUSTA - RICHMOND COUNTY GEORGIA
SCALE: 1"=40'
MARCH 6, 2026



Engineering Services Committee Meeting

Meeting Date: June 2, 2026

Knox Place, Phase I Subdivision

Department:	Utilities
Presenter:	Wes Byne, Director
Caption:	Knox Place, Phase I Water and Sanitary Sewer Dedication Documents
Background:	During the development of Knox Place, Phase I, off Willis Foreman Road, a water distribution system and a sanitary sewer system were constructed.
Analysis:	Both systems have passed all testing and are ready to be added to Augusta’s system.
Financial Impact:	Future payments for water and sanitary sewer from homes constructed in the subdivision.
Alternatives:	Disapprove the water and sanitary sewer dedication documents from Knox Place, Phase I.
Recommendation:	Approve and accept the water and sanitary sewer dedication documents Easement Deed from Knox Place, Phase I.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

**STATE OF GEORGIA
COUNTY OF RICHMOND**

MAINTENANCE AGREEMENT

(18 Month Warranty on the Water Distribution System and Gravity Sanitary Sewer System, with a 36 Month Warranty on a Portion of the Gravity Sanitary Sewer System)

KNOX PLACE, PHASE 1

THIS AGREEMENT, entered into this ____ day of _____, 20____, by and between SOUTH AUGUSTA LAND HOLDINGS, LLC, a corporation established under the laws of the State of Georgia, hereinafter referred to as "DEVELOPER", and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, acting by and through the Augusta Commission, hereinafter referred to as "AUGUSTA":

WITNESSETH

WHEREAS, DEVELOPER has requested that AUGUSTA accept the water distribution system and the gravity sanitary sewer system, for the subdivisions known as Knox Place, Phase 1, as shown by a Deed of Dedication, contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, with this document; and

WHEREAS AUGUSTA has adopted a policy requiring that DEVELOPER maintain those installations and systems laid or installed in the subdivision, which AUGUSTA does accept by Deed, for a period of eighteen (18) months; and

WHEREAS DEVELOPER has agreed to an exception to the eighteen-month warranty rule, for a portion of the gravity sanitary sewer hereinafter described in this document, and will extend the warranty on that particular portion of gravity sanitary sewer for an additional eighteen (18) months for a total of thirty-six (36) months; and

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by DEVELOPER and the mutual agreement hereinafter set out, IT IS AGREED that:

(1) AUGUSTA accepts the water distribution system and gravity sanitary sewer main for the subdivision, respectively described in the Deed contemporaneously tendered herewith to the Augusta Commission and that said water distribution system and gravity sanitary sewer system were duly inspected by the Augusta Utilities Department and said systems did pass said inspection.

(2) DEVELOPER agrees to maintain all the installations laid or installed in said subdivision(s) as described in said Deed for a period of eighteen (18) months from the date of the acceptance of said Deed of Dedication by the Augusta Commission.

(3) DEVELOPER agrees that, if during said eighteen month period there is a failure of the installations laid or installed in said subdivisions described in the Deed due to failure or poor workmanship, the DEVELOPER shall be responsible for adequate maintenance and repair.

(4) In the event of such failure of the improvements, AUGUSTA shall notify DEVELOPER and set forth in writing the items in need of repair. DEVELOPER shall present, within fifteen (15) business days of the date of said writing, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by AUGUSTA.

(5) If, in the event of an emergency, as determined by AUGUSTA, DEVELOPER is unable to respond in a timely manner, AUGUSTA shall be authorized to erect barricades, and/or traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem, at DEVELOPER'S expense and allow DEVELOPER time to make the needed repairs in a reasonable time, as determined by AUGUSTA.

(6) In the event DEVELOPER fails to comply with the terms of this agreement and perform such repairs as indicated in paragraph (3) and/or paragraph (5) within the designated timeframe, then AUGUSTA shall proceed to have the necessary corrective work done, and DEVELOPER agrees to be responsible to AUGUSTA for payment, in full, of the costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages and said payment shall be made to AUGUSTA within 30 days of receipt of invoice/bill.

(7) All items in this Agreement shall terminate eighteen (18) months after the date of the acceptance of said Deed of Dedication by the Augusta Commission, except for paragraphs (8) and (9).

(8) Extension of warranty on a portion of gravity sanitary sewer:

- a. DEVELOPER shall extend its present Warranty Bond, through the Planning and Development Dept., on or before the signing of these dedication documents, for an additional eighteen (18) months, for a total of thirty-six (36) months, on a portion of the gravity sanitary sewer. Said portion consists of the manholes A1 and A2 and the pipeline running between them (under Willis Foreman Road and down Dolphin Way).
- b. DEVELOPER shall have the bond amount set at two hundred and fifty thousand dollars (\$250,000).
- c. DEVELOPER shall have the bond made payable to the Augusta Utilities Dept./Knox Place, Phase 1.
- d. DEVELOPER agrees that at any time during the thirty-six months warranty the criterion for the Augusta Utilities Dept. calling in the bond shall be if the above described portion of gravity sanitary sewer is unable to flow freely as per the engineer's design two (2) times within a six (6) month period of time. Said criterion includes, but is not limited to, pumping out, auguring, drilling, jetting and cleaning.
- e. In the event of such failure of the above described portion of gravity sanitary sewer, prior to calling in the bond, AUGUSTA shall notify DEVELOPER and set forth in writing the items in need of repair. DEVELOPER shall present, within fifteen (15) business days of the date of said writing, its proposed plan of repair and shall have the repairs completed in a reasonable time, as determined by AUGUSTA. The proposed plan must be approved by AUGUSTA and the repairs pass AUD testing.
- f. DEVELOPER agrees that any and all rules, regulations, directives, responsibilities

and liabilities, as stated in this document also apply to the portion of gravity sanitary sewer described in this exception.

(9) DEVELOPER agrees that AUGUSTA will not accept any water service, water meter, sewer service, or cleanout that is located within any driveway, paved area, residential parking area or sidewalk per *Augusta-Richmond County, Georgia Minimum Standards for the Design and Construction of Water and Wastewater Systems*, which can be found on the Augusta, Georgia official website under the Utilities Department, any of the services that fall within the locations shall be relocated at the expense of the Developer, Owner, and/or the entity or person by whom the property is owned at the time the services were constructed or laid within the locations. Said relocations may include new services, as needed, and as determined by AUGUSTA. Before said services may be relocated, AUGUSTA must be notified as to whom will be relocating the services and permission must be obtained. AUGUSTA must be granted the opportunity to inspect the services relocations, before they are covered up.

(10) In this Agreement, wherever herein the term DEVELOPER or AUGUSTA is used, the same shall be construed to include as well the heirs, executors, administrators, successors, legal representatives, and assigns of the same. The term DEVELOPER shall also be construed to mean the owner of the property at the time of the signing of this agreement.

(11) This agreement shall be controlled by and construed in accordance with the laws of the State of Georgia and the venue shall be Richmond County, Georgia.

(12) This agreement shall run with the land.

IN WITNESS WHEREOF, DEVELOPER has hereunto set its hand and seal, and AUGUSTA has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness

DEVELOPER:
SOUTH AUGUSTA LAND HOLDINGS, LLC

By: [Signature]
A. Dennis Trotter

[Signature]
Notary Public

As Its: Manager

State of Georgia County of Columbia

My Commission Expires: 10/03/25

(NOTARY SEAL)



ACCEPTED BY:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)

(NOTARY SEAL)

**STATE OF GEORGIA
COUNTY OF RICHMOND**

**EASEMENT DEED OF DEDICATION
Water Distribution and Gravity Sanitary Sewer Systems
Public Streets
KNOX PLACE, PHASE 1**

In this agreement, wherever herein DEVELOPER or AUGUSTA is used, the same shall be construed to include as well the heirs, executors, administrators, successors, representatives and assigns of the same.

WHEREAS SOUTH AUGUSTA LAND HOLDINGS, LLC., a corporation established under the laws of the State of Georgia, hereinafter known as “DEVELOPER”, owns a tract of land in Richmond County, Georgia, presently known as 2420 Willis Foreman Road (PIN 194-1-001-00-0), on which DEVELOPER has constructed a housing subdivision known as Knox Place, Phase 1, and in which it has laid out a water distribution system and gravity sanitary sewerage system; and

WHEREAS it is the desire of DEVELOPER, to deed the water distribution system and the gravity sanitary sewer system, to AUGUSTA, GEORGIA, a political subdivision of the State of Georgia acting by and through the Augusta Commission. hereinafter known as “AUGUSTA”, for maintenance and control; and

WHEREAS a final plat for the above referenced subdivision has been prepared by William R. Gore, Professional Land Surveyors, Inc. and is dated December 31, 2024, Said plat was approved by the Augusta-Richmond County Planning Commission on February 3, 2025, approved by the Augusta Commission on February 25, 2025, and filed in Realty Records section of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Book 20, Pages 116-118. Reference is hereby made to all aforesaid plat for a more complete and accurate description as to the land herein described; and

WHEREAS it is agreed that this document shall run with the land; and

WHEREAS AUGUSTA, by and through the Augusta Commission, has consented and agreed to accept and maintain said water distribution system and gravity sanitary sewerage system; and

WHEREAS DEVELOPER has agreed that neither AUGUSTA, nor any of its departments, shall maintain individual force mains and/or grinder pumps and that all said individual force mains and/or grinder pumps shall remain private; and

WHEREAS DEVELOPER further agrees that AUGUSTA will not accept any water service, water meter, sewer service, or cleanout that is located within any driveway, paved area, residential parking area or sidewalk per *Augusta-Richmond County, Georgia Minimum Standards for the Design and Construction of Water and Wastewater Systems*, which can be found on the Augusta, Georgia official website under the Utilities Department, any of the services that fall within the locations shall be relocated at the expense of the Developer, Owner, and/or the entity or person by whom the property is owned at the time the services were constructed or laid within the locations. Said relocations may include new services, as needed, and as determined by AUGUSTA. Before said services may be relocated, AUGUSTA must be notified as to whom will be relocating the services and permission must be obtained. AUGUSTA must be granted the opportunity to inspect the services relocations, before they are covered up.

NOW THEREFORE, this indenture made this _____ day of _____ 202__, between DEVELOPER as Grantor and AUGUSTA as Grantee,

WITNESSETH:

That DEVELOPER, its successors, assigns and legal representatives, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to it in hand well and truly paid by AUGUSTA, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said water distribution system and gravity sanitary sewerage system, by AUGUSTA, has and does by these presents, grant, bargain, sell and confirm unto AUGUSTA, its successors and assigns, the following, to-wit:

Exclusive 20-foot permanent easement(s), unless a differing width is noted on said plat, in perpetuity, centered over the water distribution system and the gravity sanitary sewerage system as shown on the aforementioned plat, including those within the rights-of-way and those that are offsite.

All easements are granted together with all of the necessary rights of ingress and egress for the purpose of maintaining, expanding, repairing, adding, constructing, installing, extending, operating, replacing, laying and relaying pipelines carrying and transporting Augusta's utilities services; along with the further right to stretch communication lines, or other lines, for the use of AUGUSTA, its assigns, representatives, agents, and designees, upon

or under said land, within said easement, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign this easement in whole or in part; and

DEVELOPER also grants AUGUSTA the right, but not the duty, to clear and keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the right of free ingress and egress to and from said permanent easement for this purpose and any other purpose granted within this document.

DEVELOPER agrees that no trees or other vegetation that may interfere with the laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services shall be planted on said easement(s) and that no fences (including but not limited to stone, brick or block), buildings, structures, or other permanent improvements shall be erected, constructed, or maintained thereon.

TO HAVE AND TO HOLD said water distribution system and gravity sanitary sewerage system, together with all and singular, the rights, members, appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of AUGUSTA, its successors and assigns forever.

AND DEVELOPER, its successors, assigns and legal representatives will warrant and defend the right and title to the above described property, to AUGUSTA, its successors and assigns, against all claims of all persons whosoever.

IN WITNESS WHEREOF, DEVELOPER has hereunto set its hand and affixed their seals the day and year first above written.

DEVELOPER:

SOUTH AUGUSTA LAND HOLDINGS, LLC

[Signature]
Witness

By: [Signature]
A. Dennis Trotter

[Signature]
Notary Public

As Its: Manager

State of Georgia

County of Columbia

My Commission Expires: 10/03/25



ACCEPTED:

AUGUSTA, GEORGIA

Witness

By: _____
Garnett L. Johnson
As Its Mayor

Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)

D: PLAT B: 20 P: 116
Recorded: 03/05/2025 04:43 PM
Doc # 2025007970 Pages: 3 Fees: \$30.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA

SURVEY DATA:
FIELD CLOSURE 0.04'
(FROM RADIAL LOCATION)
ANGULAR ERROR 5"/ANGLE
NO ADJUSTMENT
PLAT CLOSURE 1 FOOT IN 10,000
NATS. VRS GPS (GA EAST)

FINAL PLAT OF KNOX PLACE PHASE I SUBDIVISION

SHOWING PROPERTY LOCATED IN THE 1434th G.M.D.
AUGUSTA-RICHMOND COUNTY, GEORGIA

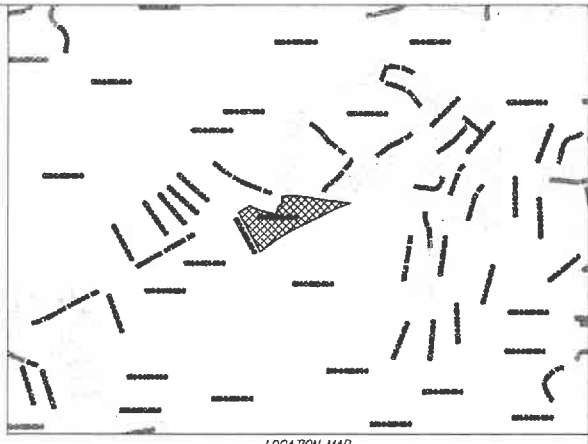
SCALE 1" = 40' AUGUST 27, 2024

PREPARED BY:

William R. Gore
PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
TEL: (706) 738-8771 FAX: (706) 738-6249

SHEET 1 OF 3

- LEGEND**
- 1/2" REINFORCING BAR SET
 - 0.01" - 0.02" TOP PIPE FOUND
 - 0.01" - 0.02" TOP PIPE FOUND
 - REF = REINFORCING BAR FOUND
 - CMF = CONCRETE MOMENT FOUND
 - CP = COMPACT POINT
 - P.U.C. = PERMANENT UTILITY EASEMENT
 - B.T.E. = BASE FLOOD ELEVATION
 - MIN. FT. = MINIMUM FINISHED FLOOR ELEVATION
 - STREET ADDRESS
 - TAX MAP PARCEL NUMBER (AS OF PLAT DATE)
 - SANITARY MANHOLE
 - SEWER SERVICE
 - SEWER INLET
 - STORM MANHOLE
 - SINGLE RING TRAP
 - DOUBLE RING TRAP
 - HOOD BACK TRAP
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER VALVE
 - WATER SERVICE
 - WATER LINES
 - SANITARY SEWER LINES
 - STORM SEWER LINES



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.94'	130.00'	170°42'	S101°2'36"W	38.79'
C2	39.27'	25.00'	90°00'00"	S26°12'30"E	35.36'
C3	55.36'	70.00'	45°18'59"	N88°08'01"E	53.93'
C4	14.14'	9.00'	90°00'00"	N18°28'31"E	12.73'
C5	14.14'	9.00'	90°00'00"	S71°31'29"E	12.73'
C6	102.82'	130.00'	45°18'59"	S86°08'01"W	100.16'
C7	39.27'	25.00'	90°00'00"	S63°47'30"W	35.36'
C8	85.68'	130.00'	37°45'48"	S37°40'24"W	84.14'
C9	39.27'	25.00'	90°00'00"	N11°33'18"E	35.36'
C10	39.27'	25.00'	90°00'00"	S78°26'42"E	35.36'
C11	39.27'	25.00'	90°00'00"	N11°33'18"E	35.36'
C12	48.64'	25.00'	111°27'55"	S89°10'39"E	41.32'
C13	19.91'	70.00'	16°17'53"	N26°58'27"E	19.84'
C14	20.97'	70.00'	170°42'	N10°12'39"E	20.89'
C15	16.83'	130.00'	7°24'58"	S41°25'43"E	16.81'
C16	307.39'	2268.68'	7°45'48"	S85°23'39"E	307.16'

GENERAL NOTES

- THE 106 LOTS OF KNOX PLACE, PHASE I, DO NOT LIE IN THE FEMA 100 YEAR FLOOD PLANE, AS SCALED FROM FEMA MAP 13245C0205C EFFECTIVE DATE NOVEMBER 15, 2019.
- THERE ARE NO WATERS OF THE STATE LOCATED ON OR WITHIN 200 FEET OF KNOX PLACE, PHASE I AS PER THE APPROVED DEVELOPMENT PLANS OF KNOX PLACE, DATED 12/28/2022 (REV. 6/9/2023).
- NO MARQUEE, ISLAND OR SPRINKLER SYSTEMS MAY BE LOCATED WITHIN R/W.
- AUGUSTA-RICHMOND COUNTY WILL NOT REPAIR OR MAINTAIN WATER OR SEWER SERVICES LOCATED OUTSIDE EASEMENTS OR PUBLIC RIGHT OF WAYS.
- NO. 4 RE-BARS ARE TO BE SET AT ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL SERVICE LATERAL INVERT ELEVATIONS BEFORE ESTABLISHING FINISH FLOOR ELEVATIONS FOR THE STRUCTURE. ALL FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 5 FOOT ABOVE THE SERVICE LATERAL INVERT.
- ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
- PARCELS 1, 2, 3, 4 AND 5 ARE TO BE DESIGNATED AS OPEN SPACE AND ARE TO BE DEEDED TO AND MAINTAINED BY THE KNOX PLACE HOMEOWNERS ASSOCIATION.
- A 5' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED TO KNOX PLACE HOME OWNERS ASSOCIATION ALONG THE FRONT OF ALL LOTS.
- ALL NEW LOT LINES SEPARATING CONNECTED UNITS ARE INTENDED TO BE PARALLEL AND CENTERED IN THE WALL SPACE BETWEEN THE UNITS AND WILL TAKE PRECEDENCE OVER THE CALL MEASUREMENTS OR OTHER EVIDENCE TO THE CONTRARY.
- A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO THE HOME OWNERS ASSOCIATION (HOA) ALONG ALL REAR PROPERTY LINES AND OVER ALL STORM DRAIN LINES, AS SHOWN.
- ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
- AN INGRESS-EGRESS AND UTILITY EASEMENT CENTERED ON THE CENTERLINE OF THE STREETS, IS RESERVED TO AUGUSTA-RICHMOND COUNTY. THOSE EASEMENTS SHALL BE THE WIDTH THAT IS EQUAL TO THE PRESCRIBED RIGHT OF WAY WIDTH OF THE INDIVIDUAL STREET. THIS WIDTH WILL VARY.
- WATER METERS AND SANITARY CLEAN-OUTS SHALL NOT BE LOCATED IN OR UNDERNEATH DRIVEWAYS.
- NO FENCES SHALL BE INSTALLED THAT MAY OBSTRUCT MAINTENANCE OF THE STORM SWALES ALONG PROPERTY LINES.
- A 5' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINES IS RESERVED TO AUGUSTA-RICHMOND COUNTY, UNLESS OTHERWISE NOTED.
- THE HOA WILL OWN AND MAINTAIN BOTH DETENTION PONDS.
- RESERVING FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
COMB. SCALE FACTOR= 0.999888
ALL COORDINATES ARE GROUND COORDINATES

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.

NOTE:
ALL SIDEWALKS, CROSSWALKS, SIGNING AND STRIPING TAKEN FROM DEVELOPMENT PLANS PREPARED BY CIVIL DESIGN SOLUTIONS, WITH A DATE OF DECEMBER 26, 2022 (REVISED JUNE 9, 2023), WERE NOT FIELD LOCATED.

NO ACCESSORY STRUCTURE MAY BE LOCATED WITHIN 5 FEET OF ANY SIDE OR REAR PROPERTY LINE.

PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRIVEWAY IS LOCATED.

WHEN PERMITS ARE REQUESTED PLEASE USE THE ADDRESS THAT MATCHES THE LOCATION OF THE FINISHED DRIVEWAY.

PROJECT DATA
OWNERS/DEVELOPER
SOUTH AUGUSTA LAND HOLDINGS, LLC
P.O. BOX 7054
NORTH AUGUSTA, SC 29861
(803) 508-2956

TAX MAP PARCEL NUMBER
194-1-001-00-0 - SOUTH AUGUSTA LAND HOLDINGS LLC

PROJECT DATA
TOTAL NUMBER OF LOTS.....106
CURRENT ZONING.....R-1E
TOTAL ACREAGE.....20.70 Acres
ACREAGE IN 106 LOTS..... 7.24 Acres (315,374 Sq. Ft.)
MINIMUM LOT..... 2275 Sq. Ft. (0.05 Ac.)
MAXIMUM LOT..... 5660 Sq. Ft. (0.13 Ac.)
AVERAGE LOT SIZE..... 2818 Sq. Ft. (0.06 Ac.)
ACREAGE IN STREET R/W..... 3.02 Acres (131,615 Sq. Ft.)

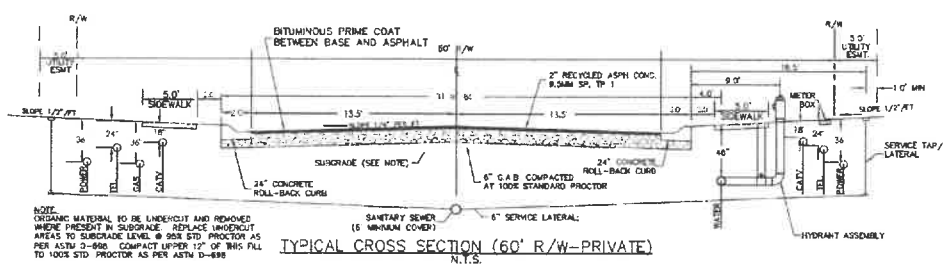
TOTAL ACREAGE IN OPEN SPACE 10.76 Acres (468,704 Sq. Ft.)
(PARCEL 1) 3.76 Ac. (163,785 Sq. Ft.)
(PARCEL 2) 0.21 Ac. (9147 Sq. Ft.)
(PARCEL 3) 6.79 Ac. (295,772 Sq. Ft.)

SETBACK REQUIREMENTS:
FRONT LINES.....20 FEET FROM P/L
SIDE LINES.....5 FEET FOR END UNITS
REAR LINES.....25 FEET FROM P/L
SIDE LINES FOR DETACHED BUILDINGS5 FEET FROM P/L

DESIGN ENGINEER
CIVIL DESIGN SOLUTIONS
371 MAIN STREET
WARRENTON, GEORGIA 30828
PHONE (478) 465-0900

PROPOSED LAND USE IS.... RESIDENTIAL TOWNHOMES
PROJECT COVERED UNDER NPDES GENERAL PERMIT GAR1000003
LOT COVERAGE - NO MAXIMUM LOT COVERAGE (R1-E)

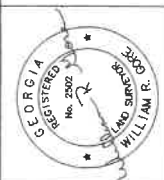
MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING.....2 1/2 STORIES OR 45 FEET
MAXIMUM PROPOSED BUILDING HEIGHT FOR THIS PROJECT.....< 45 FEET



NOTE: AS SHOWN ON DEVELOPMENT PLANS OF KNOX PLACE, PHASE I PREPARED BY CIVIL DESIGN SOLUTIONS WITH AN APPROVAL DATE OF DEC. 26, 2022 (REV. JUNE 9, 2023)

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA RICHMOND COUNTY PLANNING COMMISSION
DATE APPROVED: 1/25/2025
CHAIRMAN - MAXOR
CLERK: COMMISSION

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA RICHMOND COUNTY PLANNING COMMISSION
DATE APPROVED: Feb 3rd 2025
CHAIRMAN
SECRETARY



AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, I HEREBY CERTIFY THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING, BY THE AUGUSTA PLANNING COMMISSION OR THEIR AUTHORIZED DESIGNEE - THE AUGUSTA PLANNING & DEVELOPMENT DEPARTMENT.

AUGUSTA RICHMOND COUNTY PLANNING COMMISSION DATE
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: William R. Gore DATE 12/31/24
WILLIAM R. GORE, LS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2502

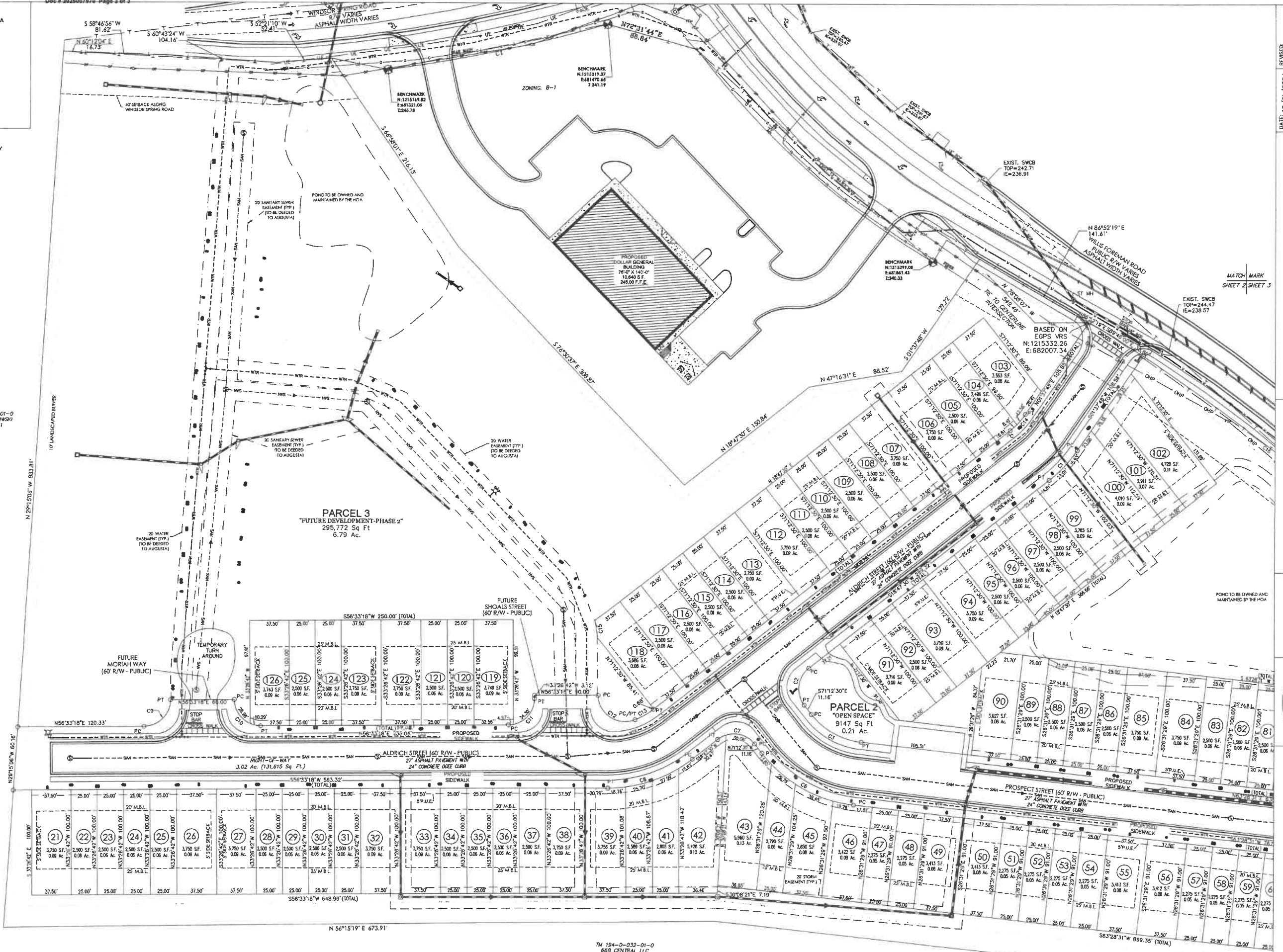
William R. Gore
PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904
TEL: (706) 738-8771 FAX: (706) 738-6249



FOR COUNTY USE



TM 194-D-001-01-0
 MICHAEL PIOPKOWSKI
 ZONING: R-1

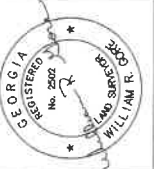


REVISIONS:
 DATE: 12/31/2024
 SCALE: 1"=40'
 DRAWN BY: C.A.M.
 C.M. DISTRICT: 1434
 SHEET NO.: 2 OF 2

RECORD PLAT OF
 KNOX PLACE - PHASE 1

PROPERTY CURRENTLY LOCATED AT 2420 WILLIS FOREMAN ROAD
 KNOWN AS TAX PARCEL NO. 194-1-1-001-00-0

COUNTY OF: RICHMOND STATE OF: GEORGIA



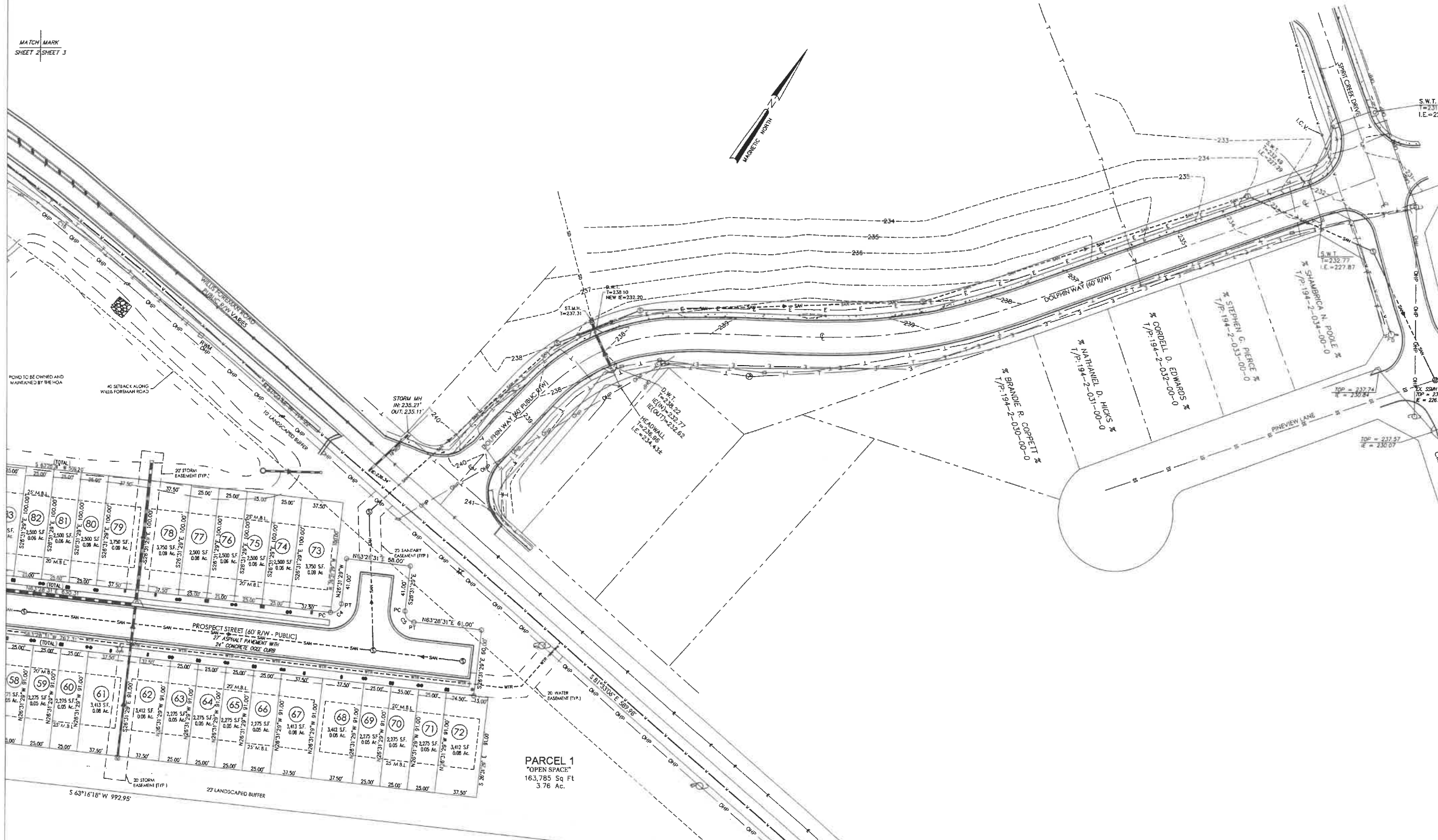
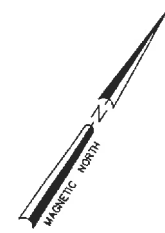
William R. Gore
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Item 2.

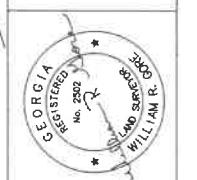
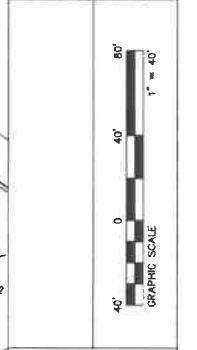
FOR COUNTY USE

MATCH MARK
 SHEET 2 SHEET 3



PARCEL 1
 "OPEN SPACE"
 163,785 Sq Ft
 3.76 Ac.

RECORDED PLAT OF
 KNOX PLACE - PHASE I
 PROPERTY CURRENTLY LOCATED AT 2420 WILKS FOREMAN ROAD
 KNOWN AS TAX PARCEL NO. 194-1-001-00-0
 COUNTY OF: RICHMOND STATE OF: GEORGIA



William R. Gore
 PROFESSIONAL LAND SURVEYORS, INC.
 1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904
 TEL. (706) 736-6771 FAX: (706) 736-6249

DATE: 12/31/2024
 SCALE: 1"=40'
 DRAWN BY: C.A.M.
 C.M. DISTRICT 1434
 SHEET NO. 3 OF 3

Item 2.



Engineering Services Committee Meeting

Meeting Date: May 26, 2026

On-Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structures and Pipes

Augusta Engineering and Environmental Services

RFP 25-219

File Reference: 26-014(A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve award of “On-Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structure and Pipes” Contract to Gulf Cost Underground, LLC, and Southeast Pipe Survey, Inc., subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. AE/25-219
Background:	Stormwater conveyance system maintenance is Augusta’s Area-wide Stormwater NPDES MS4 permit requirement. In addition, the System maintenance needed to minimize potential liability risk associated to public & property safety. It is essential activity to stay in compliance with this permit. Supplementing engineering maintenance resources with contract services such as Concrete Repair, Pipe Lining, Concrete Construction and Emergency Repair Services is a practical approach to complete and sustain much needed maintenance services in a timely manner on watershed level. Such services are essential to minimizing public safety risks, damages to public property and associated potential hazard liabilities.
Analysis:	Proposals received on September 11, 2025. Received proposals were evaluated based on criteria outlined in the request for proposals (RFP) document and ranked accordingly. Gulf Cost Underground, LLC, and Southeast Pipe Survey, Inc. being top two ranked and the selected firms. Negotiated Fee final Unit rates of requested primary services Table attached as Exhibit A.
Financial Impact:	Services are integral part of storm conveyance closed system maintenance repairs and primarily funded under Augusta Engineering SPLOST-Grading & Drainage funds.
Alternatives:	Do not approve contract award and find alternative ways performing maintenance of Augusta’s stormwater conveyance closed system.

Recommendation: Approve award of “On-Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structure and Pipes” Contract to Gulf Cost Underground, LLC, and Southeast Pipe Survey, Inc., subject to receipt of signed contract and proper insurance documents. The Contract is for three years with renewal option of two additional years. AE/25-219

Funds are available in the following accounts: 330-044320 - SPLOST 8 Grading & Drainage

REVIEWED AND APPROVED BY: HM/sr

Request for Proposals

Request for Proposals will be received at this office until **Tuesday, September 2, 2025 @ 11:00 a.m.** via ZOOM Meeting ID: **839 0103 6746**; Passcode: **25219** furnishing:

RFP Item #25-219 On Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structure and Pipes for Augusta, GA – Augusta Engineering and Environmental Services Department

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

Darrell White, Interim Director
Augusta Procurement Department
535 Telfair Street - Room 605
Augusta, Georgia 30901

RFP documents may be viewed on the Augusta Georgia web site under the Procurement Department ARcbid. RFP documents may be obtained at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Room 605, Augusta, GA 30901 (706-821-2422).

Pre-Proposal Conference will be held on Monday, August 18, 2025 @ 10:00 a.m. via ZOOM – Meeting ID: 843 9878 1708; Passcode: 25219.

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 Tuesday, August 19, 2025 @ 5:00 P.M. No RFP will be accepted by fax or email, all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

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

Request for proposals (RFP) and specifications. An RFP 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 request for proposal 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 RFP 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.

Proponents are cautioned that acquisition of RFP documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RFP documents from unauthorized sources places the proponent at the risk of receiving incomplete or inaccurate information upon which to base their 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: procbidandcontract@augustaga.gov

DARRELL WHITE, Interim Procurement Director

Publish:

Augusta Chronicle July 24, 31, 2025 and August 7, 14, 2025
Metro Courier July 24, 2025


Revised:10/02/24



**RFP Opening: RFP Item #25-219 On-Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structure and Pipes for Augusta, GA
Engineering and Environmental Services Department
RFP Date: Thursday, September 11, 2025 @ 3:00 p.m. via ZOOM**

Total Number Specifications Mailed Out: 32
Total Number Specifications Download (Demandstar): 9
Total Electronic Notifications (Demandstar): 472
Georgia Procurement Registry: 1926
Pre-Proposal Conference Attendees: 17
Total Packages Submitted: 3
Total Noncompliant: 0

Vendors	Attachment "B"	Addendums 1 & 2	E-Verify Number	SAVE Form	Original	Copies 7	Fee Proposal
Gulf Coast Underground, LLC 5655 Middle Road Theodore, AL 36582	Yes	Yes	872470	Yes	Yes	Yes	Yes
Sak Constuction, LLC 864 Hoff Road O'Fallon. MO 63366	Yes	Yes	199387	Yes	Yes	Yes	Yes
Southeast Pipe Survey, Inc. 3523 Williams Street Patterson, GA 31557	Yes	Yes	44697	Yes	Yes	Yes	Yes

Vendors		Gulf Coast Underground, LLC 5655 Middle Road Theodore, AL 36582	Sak Constuction, LLC 864 Hoff Road O'Fallon, MO 63366	Southeast Pipe Survey, Inc. 3523 Williams Street Patterson, GA 31557	Gulf Coast Underground, LLC 5655 Middle Road Theodore, AL 36582	Sak Constuction, LLC 864 Hoff Road O'Fallon, MO 63366	Southeast Pipe Survey, Inc. 3523 Williams Street Patterson, GA 31557	
 RFP Item #25-219 On-Call Contract for Pipe Lining and Camera Inspection and Cleanup for Augusta,GA – Engineering and Environmental Services Department Evaluation Date: Thursday, November 13, 2025 4:00 p.m. via ZOOM								
Phase 1			Ranking of 0-5 (Enter a number value between 0 and 5)			Weighted Scores		
Evaluation Criteria	Ranking	Points	Scale 0 (Low) to 5 (High)					
1. Completeness of Response • Package submitted by the deadline • Package is complete (includes requested information as required per this solicitation) • Attachment B is complete, signed and notarized	N/A	Pass/Fail	PASS	PASS	PASS	PASS	PASS	PASS
2. Qualifications & Experience	(0-5)	15	5.0	4.0	3.5	75.0	60.0	52.5
3. Organization & Approach	(0-5)	10	4.8	4.3	3.0	47.5	42.5	30.0
4. Scope of Services: Experience and approach to the Scope of Services included in Section One to include details on the following items: a. Prime firm's experience in consulting services providing similar services as requested under this RFP as one of the primary area of specialization. b. Firm's experience, capabilities and other qualifications for this project in reference to on-call engineering services. c. Firm's organizational and management approach to the on-call services d. Resources necessary to accomplish the purpose of the project. e. Prime firm's expertise in providing the following specialized services: 1. Traffic Engineering 2. Roadway Trees and Landscaped Area Management 3. Structural and Bridge Engineering f. Detailed Scope of Services to be Provided 1. Proposed scope of services is appropriate for all phases of the work. 2. Scope addresses all known project/service needs and appears achievable in the timeframes set forth in the project/service schedule. g. Project Deliverables 1. Deliverables are appropriate to schedule and scope set forth in above requirements.	(0-5)	30	4.3	3.8	3.5	127.5	112.5	105.0
5. Schedule of Work	(0-5)	5	5.0	5.0	5.0	25.0	25.0	25.0
7. References	(0-5)	5	5.0	5.0	5.0	25.0	25.0	25.0
7. Proximity to Area - enter the point value for the one line only						Cost/Fee Proposal Consideration		
Within Richmond County	5	10				0.0	0.0	0.0
Within CSRA	5	6				0.0	0.0	0.0
Within Georgia	5	4			5.0	0.0	0.0	20.0
Within SE	5	2	5.0			10.0	0.0	0.0
All Others	5	1		5.0		0.0	5.0	0.0
Phase 1 Total - (Total Maximum Ranking 30 - Maximum Weighted Total Possible 375)			29.0	27.0	25.0	310.0	270.0	257.5
Phase 2 (Option - Numbers 8-9) (Vendors May Not Receive Less Than a 3 Ranking in Any Category to be Considered for Award)								
8. Presentation by Team	(0-5)	10				0.0	0.0	0.0
9. Q&A Response to Panel Questions	(0-5)	5				0.0	0.0	0.0
10. Cost/Fee Proposal Consideration (only choose 1 line according to dollar value of the proposal in relation to all fee proposals - enter the point value for the one line only)								
Lowest Fees	5	10				0.0	0.0	0.0
Second	5	6				0.0	0.0	0.0
Third	5	4				0.0	0.0	0.0
Forth	5	2				0.0	0.0	0.0
Fifth	5	1				0.0	0.0	0.0
Total Phase 2 - (Total Maximum Ranking 15 - Maximum Weighted Total Possible 125)			0.0	0.0	0.0	0.0	0.0	0.0
Total (Total Possible Score 500) Total (May not Receive Less Than a 3 Ranking in Any Category to be Considered for Award)								
Total Cumulative Score (Maximum point is 500)			29.0	27.0	25.0	310.0	270.0	257.5
Internal Use Only								
Evaluator: Cumulative Date: Phase I - 12/15/25								
Procurement Department Representative: Nancy Williams								
Procurement Department Completion Date: Phase I - 12/15/25								

25-219/ On-Call Contract for Pipe Lining & Camera Inspection and Cleaning o Storm Structure and Pipes

FEE

Gulf Coast Underground LLC

		UNIT	Est. Quantity	Gulf Coast Underground LLC Unit Price	Augusta Engineering Counteroffer	Vendor Response Will accept / Counteroffer
A. CCTV INSPECTION & REPORTING						
	Pipeline CCTV Inspection (6" -12" diameter)	LF	100	\$10.00	acceptable	
	Pipeline CCTV Inspection (13" - 24" diameter)	LF	100	\$20.00	acceptable	
	Pipeline CCTV Inspection (25" - 48" diameter)	LF	100	\$30.00	acceptable	
	Pipeline CCTV Inspection (> 48" diameter)	LF	100	\$40.00	acceptable	
	Manhole Inspection & Condition Assessment	EA	1	\$400.00	acceptable	
	GIS Mapping and Digital Reporting per project- 100LF	EA	1	\$200.00	acceptable	
B. PIPE CLEANING SERVICES						
	High-Pressure Jet Cleaning (6" -12" pipes)	LF	100	\$10.00	acceptable	
	High-Pressure Jet Cleaning (13" -24" pipes)	LF	100	\$20.00	acceptable	
	High-Pressure Jet Cleaning (25" - 48" pipes)	LF	100	\$30.00	\$25.00	Accept Augusta Counteroffer
	High-Pressure Jet Cleaning (> 48" pipes)	LF	100	\$40.00	\$35.00	Accept Augusta Counteroffer
	Vacuum Truck Debris Removal	HR	4	\$650.00	\$450.00	Accept Augusta Counteroffer
	Emergency Cleaning & Blockage Removal	LF	100	\$100.00	\$65.00	Counteroffer \$87/LF
C. PIPE LINING AND REHABILITATION (Cementious Spray)						
	Line Existing 12IN CMP with Cementious spray lining (complete in place)	LF	50	\$1,000.00	\$750.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 15IN CMP with Cementious spray lining (complete in place)	LF	50	\$1,100.00	\$845.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 18IN CMP with Cementious spray lining (complete in place)	LF	200	\$1,200.00	\$900.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 24IN CMP with Cementious spray lining (complete in place)	LF	200	\$1,300.00	\$1,100.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 30IN CMP with Cementious spray lining (complete in place)	LF	200	\$1,400.00	\$1,200.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 36IN CMP with Cementious spray lining (complete in place)	LF	100	\$1,500.00	\$1,250.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 42IN CMP with Cementious spray lining (complete in place)	LF	100	\$1,600.00	\$1,500.00	Accept Augusta Counteroffer
	Line Existing 48IN CMP with Cementious spray lining (complete in place)	LF	200	\$1,700.00	acceptable	
	Line Existing 54IN CMP with Cementious spray lining (complete in place)	LF	100	\$1,800.00	acceptable	
	Line Existing 60IN CMP with Cementious spray lining (complete in place)	LF	100	\$2,000.00	acceptable	
PIPE LINING AND REHABILITATION (Felt or Fiber Glass)						
	Line Existing 12IN CMP with Lining with felt or fiberglass CIPP (complete in place)	LF	50	\$1,500.00	\$750.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 15IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	50	\$1,600.00	\$900.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 18IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	200	\$1,700.00	\$1,100.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 24IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	200	\$1,800.00	\$1,200.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 30IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	200	\$1,900.00	\$1,350.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 36IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	100	\$2,000.00	\$1,500.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 42IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	100	\$2,100.00	\$1,650.00	Accept Augusta Counteroffer, provided minimum 55 LF work order size. If Work order is 54 LF or less, originally submitted pricing stands.
	Line Existing 48IN CMP with lining with felt or fiberglass CIPP in place)	LF	200	\$2,200.00	\$1,900.00	Accept Augusta Counteroffer
	Line Existing 54IN CMP with lining with felt or fiberglass CIPP (complete in place)	LF	100	\$2,300.00	\$2,100.00	Accept Augusta Counteroffer
	Line Existing 60IN CMP with Lining with felt or fiberglass CIPP (complete in place)	LF	100	\$2,500.00	\$2,300.00	Accept Augusta Counteroffer
	Spot Repairs (6" - 24" pipes)	EA	1	\$30,000.00	\$24,000.00	Accept Augusta Counteroffer with conditions below - ability to negotiate for unforeseeable conditions (open cut is wildly variable)
	Spot Repairs (30" TO 48" Pipes)	EA	1	\$50,000.00	\$40,000.00	Accept Augusta Counteroffer with conditions below - ability to negotiate for unforeseeable conditions (open cut is wildly variable)
	Manhole Rehabilitation (Epoxy Coating)	EA	1	\$20,000.00	\$12,000.00	Counter offer \$18,000

D. EMERGENCY RESPONSE & ADDITIONAL SERVICES *					
Emergency Response (Within 4 Hours)	Per Call	\$15,000.00	acceptable		
Confined Space Entry Crew	Per Hour	\$600.00	acceptable		
Additional Labor Crew (2-Person Additional Team) Lab	Per Hour	\$500.00	acceptable		
Equipment Mobilization Fee	Per Call	\$20,000.00	\$15,000.00		Counter offer \$17,500
Management Control Setup & Management	Per Day	\$5,000.00	\$4,000.00		Accept Augusta Counteroffer

Conditions of Award

i) Hourly rates Includes direct cost (such as vehicle, phone, per diem, lodging, etc.). There will be no separate pay item for other incidental items.

ii) Assigned work will be performed per issued task order. Each task order will be contracted based on specific scope of services for a respective project.

iii) Contract Terms: The contract will be on as needed basis for a period of three (3) years however the department selection may be more or less than two (2) with an option to renewal availability. The department intends to select up to two (2) qualified contractors,

Additional conditions: Per negotiation discussion on 3.11.26, GCU would reserve the right to present cost overruns or condition changes/challenges for change order review. These items would include but not be limited to the following: MOT challenges, dewatering, bypass pumping, access, structural repairs, cure water availability, etc

"We have reviewed the above recommended unit rates. We accept the prices as listed

Sign: _____ Date: _____

We wish to offer the above listed counteroffer.

Sign:  Date: 3.12.26

25-219/ On-Call Contract for Pipe Lining & Camera Inspection and Cleaning o Storm Structure and Pipes
FEE

Southeast Pipe Survey

A. CCTV INSPECTION & REPORTING

- Pipeline CCTV Inspection (6" -12" diameter)
- Pipeline CCTV Inspection (13" - 24" diameter)
- Pipeline CCTV Inspection (25" - 48" diameter)
- Pipeline CCTV Inspection (> 48" diameter)
- Manhole Inspection & Condition Assessment
- GIS Mapping and Digital Reporting per project- 100LF

UNIT	Est. Quantity	Southeast Pipe Survey IncUnit Price	Augusta Engineering C Counteroffer	Vendor Response Will accept / Counteroffer
LF	100	\$16.30	\$12.00	Will accept
LF	100	\$18.60	acceptable	
LF	100	\$23.00	acceptable	
LF	100	\$25.50	acceptable	
EA	1	\$451.00	\$400.00	Will accept
EA	1	\$451.00	\$250.00	Will accept

B. PIPE CLEANING SERVICES

- High-Pressure Jet Cleaning (6" -12" pipes)
- High-Pressure Jet Cleaning (13" -24" pipes)
- High-Pressure Jet Cleaning (25" - 48" pipes)
- High-Pressure Jet Cleaning (> 48" pipes)
- Vacuum Truck Debris Removal
- Emergency Cleaning & Blockage Removal

LF	100	\$16.50	acceptable	
LF	100	\$18.80	acceptable	
LF	100	\$23.50	acceptable	
LF	100	\$25.70	acceptable	
HR	4	\$325.00	acceptable	
LF	100	\$40.00	acceptable	

C. PIPE LINING AND REHABILITATION {Cementous Spray}

- Line Existing 12IN CMP with Cementious spray lining(complete in place)
- Line Existing 15IN CMP with Cementious spray lining (complete in place)
- Line Existing 18IN CMP with Cementious spray lining(complete in place)
- Line Existing 24IN CMP with Cementious spray lining(complete in place)
- Line Existing 30IN CMP with Cementious spray lining(complete in place)
- Line Existing 36IN CMP with Cementious spray lining (complete in place)
- Line Existing 42IN CMP with Cementious spray lining (complete in place)
- Line Existing 48IN CMP with Cementious spray lining(complete in place)
- Line Existing 54IN CMP with Cementious spray lining(complete in place)
- Line Existing 60IN CMP with Cementious spray lining(complete in place)

LF	50	\$203.00	acceptable	
LF	50	\$233.00	acceptable	
LF	200	\$244.00	acceptable	
LF	200	\$309.00	acceptable	
LF	200	\$455.00	acceptable	
LF	100	\$501.00	acceptable	
LF	100	\$546.00	acceptable	
LF	200	\$638.00	acceptable	
LF	100	\$774.00	acceptable	
LF	100	\$910.00	acceptable	

PIPE LINING AND REHABILITATION {Felt or Fiber Glass}

- Line Existing 12IN CMP with Lining with felt or fiberglass CIPP (complete in place)
- Line Existing 15IN CMP with lining with felt or fiberglass CIPP(complete in place)
- Line Existing 18IN CMP with lining with felt or fiberglass CIPP(complete in place)
- Line Existing 24IN CMP with lining with felt or fiberglass CIPP (complete in place)
- Line Existing 30IN CMP with lining with felt or fiberglass CIPP(complete in place)
- Line Existing 36IN CMP with lining with felt or fiberglass CIPP(complete in place)
- Line Existing 42IN CMP with lining with felt or fiberglass CIPP(complete in place)
- Line Existing 48IN CMP with lining with felt or fiberglass CIPP in place)
- Line Existing 54IN CMP with lining with felt or fiberglass CIPP (complete in place)
- Line Existing 60IN CMP with Lining with felt or fiberglass CIPP(complete in place)
- Spot Repairs (6" - 24" pipes)

LF	50	\$203.00	acceptable	
LF	50	\$233.00	acceptable	
LF	200	\$244.00	acceptable	
LF	200	\$309.00	acceptable	
LF	200	\$383.00	acceptable	
LF	100	\$479.00	acceptable	
LF	100	\$635.00	acceptable	
LF	200	\$683.00	acceptable	
LF	100	\$881.00	acceptable	
LF	100	\$1,288.00	acceptable	
EA	1	\$22,834.00	acceptable	

Spot Repairs (30" TO 48" Pipes)
 Manhole Rehabilitation (Epoxy Coating)

EA	1	\$32,914.00	acceptable
EA	1	\$11,527.00	acceptable

D. EMERGENCY RESPONSE & ADDITIONAL SERVICES *

Emergency Response (Within 4 Hours)
 Confined Space Entry Crew
 Additional Labor Crew (2-Person Additional Team) Lab
 Equipment Mobilization Fee
 Management Control Setup & Management

Per Call		\$6,000.00	acceptable
Per Hour		\$455.00	acceptable
Per Hour		\$350.00	acceptable
Per Call		\$4,078.00	acceptable
Per Day		\$3,037.00	acceptable

Conditions of Award

- i) Hourly rates Includes direct cost (such as vehicle, phone, per diem, lodging, etc.). There will be no separate pay item for other incidental items.
- ii) Assigned work will be performed per issued task order. Each task order will be contracted based on specific scope of services for a respective project.
- iii) Contract Terms: The contract will be on as needed basis for a period of three (3) years however the department selection may be more or less than two (2). with an option to renewal availability. The department intends to select up to two (2) qualified contractors,

"We have reviewed the above recommended unit rates. We accept the prices as listed

Sign: Sam Riden Date: 3/6/26

We wish to offer the above listed counteroffer.


Sign: _____ Date: _____



Hameed Malik, Ph.D., P.E., Director

MEMORANDUM

TO: Andy Penick, Director Procurement

FROM:  Hameed Malik, Ph.D., PE, Director- Engineering & Environmental Services

DATE: May 12, 2026

SUBJECT: On Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structures and Pipes
RFP 25-219
File Reference: 26-014(A)

It is final supplemental recommendation of Augusta Engineering (AE) to award RFP 25-219 (On Call Contract for Pipe Lining and Camera Inspection and Cleaning of Storm Structures and Pipes) to these two firms, Gulf Cost Underground, LLC, and Southeast Pipe Survey, Inc. AE requested entering fee negotiation. Accordingly, Augusta Engineering entered fee negotiation, and both recommended firms accepted Augusta Engineering final offered unit rates.

Should you require additional information, please do not hesitate to contact me at (706)796-5040.

Thank you.

/hm

cc: Nancy Williams, Procurement Department
June Hamal, Augusta Engineering & Environmental Services
Program File

FYI: Process Regarding Request for Proposals

Sec. 1-10-51. Request for proposals.

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

- (a) Only the names of the vendors making offers shall be disclosed at the proposal opening.
- (b) Content of the proposals submitted by competing persons shall not be disclosed during the process of the negotiations.
- (c) Proposals shall be open for public inspection only after the award is made.
- (d) Proprietary or confidential information, marked as such in each proposal, shall not be disclosed without the written consent of the offeror.
- (e) Discussions may be conducted with responsible persons submitting a proposal determined to have a reasonable chance of being selected for the award. These discussions may be held for the purpose of clarification to assure a full understanding of the solicitation requirement and responsiveness thereto.
- (f) Revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offers.
- (g) In conducting discussions with the persons submitting the proposals, there shall be no disclosure of any information derived from the other persons submitting proposals.

Sec. 1-10-52. Sealed proposals.

- (a) *Conditions for use.* In accordance with O.C.G.A. § 36-91-21(c)(1)(C), the competitive sealed proposals method may be utilized when it is determined in writing to be the most advantageous to Augusta, Georgia, taking into consideration the evaluation factors set forth in the request for proposals. The evaluation factors in the request for proposals shall be the basis on which the award decision is made when the sealed proposal method is used. Augusta, Georgia is not restricted from using alternative procurement methods for

obtaining the best value on any procurement, such as Construction Management at Risk, Design/Build, etc.

- (b) *Request for proposals.* Competitive sealed proposals shall be solicited through a request for proposals (RFP).
- (c) *Public notice.* Adequate public notice of the request for proposals shall be given in the same manner as provided in section 1-10- 50(c)(Public Notice and Bidder's List); provided the normal period of time between notice and receipt of proposals minimally shall be fifteen (15) calendar days.
- (d) *Pre-proposal conference.* A pre-proposal conference may be scheduled at least five (5) days prior to the date set for receipt of proposals, and notice shall be handled in a manner similar to section 1-10-50(c)-Public Notice and Bidder's List. No information provided at such pre-proposal conference shall be binding upon Augusta, Georgia unless provided in writing to all offerors.
- (e) *Receipt of proposals.* Proposals will be received at the time and place designated in the request for proposals, complete with bidder qualification and technical information. No late proposals shall be accepted. Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked.

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

- (f) *Public inspection.* The responses will be open for public inspection only after contract award. Proprietary or confidential information marked as such in each proposal will not be disclosed without written consent of the offeror.
- (g) *Evaluation and selection.* The request for proposals shall state the relative importance of price and other evaluation factors that will be used in the context of proposal evaluation and contract award. (Pricing proposals will not be opened until the proposals have been reviewed and ranked). Such evaluation factors may include, but not be limited to:

- (1) The ability, capacity, and skill of the offeror to perform the contract or

provide the services required;

- (2) The capability of the offeror to perform the contract or provide the service promptly or within the time specified, without delay or interference;
 - (3) The character, integrity, reputation, judgment, experience, and efficiency of the offeror;
 - (4) The quality of performance on previous contracts;
 - (5) The previous and existing compliance by the offeror with laws and ordinances relating to the contract or services;
 - (6) The sufficiency of the financial resources of the offeror relating to his ability to perform the contract;
 - (7) The quality, availability, and adaptability of the supplies or services to the particular use required; and
 - (8) Price.
- (h) *Selection committee.* A selection committee, minimally consisting of representatives of the procurement office, the using agency, and the Administrator's office or his designee shall convene for the purpose of evaluating the proposals.
- (i) *Preliminary negotiations.* Discussions with the offerors and technical revisions to the proposals may occur. Discussions may be conducted with the responsible offerors who submit proposals for the purpose of clarification and to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing offerors.
- (j) From the date proposals are received by the Procurement Director through the date of contract award, no offeror shall make any substitutions, deletions,

additions or other changes in the configuration or structure of the offeror's teams or members of the offeror's team.

- (k) *Final negotiations and letting the contract.* The Committee shall rank the technical proposals, open and consider the pricing proposals submitted by each offeror. Award shall be made or recommended for award through the Augusta, Georgia Administrator, to the most responsible and responsive offeror whose proposal is determined to be the most advantageous to Augusta, Georgia, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain a written report of the basis on which the award is made/recommended. The contract shall be awarded or let in accordance with the procedures set forth in this Section and the other applicable sections of this chapter.



Engineering Services Committee Meeting

Meeting Date: May 26, 2026

Monte Sano Avenue Improvements Project

Design and Engineering Services for Road Improvements

(Wrightsboro Rd. to Walton Way)

RFQ Item: 19-247

File Reference: 26 – 014(A)

Department:	Engineering & Environmental Services
Presenter:	Dr. Hameed Malik, Director
Caption:	Approve supplemental funding (SA4) for Final Construction Plan Preparation Phase of the Design Consultant Services Agreement to Kimley-Horn in the amount of \$144,896.77 for the Monte Sano Ave. Improvements (Wrightsboro Rd. to Walton Way) Project. AE / RFQ 19-247 (20ENG875)
Background:	Monte Sano Avenue Improvements project is an approved SPLOST project. One of the main objectives of this project is improving safety of the corridor. The project will provide pavement rehabilitation, and shoulder and parking improvements from Wrightsboro Road to Walton Way. TIA2 funding Project Construction phase. The design team has the final field plan review (FFPR) and right of way acquisition is underway. In December 2025, St. Mary on the Hill Catholic Church representative called its members meeting and showed opposition to construction of proposed roundabout at the intersection of Monte Sano Avenue and McDowell Street. It warranted modification to this intersection design.
Analysis:	On December 3, 2019, Augusta Commission awarded Monte Sano Road Design Professional Services to Kimley-Horn. Project is right of way acquisition phase. Modification to intersection of Monte Sano Avenue and McDowell Street final design due to Mary on the Hill Catholic Church opposition to current design requires revising final plans including traffic signal and right of way. This supplement is to cover cost associated to this design modifications.
Financial Impact:	Funds in amount of \$144,896.77 is available (Engineering SPLOST8)
Alternatives:	1). Do not approve and delay design completion.

Recommendation: Approve supplemental funding (SA4) for Final Construction Plan Preparation Phase of the Design Consultant Services Agreement to Kimley-Horn in the amount of \$144,896.77 for the Monte Sano Ave. Improvements (Wrightsboro Rd. to Walton Way) Project. AE / RFQ 19-247

Funds are available in the following accounts: (\$144,896.77) 330-041110-52.12115 - SPLOST 8 Traffic Safety & Operations

REVIEWED AND APPROVED BY: HM/sr

**ENGINEERING & ENVIRONMENTAL SCVS DEPARTMENT
SUPPLEMENTAL AGREEMENT**

Item 4.

Augusta Richmond County Project Number(s):	330-041110 – 5212115
Supplemental Agreement Number:	4
Purchase Order Number:	20ENG875

WHEREAS, We, **Kimley-Horn and Associates**, entered into a contract with Augusta-Richmond County on December 3, 2019 for Preliminary Engineering, Survey, Database and Subsurface Utility Engineering (SUE) phase (PE phase1&2) of the Design Consultant Services Agreement and

WHEREAS, certain revisions to the design requested by Augusta-Richmond County are not covered by the scope of the original contract, we desire to submit the following Supplemental Agreement to-wit:

Additional Design and Engineering Services, Project Management and Administration for Monte Sano Avenue Improvement Projects

It is agreed that as a result of the above described modifications the contract amount is increased by **\$144,896.77** from **\$1,202,156.37** to a new total of **\$1,347,053.14**. Any modifications to submittal dates shall be as identified in the attached proposal. This agreement in no way modifies or changes the original contract of which it becomes a part, except as specifically stated herein.

NOW, THEREFORE, We, **Kimley-Horn and Associates**, Consultant, hereby agree to said Supplemental Agreement consisting of the above mentioned item, and agree that this Supplemental Agreement is hereby made a part of the original contract to be performed under the specifications thereof, and that the original contract is in full force and effect, except insofar as it might be modified by this Supplemental Agreement.

RECOMMEND FOR APPROVAL:

CITY OF AUGUSTA-RICHMOND COUNTY
AUGUSTA, GEORGIA

Kimley-Horn and Associates

Honorable Garnett L Johnson, Mayor

Approved Date: _____

Approved: Date:
[ATTACHED CORPORATE SEAL]

ATTEST:

ATTEST:

Title:

Title: _____



March 4, 2026

Ms. June Hamal
Associate Director
Construction and Engineering Department
452 Walker Street, Suite 110
Augusta, Georgia 30901

Re: ***PI No. 0017641***
Design and Engineering Services for Monte Sano Avenue Improvements Project
(Wrightsboro Road to Walton Way)
Professional Services Agreement – Final Design and Construction Phase Services
Supplemental Agreement #4

Dear Ms. Hamal:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) is pleased to submit this letter agreement (the “Agreement”) to the Augusta Engineering Department (“Client” or “AED”) for providing final design plan and construction phase services for the above referenced project.

Project Understanding

Located in Augusta’s Summerville Neighborhood, the segment of Monte Sano Avenue from Wrightsboro Road to Walton Way consists of well-kept residential, commercial, and community properties characterized with mature landscaping. As a local road, Monte Sano Avenue generally consists of one lane in each direction with areas of on-street parking, portions of sidewalk, overhead utilities, and signalized (4), full stop-controlled (2), and sideroad stop-controlled (1) intersections. The corridor is posted at 30 MPH with portions of 25 MPH school zones.

As of this submittal, the design team has completed the Final Field Plan Review (FFPR) and Right-of-Way (ROW) acquisition is underway. On December 3, 2025, Dr. Hameed Malik (AED) and Mr. Steve Cassell, Infrastructure Systems Management (ISM), attended an in-person stakeholder meeting with representatives from St. Mary on the Hill Catholic Church. The Church representatives requested that the proposed roundabout at the intersection of Monte Sano Avenue and McDowell Street be removed from the design plans. After follow-up coordination with AED and ISM, it was agreed that Kimley-Horn would re-design this intersection to accommodate a traffic signal reconstruction. Note that ISM will be conducting a standalone pedestrian study at this location – this study will be procured separately between ISM and AED.

The project is currently funded with local money as well as discretionary funds from TIA and should continue to be designed for local delivery. No portion of the project is within State right-of-way, therefore involvement with the Georgia Department of Transportation’s (GDOT’s) TIA Office is anticipated to be limited to review of a revised concept report.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 - Project Management and Administration

Project management services are anticipated to begin in January 2026, as SA #3 was anticipated to end in April 2024, and continue until November 2026 (the anticipated month of letting date), a total of 11 months. These services and deliverables include the following monthly activities:

- Preparation of monthly progress reports
- Invoicing
- Subconsultant coordination
- Scheduling of project-related activities and updates to project schedule
- Internal workload/staffing management

Other infrequent activities include meetings or calls with AED and/or other City of Augusta agencies; contracting; and addressing limited unforeseen needs as the project progresses. The project management and administration activities scoped as part of this agreement are based on our recent experience and current AED requirements/policies. Changes to these requirements/policies may result in additional services. The Kimley-Horn project manager will also perform limited review and coordination services associated with an updated public display for the Monte Sano Avenue at McDowell Street intersection.

Task 2 – Revised Final Plans Preparation

Kimley-Horn will revise final construction plans at the intersection of Monte Sano Avenue and McDowell Street. These plans, currently consisting of a single-lane roundabout, will be revised to accommodate a proposed signal reconstruction (see Task 3 for signal plans scope). This design change will result in modifications to the following design components:

- Updated horizontal and vertical alignments for McDowell and corresponding edge-of-pavement/sidewalk changes, possibly including parking
- Updated stormwater and erosion design (to be prepared by Benesch)
- Follow-up coordination with franchise utility owners. Infrastructure Systems Management (ISM) will coordinate a resubmittal to utility owners as well as any necessary follow-up. These owners will be responsible for providing design files and estimated costs for their respective utility relocations. The appropriate utility owner will also be responsible for changes to the proposed lighting design.
- Follow-up coordination with the Augusta Utilities Department (AUD), also coordinated in partnership with ISM. Kimley-Horn will revise the proposed water/sewer relocations design to accommodate the updated signal design, though only minor changes, at most, are anticipated.
- Updated staging plans, including an anticipated removal of the McDowell Street detour
- Up to two (2) rounds of formal right-of-way (ROW) revisions (estimate 3 parcels)
- Removal of several design sheets needed for a roundabout design, but not for a signal design. This includes sheet renumbering throughout the plan set.
- Implementation of design changes throughout the plan set (typical sections, quantities, cross sections, signing/markings, landscaping, etc.)

Once an initial draft of the proposed signal design at McDowell Street is complete, Kimley-Horn will begin coordination with AUD for the proposed water/sewer relocations. Upon receipt and incorporation of AUD's initial comments, Kimley-Horn will perform a revised second utility submittal, the distribution of which will be provided by AED. Kimley-Horn will incorporate the utility owner-provided markups and finalize the redesign of the intersection.

Once the revised final plans are completed, Kimley-Horn will package the plans and updated materials, including the updated construction cost estimate, and submit to AED for review and comment. This submittal will include an electronic submission as well as up to five (5) 11x17 hard copies of the plans. Kimley-Horn anticipates that AED will provide comments via PROCORE and that no virtual or in-person field review meeting will be required. Kimley-Horn will also provide one (1) round of formal responses to any received comments.

Limited stakeholder outreach is anticipated prior to the project letting. This outreach is anticipated to consist of the preparation of a public meeting-style display showing the revised improvements at the intersection of Monte Sano Avenue at McDowell Street. Up to one (1) round of revisions to the display based on stakeholder feedback is anticipated. No formal meetings with stakeholders, virtual or in-person, are anticipated. Similarly, Kimley-Horn does not anticipate the need to provide formal response to any stakeholder comments.

Per request from AED, Kimley-Horn will prepare a memo-style addendum to the concept report for AED's use in documenting the proposed intersection operational change with GDOT. No formal revisions or related comments/responses are anticipated as part of the preparation and delivery of this addendum.

Task 2 Deliverables List:

- Revised Final Plans Package
- Revised Final Plans Comment Responses
- Formal ROW Revisions (up to two)
- Public Display of Proposed Intersection Revisions
- Concept Report Addendum

Task 3 – Traffic Signal and Interconnect Design

Using the digital base mapping in MicroStation format previously completed as part of this project, Kimley-Horn will design a new traffic signal for the Monte Sano Avenue and McDowell Street intersection. This design will be based on the proposed intersection geometrics and will include the following: proposed mast arm pole and cabinet locations, proposed controller input file assignments, proposed signal head locations, proposed phasing diagram, proposed detection locations, proposed conduit and junction box locations, proposed pedestrian push buttons and pedestrian displays, proposed overhead street name sign measurements and details, and necessary notes. This task will also include the necessary notes to accommodate emergency vehicle pre-emption if requested by the AED.

Kimley-Horn will relocate the currently proposed Rectangular Rapid Flashing Beacon (RRFB) at the eastern leg of the Monte Sano Avenue at McDowell Street intersection further east to form a mid-block crossing just west of the existing driveway into St. Mary on the Hill. In addition, Kimley-Horn will add a second RRFB at the eastern leg/crosswalk of the Monte Sano Avenue at Central Avenue roundabout, per discussion with AED during a February 9, 2026, virtual meeting.

The traffic signal designs will be in accordance with current Georgia Department of Transportation (GDOT) and City of Augusta guidelines and standards. Traffic signal plans will be submitted at a scale of 1"=30'.

As part of this task, Kimley-Horn will design approximately 1500' of new 96-fiber optic interconnect cable along Monte Sano Avenue from Wrightsboro Road to McDowell Street. The new fiber optic interconnect cable will tie-into the City's existing Advanced Transportation Management System (ATMS) at Wrightsboro Road, where it will be spliced into the existing 96-fiber cable along Wrightsboro Road. The design will also include a new 12-fiber drop cable to the new traffic signal cabinet at Monte Sano Avenue and McDowell Street as well as to the two new RRFBs proposed as part of this project. The fiber optic interconnect plans will be submitted at a scale of 1"=50'.

As part of this task, Kimley-Horn will respond to and address up to two (2) rounds of comments from the City. Opinion of Probable Construction Cost (OPCC) will be submitted with the final bid documents. The deliverable for this task will consist of traffic signal and interconnect designs that are suitable to be released for construction.

Kimley-Horn will also provide up to two (2) reviews of Bid Manual/Bid Documents and provide any comments as part of that review. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. As part of this task, Kimley-Horn will also provide responses to reasonable and appropriate bid questions as received by Contractors and issue necessary clarifications and interpretations to the City as appropriate.

At no point shall Kimley-Horn supervise, direct, or have control over any Contractor's work, nor shall we have any authority or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with applicable laws and regulations. Kimley-Horn shall not have the authority or responsibility to stop work of any Contractor. Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the work. Kimley-Horn neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Task 3 Deliverables List:

- Signal Design Plans for the intersection of Monte Sano Avenue at McDowell Street
- RRFB Design Plans for the intersection of Monte Sano Avenue at Central Avenue and for the mid-block crossing just west of the existing driveway into St. Mary on the Hill
- Interconnect Design Plans for new fiber optic interconnect cable along Monte Sano Avenue from Wrightsboro Road to McDowell Street
- OPCC for signal-related and interconnect-related items

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Project Management services beyond the stated duration
- Traffic analyses
- Topographic survey and/or SUE services
- Staking not specified
- Video/3D graphics
- Right-of-Way Design Plans
- Environmental permitting and documentation services; including USACE permitting, NEPA/GEPA documentation, etc.; not previously specified
- Public Meetings/Public Involvement not specified
- Preparation of design variances/exceptions
- Hydraulic/Hydrologic Studies and documentation, including any floodplain development permitting
- Attendance at meetings not specified
- Submittals not specified
- Agency coordination not specified
- Right-of-way cost estimation services
- Right-of-way acquisition services
- Construction phase services
- Wall, bridge, or other structural design services
- Lighting and electrical design services
- Geotechnical services

Information Provided by Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- GIS database files including aerial imagery
- City of Augusta utility information

Schedule

We will provide our services as expeditiously as practicable with the goal of meeting the attached schedule, contingent on the Notice to Proceed as well as any schedule changes due to the City's request and/or ROW negotiations.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1 - 3 for the total lump sum fee below. Individual task amounts are informational only. Kimley-Horn reserves the right to reallocate amounts among tasks as necessary. All permitting, application, and similar project fees will be paid directly by the Client.

Task 1	Project Management and Administration	\$11,317.28
Task 2	Revised Final Plans Preparation	\$61,166.04
Task 3	Traffic Signal and Interconnect Design	\$42,413.45

Total Lump Sum Fee		\$114,896.77
---------------------------	--	---------------------

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

If you concur in all the foregoing and wish to direct us to proceed with the services, please provide Kimley-Horn with a Work Authorization for review and signature.

We appreciate the opportunity to provide these services to you. Please contact me at 678-533-3930 or kevin.ergle@kimley-horn.com if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



By: Kevin Ergle, P.E.
Vice President

Attachment – Project Schedule
Attachment – Cost Summary Spreadsheet

**Georgia Department of Transportation
COST PROPOSAL SUMMARY**

Proj. No.: **N/A**
 PI No.: **0017641**
 Prime: **Kimley-Horn**
 Date: **4-Mar-2026**

Project: **Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)**
 County: **Richmond**
 Contract Type: **Lump Sum**
 Fixed Fee %: **10%**

Offeror: **Kimley-Horn**
3930 East Jones Bridge Road
Suite 350
Peachtree Corners, GA 30092
 Contact: **Kevin Ergle** (678) 533-3930
Vice President kevin.ergle@kimley-horn.com

Master Contract:
 Contract Expiration:
 Task Order No: **SA #4**

Contract Office: **Augusta Engineering Department**

Contract Action: **Task Order**
 Contract Type: **Lump Sum**

	Task Order Totals
Maximum Allowable Cost	\$ 114,896.77
(Prime) Maximum Amount for Fixed Fee	\$ 8,293.31
Provisional Overhead Rate	196.29%
Fixed Fee Percentage	10%
Minimum DBE Percentage	0.0%

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

Project: **Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)**

County: **Richmond**

Contract Type: **Lump Sum**

Fixed Fee %: **10%**

Master Contract: **0**

Contract Expiration: **0-Jan-1900**

Task Order No: **SA #4**

Consultant Project Team

Firms		DBE?	Firm Involvement										
			Management	Roadway	Design Support	Bridge	Traffic	Environmental	Survey	Aerial Mapping	Geotechnical	SUE	
By GDOT-->													
By Others-->													
Not Required-->					X	X		X	X	X	X	X	
Prime:	Kimley-Horn	No	X	X			X						
Subs:	Alfred Benesch & Company	No		X									
	Infrastructure Systems Management, LLC	Yes		X									

Georgia Department of Transportation
COST PROPOSAL

Attachment B
Cost Proposal Summary

Item 4.

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%

Master Contract: 0
 Contract Expiration: 0-Jan-1900
 Task Order No: SA #4

Cost Summary by Firm

Maximum Allowable Compensation ==>		\$ 114,896.77	Maximum Fixed Fee Amounts by Firm	DBE (Yes/No)	DBE Goal >	0.0%
		Estimated Amounts by Firm			Estimated DBE Participation	Estimated DBE %
TOTALS ==>		\$ 114,896.77	\$ 9,014.01		\$ 15,410.00	13.4%
Prime:	Kimley-Horn	\$ 91,534.13	\$ 8,293.31	No		
Subs:	Alfred Benesch & Company	\$ 7,952.64	\$ 720.70	No		
	Infrastructure Systems Management, LLC	\$ 15,410.00	\$ -	Yes	\$ 15,410.00	13.4%

Georgia Department of Transportation
COST PROPOSAL

Item 4.

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026

Project: **Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)**
 County: **Richmond**
 Contract Type: **Lump Sum**
 Fixed Fee %: **10%**
 Master Contract: **0**
 Contract Expiration: **0-Jan-1900**
 Task Order No: **SA #4**

Cost Summary
By Phase / Discipline / Firm

v Formula Pulls Firm Name from each Discipline Tab

Include a column for each discipline tab included in the pro
 Ensure formulas link to the corresponding discipline tab.

Phase	Phase Description	Total Fee	Kimley-Horn	Kimley-Horn	Alfred Benesch & Company	Infrastructure Systems Management, LLC	Kimley-Horn			McKim & Creed		McKim & Creed
		Enter discipline provided by firm >>	Project Management	Roadway Design	Roadway Design	Roadway Design	Traffic Operations			Survey		Utilities Investigation (SUE)
	Totals	\$ 114,896.77	\$ 11,317.28	\$ 37,803.40	\$ 7,952.64	\$ 15,410.00	\$ 42,413.45	\$ -	\$ -	\$ -	\$ -	\$ -
1	Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Database Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Environmental Document	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Preliminary Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Right of Way Plans	\$ 2,616.15	\$ -	\$ 2,616.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Final Plans	\$ 102,518.06	\$ 10,032.49	\$ 32,309.48	\$ 7,952.64	\$ 9,810.00	\$ 42,413.45	\$ -	\$ -	\$ -	\$ -	\$ -
6	Construction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Special Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Public Involvement	\$ 9,762.56	\$ 1,284.79	\$ 2,877.77	\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed Fee	\$ 9,014.01	\$ 1,025.39	\$ 3,425.12	\$ 720.70	\$ -	\$ 3,842.80	\$ -	\$ -	\$ -	\$ -	\$ -

Tab Name>> PM1 Rd1 Rd2 Rd3 Trf1 Env1 Env2 Srv1 Map1 SUE1

DBE (Yes or No)		No	No	No	Yes	No						
DBE Participation	\$ 15,410.00	\$ -	\$ -	\$ -	\$ 15,410.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DBE %	13.4%				13.4%							
Contract DBE Goal %	0.0%											

Hours Summary
By Phase / Firm

Phase	Phase Description	Total Hours	Kimley-Horn	Kimley-Horn	Alfred Benesch & Company	Infrastructure Systems Management, LLC	Kimley-Horn			McKim & Creed		McKim & Creed
			Project Management	Roadway Design	Roadway Design	Roadway Design	Traffic Operations			Survey		Utilities Investigation (SUE)
	Totals	606	41	206	57	62	240	-	-	-	-	-
1	Project Management	-	-	-	-	-	-	-	-	-	-	-

Georgia Department of Transportation
COST PROPOSAL

Item 4.

Proj. No.: N/A

Project: **Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)**

PI No.: **0017641**

County: **Richmond**

Master Contract: **0**

Prime: **Kimley-Horn**

Contract Type: **Lump Sum**

Contract Expiration: **0-Jan-1900**

Date: **4-Mar-2026**

Fixed Fee %: **10%**

Task Order No: **SA #4**

2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
0	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
3	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
4	Right of Way Plans	14	-	14	-	-	-	-	-	-	-	-
5	Final Plans	553	37	177	57	42	240	-	-	-	-	-
6	Construction Services	-	-	-	-	-	-	-	-	-	-	-
0	Special Studies	-	-	-	-	-	-	-	-	-	-	-
7	Public Involvement	39	4	15	-	20	-	-	-	-	-	-

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Kimley-Horn

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: Project Management

Hours & Cost Estimate

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 196.29%	FCCM @ 1.10%
		TOTALS ==>	41	\$ 11,317.28	\$ -	\$ 1,025.39	\$ 10,291.89	\$ 3,460.74	\$ 6,793.08	\$ 38.07

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%

Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Kimley-Horn

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Project Management**

Hours & Cost Estimate

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project Manager - Sr.		Administrative								
			\$98.22	\$46.74									
TOTALS ==>		41	30	11	-	-	-	-	-	-	-	-	-
1	Project Management	-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-	-
	Environmental Document	-	-	-	-	-	-	-	-	-	-	-	-
3	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-	-
4	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-	-
5	Final Plans	37	26	11	-	-	-	-	-	-	-	-	-
6	Construction Services	-	-	-	-	-	-	-	-	-	-	-	-
	Special Studies	-	-	-	-	-	-	-	-	-	-	-	-
7	Public Involvement	4	4	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Phase	Description	Total Other Direct Costs	Other Direct Costs										
			Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental				
TOTALS ==>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Project Management	\$ -											
2	Database Preparation	\$ -											
	Environmental Document	\$ -											
3	Preliminary Plans	\$ -											
4	Right of Way Plans	\$ -											
5	Final Plans	\$ -											
6	Construction Services	\$ -											
	Special Studies	\$ -											
7	Public Involvement	\$ -											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: **Kimley-Horn**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 196.29%	FCCM @ 1.10%
		TOTALS ==>	206	\$ 37,803.40	\$ -	\$ 3,425.12	\$ 34,378.28	\$ 11,560.00	\$ 22,691.12	\$ 127.16

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%

Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Kimley-Horn

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project	Project	Project			Designer/Engineer Analyst				
			Manager - Sr.	Engineer - Sr.	Engineer							
	TOTALS ==>	206	-	19	69	-	-	118	-	-	-	-
1	Project Management	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
3	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
4	Right of Way Plans	14	-	2	4	-	-	8	-	-	-	-
5	Final Plans	177	-	14	61	-	-	102	-	-	-	-
6	Construction Services	-	-	-	-	-	-	-	-	-	-	-
	Special Studies	-	-	-	-	-	-	-	-	-	-	-
7	Public Involvement	15	-	3	4	-	-	8	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			Vendor Service Right of Way
				TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Project Management	\$ -										
2	Database Preparation	\$ -										
	Environmental Document	\$ -										
3	Preliminary Plans	\$ -										
4	Right of Way Plans	\$ -										
5	Final Plans	\$ -										
6	Construction Services	\$ -										
	Special Studies	\$ -										
7	Public Involvement	\$ -										

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: **Kimley-Horn**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

		Total Hours	Project Manager - Sr.	Project Engineer - Sr.	Project Engineer			Designer/Engineer Analyst				
1	Project Management		-	-	-	-	-	-	-	-	-	-
	Discipline Management— Coordination-Meetings											
	Prepare / Contribute to Project Justification Statement											
	Coordinate with USACOE (section 40B)											
	Assist / Coordinate Bridge Type Study											
	Information Gathering											
	Conduct Site Visits											
	Prepare Quality Assurance Plan											
	Internal Quality Assurance Reviews											
	External Peer Review											
	Prepare Concept Property Database											
	Contribute to / Prepare Interchange-Modification Report (IMR)											
	Contribute to / Prepare Interchange-Justification Report (IJR)											
	Prepare Highway Safety Manual Analysis											
	Prepare Capacity Analysis Reports/ Prepare Traffic Summary											
	Assist / Coordinate PES and PTS Reports											
	Complete Concept Pavement Design											
	Conceptual Drainage Design											
	Prepare Concept Profiles											
	Prepare Concept Typical Sections											
	Prepare Concept Cross Sections											
	Prepare Concept Layout											
	Prepare PAR Layouts, Attend Meeting											
	Prepare Concept Report											
	Prepare Design Data Book (design criteria)											
	Validate/Revise Concept Layout											
	Validate/Revise Concept Report											
	Validate/Revise Design Data Book (design criteria)											
	Prepare Concept Construction Cost Estimate)											
	Contribute to Concept Right-of-Way Cost Estimate											
	Prepare for, Attend, Document Initial Concept Team Meeting											
	Prepare for, Attend Concept Team Meeting Dry Run											
	Prepare for, Attend, Document Concept Team Meeting											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: Kimley-Horn		Hours & Cost Estimate												
		It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS												
	Roadway Design													
	Provide Materials for Value Engineering Study		-											
	Participate in Value Engineering Study		-											
	Revise Concept Report per VE Study Recommendations		-											
	Coordinate Logical Termini Meetings and Memorandum		-											
	Complete Streets Warrants and Design Memo		-											
			-											
			-											
			-											
			-											
			-											
		Total Hours		Project Manager - Sr.	Project Engineer - Sr.	Project Engineer				Designer/Engineer Analyst				
			-	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings	# meetings	-											
	Prepare for / Attend Pre-Survey Meeting		-											
	Roadway QC of Survey Database		-											
	Coordinate submittal for 20% Check		-											
	Enhance Topographic Database for Design		-											
	Roadway QC of SUE Database		-											
		Total Hours		Project Manager - Sr.	Project Engineer - Sr.	Project Engineer				Designer/Engineer Analyst				
			-	-	-	-	-	-	-	-	-	-	-	-
	Environmental Document	Assumptions / Notes	-	-	-	-	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings	# meetings	-											
	Prepare for, participate in A3M		-											
	Agency meetings	# meetings, #Agency, List	-											
	Roadway QC of Environmental Document/Studies		-											
			-											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Kimley-Horn

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Manager - Sr.	Project Engineer - Sr.	Project Engineer	-	-	Designer/Engineer Analyst	-	-	-	-
3	Preliminary Plans											
	Assumptions / Notes											
	Discipline Management—Coordination Meetings	-										
	Coordinate with Adjacent Projects	-										
	Coordinate with USACOE (section 408)	-										
	Coordinate with Railroads	-										
	Prepare R/R Submittal	-										
	Prepare ATMS Plans	-										
	Preliminary Relocation Utility Team Meeting	-										
	1st Utility Plan submission	-										
	Prepare Existing Utility Plans from SUE Database or Utility Co. Markups	-										
	Right of Way/Utility Team meeting	-										
	SUE Coordinate/attend meeting to confirm test holes based on Utility Impact Analysis (UIA)	-										
	Prepare Preliminary Right of Way and Easements	-										
	Contribute to Updated R/W Cost Estimate	-										
	Coordinate with Traffic Engineer to incorporate Preliminary Signal Plans to Plan Set	-										
	Prepare Signing and Marking Plans	-										
	Prepare Prelim. Erosion, Sed. & Pollution Control Plans: Sections 50,51,53,54, and 55	-										
	Prepare Sediment Basin Design / Grading	-										
	Prepare Hydrological Studies / FEMA for No-Zone/ZoneX/ZoneA	-										
	Prepare Preliminary Drainage Design and Layout	-										
	Prepare Preliminary Drainage Profiles/Cross-Sections	-										
	Prepare Drainage Area Map	-										
	Prepare Preliminary Bridge Construction Staging Plan (Section 20)	-										
	Prepare Retaining Wall Locations and Envelopes	-										
	Prepare Noise Walls / Barriers	-										
	Prepare Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	-										
	External Peer Review Coordination and Revise Plans for Roundabouts	-										
	Update / Maintain Design Notebook	-										
	Prepare Design Exception Report	-										
	Prepare Design Variance Report	-										
	Prepare / Contribute to Landscaping Plans	-										
	Prepare Pavement Designs	-										
	Prepare intersection sight distance study	-										
	Prepare Typical Sections	-										
	Prepare Construction Layout/Stakeout Sheet	-										
	Prepare Corridor Location Map/Aerial Mosaic (New Location)	-										
	Prepare Roadway Plans, Profiles, etc.	-										

**Georgia Department of Transportation
COST PROPOSAL**

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: Kimley-Horn		Roadway Design		Hours & Cost Estimate					It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS					
Prepare Roadway Cross Sections		-												
Prepare Preliminary Driveway Profiles		-												
Prepare Preliminary Staging Plans		-												
Prepare Preliminary Staging Cross Sections (critical cross sections only??)		-												
Complete Offsite Detour Plans, Prepare and Submit Detour Report		-												
Prepare Prelim. Earthwork Qtys. by Stage Construction		-												
Prepare for, Participate in Constructability Review		-												
Prepare PFPR Plans for Submittal		-												
Prepare for, Participate in PFPR	Assume in person	-												
Address PFPR Comments		-												
Prepare Detailed Construction Cost Estimate Per Milestone and Annual Update	One round of quantities, estimate	-												
Prepare Draft Special Provisions		-												
Prepare Special Construction Details		-												
Milestones Internal Quality Assurance Reviews		-												
		-												
		-												
		-												
		-												
		-												
			Total Hours	Project Manager - Sr.	Project Engineer - Sr.	Project Engineer				Designer/Engineer Analyst				
4	Right of Way Plans	Assumptions / Notes	14	-	2	4	-	-	8	-	-	-	-	-
	Discipline Management—Coordination Meetings	Assume covered in final plans	-											
	Prepare Location and Design Report		-											
	Prepare Right-of-Way Plans		-											
	R/W Plan Review Revisions	Up to 2 revisions	14		2	4			8					
	Internal Quality Assurance Reviews		-											
	Preparing Staking and Deed Data		-											
	Revisions during Acquisition		-											
	Prepare displays for Property Owners Meeting		-											
			-											
			-											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Kimley-Horn

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Manager - Sr.	Project Engineer - Sr.	Project Engineer			Designer/Engineer Analyst				
5	Final Plans											
	Assumptions / Notes	177	-	14	61	-	-	102	-	-	-	-
	Discipline Management - Coordination Meetings	6			6							
	Coordinate with USACOE (section 408)	-										
	Coordinate with Railroads	-										
	Prepare RFR submittal	-										
	Coordinate with Utility Companies for Relocations	-										
	2nd Utility Plan submission	-										
	Supplemental 2nd Utility Plan submission (if applicable)	-										
	Finalize Utility Plans	6			4			2				
	Finalize ATMS/ITS Plans and Details	-										
	Prepare TMP Report	-										
	Coordinate with Traffic Engineer to incorporate Final Signal Plans to Plan Set	-										
	Finalize Signing and Marking Plans	-										
	Finalize MS4 Design	-										
	Finalize Erosion, Sed. & Pol. Ctrl. Plans for Staged Constr.	-										
	Prepare / Submit "Lockdown" Plans for Permitting 31 or 38 Weeks Prior to Let, as Appropriate	-										
	Prepare Updated Culvert Plans for USACE permitting	-										
	Prepare Special Design Box Culverts	-										
	Finalize Drainage Design, Profiles, Cross-Sections	-										
	Finalize Retaining Wall Locations and Envelopes	-										
	Finalize Noise Wall / Barrier Plans	-										
	Finalize/Validate Pavement Design	-										
	Finalize Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	-										
	External Peer Review Coordination and Revise Plans for Roundabouts	-										
	Finalize Cover Sheet, Index, General Notes	-										
	Finalize Typical Sections	-										
	Finalize Roadway Plans, Profiles, etc.	-										
	Enhance Proposed Surface for 3D modeling	-										
	Finalize Driveway Profiles	-										
	Finalize Staging Plans and Details	-										
	Finalize Staging Cross-Sections	-										
	Prepare FFPR Plans for Submittal	-										
	Prepare for, Participate in FFPR	-										
	Address / Implement FFPR Comments	-										
	Prepare Corrected FFPR Plans	84		4	20			60				
	Address Final Corrected Plans comments/revisions	13		1	4			8				

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Kimley-Horn

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Manager - Sr.	Project Engineer - Sr.	Project Engineer	-	-	Designer/Engineer Analyst	-	-	-	-
7	Public Involvement	Assumptions / Notes	15	-	3	4	-	-	8	-	-	-
	Discipline Management - Coordination Meetings		1	1								
	Assist with Public Involvement Plan		-									
	Prepare for, Attend PIOH, Respond to Comments		-									
	Prepare for, Attend PHOH, Respond to Comments		-									
	Assist with Organizing a Citizen's Advisory Committee (CAC)		-									
	Plan, Prepare for, Participate in CAC Meetings		-									
	Plan, Prepare for, Conduct Local Government Meetings		-									
	Meetings, Conversations with Individual Property Owners		-									
	Prepare for, Attend, Document Key Stakeholder Meetings	Preparation of revised layout. Assist PM with comment responses. No attendance from support staff.	14		2	4			8			
	Prepare for, Attend, Document EJ Community Meetings		-									
	Prepare for, Attend, Document Neighborhood Meetings		-									
	Prepare for, Attend, Document Special Interest Group Meetings		-									
	Prepare for, Attend Detour Meeting, Respond to Comments		-									
	Prepare for, Participate in Charrette		-									
	Prepare 3D Visualizations		-									
	Prepare 3D Animations		-									
	Assist / Manage Project Website		-									
			-									

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%
 Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Discipline: **Alfred Benesch & Company**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 160.53%	FCCM @ 0.90%	
		TOTALS ==>	57	\$ 7,952.64	\$ -	\$ 720.70	\$ 7,231.94	\$ 2,766.30	\$ 4,440.74	\$ 24.90	

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%
 Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Alfred Benesch & Company

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Staff Type / Project Hourly Rates / Hours							
			Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative
TOTALS ==>		57	-	8	-	25	-	-	24	-
1	Concept Development	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-
6	Final Plans	57	-	8	-	25	-	-	24	-
7	Construction Services	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-
9	Public Involvement	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Other Direct Costs							
			Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental	
TOTALS ==>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -								
2	Database Preparation	\$ -								
3	Environmental Document	\$ -								
4	Preliminary Plans	\$ -								
5	Right of Way Plans	\$ -								
6	Final Plans	\$ -								
7	Construction Services	\$ -								
8	Special Studies	\$ -								
9	Public Involvement	\$ -								

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Project: **Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)**
 County: **Richmond**
 Contract Type: **Lump Sum**
 Fixed Fee %: **10%**
 Master Contract:
 Contract Expiration:
 Task Order No: **SA #4**

Alfred Benesch & Company

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design** **Hours & Cost Estimate**

Hours by Task

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative
1	Concept Development	Assumptions / Notes	-	-	-	-	-	-	-	-	-
	Discipline Management— Coordination Meetings	# external meetings, # teleconference meetings (meetings assigned based on size and complexity of project not monthly)	-								
	Prepare / Contribute to Project Justification Statement		-								
	Coordinate with USACOE (section 408)	(Needed only if Army Corp has facility/structure in project)	-								
	Assist / Coordinate Bridge Type Study		-								
	Information Gathering		-								
	Conduct Site Visits	# of visits	-								
	Prepare Quality Assurance Plan		-								
	Internal Quality Assurance Reviews		-								
	External Peer Review		-								
	Prepare Concept Property Database	#Parcels	-								
	Contribute to / Prepare Interchange Modification Report (IMR)	List Interchange:	-								
	Contribute to / Prepare Interchange Justification Report (IJR)		-								
	Prepare Highway Safety Manual Analysis	(For Revising Existing Concept Reports only)	-								
	Prepare Capacity Analysis Reports/ Prepare Traffic Summary		-								
	Assist / Coordinate PES and PTS Reports		-								
	Complete Concept Pavement Design		-								
	Conceptual Drainage Design	%Urban Shoulder, % Rural Shoulder, # culvert No Zone/ZoneA	-								
	Prepare Concept Profiles	(Concept Level)	-								
	Prepare Concept Typical Sections	(Concept Level)	-								
	Prepare Concept Cross Sections	(Concept Level)	-								
	Prepare Concept Layout	# layouts/alternatives	-								
	Prepare PAR Layouts, Attend Meeting	# layouts/alternatives	-								
	Prepare Concept Report		-								
	Prepare Design Data Book (design criteria)		-								
	Validate/Revise Concept Layout	(If Concept Report previously completed by different consultant, For Lines: 93, 94, & 95)	-								
	Validate/Revise Concept Report		-								
	Validate/Revise Design Data Book (design criteria)		-								
	Prepare Concept Construction Cost Estimate)	#milestones estimates, # annual updated.	-								
	Contribute to Concept Right of Way Cost Estimate		-								
	Prepare for, Attend, Document Initial Concept Team Meeting		-								
	Prepare for, Attend Concept Team Meeting Dry Run		-								
	Prepare for, Attend, Document Concept Team Meeting		-								
	Provide Materials for Value Engineering Study		-								

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Alfred Benesch & Company

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative
4	Preliminary Plans									
	Assumptions / Notes									
	Discipline Management – Coordination Meetings	8 monthly progress meetings with Owner (virtual)								
	Internal Design Coordination Meetings	Assume 3 In-Person Design Team Coordination Meeting								
	Coordinate with USACOE (section 408)	(Needed if Army Corp has facility/structure in project)								
	Coordinate with Railroads									
	Prepare RR Submittal	Length?, Location?, Description?								
	Prepare ATMS Plans									
	Preliminary Relocation Utility Team Meeting									
	1st Utility Plan submission	# companies								
	Prepare Existing Utility Plans from SUE Database or Utility Co. Markups									
	Right of Way/Utility Team meeting									
	SUE Coordinate/attend meeting to confirm test holes based on Utility Impact Analysis (UIA)									
	Prepare Preliminary Right of Way and Easements									
	Contribute to Updated R/W Cost Estimate									
	Coordinate with Traffic Engineer to incorporate Preliminary Signal Plans to Plan Set									
	Prepare Signing and Marking Plans									
	Prepare Prelim. Erosion, Sed. & Pollution Control Plans	Prepare Plan Sections 50, 51, 52, 53, 54, 55, & 56								
	Prepare Sediment Basin Design / Grading	#Sediment Basins								
	Prepare Hydrological Studies / FEMA for No-Zone/ZoneX/ZoneA	(FEMA Zone AE & Bridge Culverts are accounted in DS1 Tab, Bridges accounted in Br1 tab) #Culvert, FEMA Zone?								
	Prepare Preliminary Drainage Design and Layout	Contribute to Plan Section 13 Includes H&H Analysis								
	Prepare Preliminary Drainage Profiles/Cross-Sections	Prepare Plan Section 22								
	Prepare Drainage Area Map	Prepare Plan Section 24								
	Prepare Preliminary Bridge Consturction Staging Plan (Section 20)	#Bridges								
	Prepare Retaining Wall Locations and Envelopes	#Wall, #Length, Use Standards/Special design								
	Prepare Noise Walls / Barriers	#Wall, #Length								
	Prepare Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	#Special Intersections, #Roundabouts, #Ponds								
	External Peer Review Coordination and Revise Plans for Roundabouts	#Roundabouts								
	Update / Maintain Design Notebook									
	Prepare Design Exception Report	#Exceptions, List:								
	Prepare Design Variance Report	#Variances, List:								
	Prepare / Contribute to Landscaping Plans									
	Prepare Pavement Designs									
	Prepare intersection sight distance study	# Intersection # Commerical Drives								

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Alfred Benesch & Company

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: Roadway Design

Hours & Cost Estimate

			Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative
6	Final Plans	Assumptions / Notes	57	-	8	-	25	-	-	24	-
	Discipline Management - Coordination Meetings	8 monthly progress meetings with Owner (virtual)	2		1		1				
	Coordinate with USACOE (section 408)	(Needed if Army Corp has facility/structure in project)	-								
	Coordinate with Railroads		-								
	Prepare RR submittal	Task not typically required	-								
	Coordinate with Utility Companies for Relocations		-								
	2nd Utility Plan submission		-								
	Supplemental 2nd Utility Plan submission (if applicable)		-								
	Finalize Utility Plans		-								
	Finalize ATMS/ITS Plans and Details		-								
	Prepare TMP Report		-								
	Coordinate with Traffic Engineer to incorporate Final Signal Plans to Plan Set		-								
	Finalize Signing and Marking Plans		-								
	Finalize MS4 Design	Address local MS4 needs	-								
	Finalize Erosion, Sed. & Pol. Ctrl. Plans	Assumes 3 Phase Plan Includes Submittal to EPD	14		2		4			8	
	Prepare / Submit "Lockdown" Plans for Permitting 31 or 38 Weeks Prior to Let, as Appropriate	(Needed for projects that need 404 Permits and Buffer Variance applications)	-								
	Prepare Updated Culvert Plans for USACE permitting		-								
	Prepare Special Design Box Culverts	#Culvert needed special design	-								
	Finalize Drainage Design, Profiles, Cross Sections	(#close syetems, #cross pipes)	-								
	Finalize Retaining Wall Locations and Envelopes	#Wall, #Length, Use Standards/Special design	-								
	Finalize Noise Wall / Barrier Plans	#Wall, #Length	-								
	Finalize/Validate Pavement Design		-								
	Finalize Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	Finalizing: #Special Intersections, #Roundabouts, #Ponds	-								
	External Peer Review Coordination and Revise Plans for Roundabouts	#Roundabouts	-								
	Finalize Cover Sheet, Index, General Notes		-								
	Finalize Typical Sections		-								
	Finalize Roadway Plans, Profiles, etc.	Revise storm layouts and profiles as needed.	36		4		16			16	
	Enhance Proposed Surface for 3D modeling		-								
	Finalize Driveway Profiles	#Driveways	-								
	Finalize Staging Plans and Details		-								
	Finalize Staging Cross-Sections		-								
	Prepare FFPR Plans for Submittal		-								
	Prepare for, Participate in FFPR	Assume In-Person	-								

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

[v Select Firm from Pulldown, Uses List on Project Tab](#)

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: **Alfred Benesch & Company**

Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

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Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%
 Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Alfred Benesch & Company

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design** **Hours & Cost Estimate**

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative
9	Public Involvement	Assumptions / Notes	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings		-							
	Assist with Public Involvement Plan		-							
	Prepare for, Attend PIOH, Respond to Comments		-							
	Prepare for, Attend PHOH, Respond to Comments	# meetings	-							
	Assist with Organizing a Citizen's Advisory Committee (CAC)	# meetings	-							
	Plan, Prepare for, Participate in CAC Meetings	# meetings	-							
	Plan, Prepare for, Conduct Local Government Meetings	# meetings	-							
	Meetings, Conversations with Individual Property Owners	# meetings	-							
	Prepare for, Attend, Document Key-Stakeholder Meetings	# meetings	-							
	Prepare for, Attend, Document EJ Community Meetings	# meetings	-							
	Prepare for, Attend, Document Neighborhood Meetings	# meetings	-							
	Prepare for, Attend, Document Special-Interest Group Meetings		-							
	Prepare for, Attend Detour Meeting, Respond to Comments		-							
	Prepare for, Participate in Charrette		-							
	Prepare 3D Visualizations	# months	-							
	Prepare 3D Animations		-							
	Assist / Manage Project Website		-							
	Public Information Session		-							

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

[v Select Firm from Pulldown, Uses List on Project Tab](#)

Discipline: **Alfred Benesch & Company**
Roadway Design

Phase	Description	Assumptions / Notes	Total Hours
		TOTALS ==>	57

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026 v Select Firm from Pulldown, Uses List on Project Tab

Alfred Benesch & Company

Discipline: **Roadway Design**

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Phase	Description	Total		
TOTALS ==>		57	-	-
1	Concept Development	-	-	-
2	Database Preparation	-	-	-
3	Environmental Document	-	-	-
4	Preliminary Plans	-	-	-
5	Right of Way Plans	-	-	-
6	Final Plans	57	-	-
7	Construction Services	-	-	-
8	Special Studies	-	-	-
9	Public Involvement	-	-	-

Phase Level Summary - Other Direct Costs

Phase	Description	Total Other Direct Costs		Vendor Service Right of Way
TOTALS ==>		\$ -	\$ -	\$ -
1	Concept Development	\$ -		
2	Database Preparation	\$ -		
3	Environmental Document	\$ -		
4	Preliminary Plans	\$ -		
5	Right of Way Plans	\$ -		
6	Final Plans	\$ -		
7	Construction Services	\$ -		
8	Special Studies	\$ -		
9	Public Involvement	\$ -		

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Alfred Benesch & Company

Discipline: **Roadway Design**

Hours by Task

		Total Hours	-	-
1	Concept Development	Assumptions / Notes	-	-
	Discipline Management— Coordination Meetings	# external meetings, # teleconference meetings (meetings assigned based on size and complexity of project not monthly)	-	-
	Prepare / Contribute to Project Justification Statement		-	-
	Coordinate with USACOE (section 408)	(Needed only if Army Corp has facility/structure in project)	-	-
	Assist / Coordinate Bridge Type Study		-	-
	Information Gathering		-	-
	Conduct Site Visits	# of visits	-	-
	Prepare Quality Assurance Plan		-	-
	Internal Quality Assurance Reviews		-	-
	External Peer Review		-	-
	Prepare Concept Property Database	#Parcels	-	-
	Contribute to / Prepare Interchange Modification Report (IMR)	List Interchange:	-	-
	Contribute to / Prepare Interchange Justification Report (IJR)		-	-
	Prepare Highway Safety Manual Analysis	(For Revising Existing Concept Reports only)	-	-
	Prepare Capacity Analysis Reports/ Prepare Traffic Summary		-	-
	Assist / Coordinate PES and PTS Reports		-	-
	Complete Concept Pavement Design		-	-
	Conceptual Drainage Design	%Urban Shoulder, % Rural Shoulder, # culvert No-Zone/ZoneA	-	-
	Prepare Concept Profiles	(Concept Level)	-	-
	Prepare Concept Typical Sections	(Concept Level)	-	-
	Prepare Concept Cross Sections	(Concept Level)	-	-
	Prepare Concept Layout	# layouts/alternatives	-	-
	Prepare PAR Layouts, Attend Meeting	# layouts/alternatives	-	-
	Prepare Concept Report		-	-
	Prepare Design Data Book (design criteria)		-	-
	Validate/Revise Concept Layout	(If Concept Report previously completed by different consultant, For Lines: 93, 94, & 95)	-	-
	Validate/Revise Concept Report		-	-
	Validate/Revise Design Data Book (design criteria)		-	-
	Prepare Concept Construction Cost Estimate)	#milestones estimates, # annual updated.	-	-
	Contribute to Concept Right-of-Way Cost Estimate		-	-
	Prepare for, Attend, Document Initial Concept Team Meeting		-	-
	Prepare for, Attend Concept Team Meeting Dry Run		-	-
	Prepare for, Attend, Document Concept Team Meeting		-	-
	Provide Materials for Value Engineering Study		-	-

**Georgia Department of Transportation
COST PROPOSAL**

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Discipline:		Alfred Benesch & Company		
Roadway Design				
	Participate in Value Engineering Study		-	
	Revise Concept Report per VE Study Recommendations		-	
	Coordinate Logical Termini Meetings and Memorandum		-	
	Complete Streets Warrants and Design Memo		-	
			-	
			-	
			-	
			Total Hours	-
2	Database Preparation	Assumptions / Notes	-	-
	Discipline Management - Coordination Meetings	# meetings	-	
	Prepare for / Attend Pre-Survey Meeting		-	
	Roadway QC of Survey Database		-	
	Coordinate submittal for 20% Check		-	
	Enhance Topographic Database for Design		-	
			-	
			Total Hours	-
3	Environmental Document	Assumptions / Notes	-	-
	Discipline Management - Coordination Meetings	# meetings	-	
	Prepare for, participate in A3M		-	
	Agency meetings	# meetings, #Agency List	-	
	Roadway QC of Environmental Document/Studies		-	
			-	

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Alfred Benesch & Company

Discipline: **Roadway Design**

		Total Hours	-	-
4	Preliminary Plans	Assumptions / Notes	-	-
	Discipline Management – Coordination Meetings	8 monthly progress meetings with Owner (virtual)	-	-
	Internal Design Coordination Meetings	Assume 3 In-Person Design Team Coordination Meeting	-	-
	Coordinate with USACOE (section 408)	(Needed if Army Corp has facility/structure in project)	-	-
	Coordinate with Railroads		-	-
	Prepare RR Submittal	Length?, Location?, Description?	-	-
	Prepare ATMS Plans		-	-
	Preliminary Relocation Utility Team Meeting		-	-
	1st Utility Plan submission	# companies	-	-
	Prepare Existing Utility Plans from SUE Database or Utility Co. Markups		-	-
	Right of Way/Utility Team meeting		-	-
	SUE Coordinate/attend meeting to confirm test holes based on Utility Impact Analysis (UIA)		-	-
	Prepare Preliminary Right of Way and Easements		-	-
	Contribute to Updated R/W Cost Estimate		-	-
	Coordinate with Traffic Engineer to incorporate Preliminary Signal Plans to Plan Set		-	-
	Prepare Signing and Marking Plans		-	-
	Prepare Prelim. Erosion, Sed. & Pollution Control Plans	Prepare Plan Sections 50, 51, 52, 53, 54, 55, & 56	-	-
	Prepare Sediment Basin Design / Grading	#Sediment Basins	-	-
	Prepare Hydrological Studies / FEMA for No-Zone/ZoneX/ZoneA	(FEMA Zone AE & Bridge Culverts are accounted in DS1 Tab, Bridges accounted in Br1 tab) #Culvert, FEMA Zone?	-	-
	Prepare Preliminary Drainage Design and Layout	Contribute to Plan Section 13 Includes H&H Analysis	-	-
	Prepare Preliminary Drainage Profiles/Cross-Sections	Prepare Plan Section 22	-	-
	Prepare Drainage Area Map	Prepare Plan Section 24	-	-
	Prepare Preliminary Bridge Construction Staging Plan (Section 20)	#Bridges	-	-
	Prepare Retaining Wall Locations and Envelopes	#Wall, #Length, Use Standards/Special design	-	-
	Prepare Noise Walls / Barriers	#Wall, #Length	-	-
	Prepare Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	#Special Intersections, #Roundabouts, #Ponds	-	-
	External Peer Review Coordination and Revise Plans for Roundabouts	#Roundabouts	-	-
	Update / Maintain Design Notebook		-	-
	Prepare Design Exception Report	#Exceptions, List:	-	-
	Prepare Design Variance Report	#Variances, List:	-	-
	Prepare / Contribute to Landscaping Plans		-	-
	Prepare Pavement Designs		-	-
	Prepare intersection sight distance study	# Intersection # Commerical Drives	-	-

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Alfred Benesch & Company

Discipline: **Roadway Design**

		Total Hours	-	-
6	Final Plans	Assumptions / Notes	57	-
	Discipline Management - Coordination Meetings	8 monthly progress meetings with Owner (virtual)	2	-
	Coordinate with USACOE (section 408)	(Needed if Army Corp has facility/structure in project)	-	-
	Coordinate with Railroads		-	-
	Prepare RR submittal	Task not typically required	-	-
	Coordinate with Utility Companies for Relocations		-	-
	2nd Utility Plan submission		-	-
	Supplemental 2nd Utility Plan submission (if applicable)		-	-
	Finalize Utility Plans		-	-
	Finalize ATMS/ITS Plans and Details		-	-
	Prepare TMP Report		-	-
	Coordinate with Traffic Engineer to incorporate Final Signal Plans to Plan Set		-	-
	Finalize Signing and Marking Plans		-	-
	Finalize MS4 Design	Address local MS4 needs	-	-
	Finalize Erosion, Sed. & Pol. Ctrl. Plans	Assumes 3 Phase Plan Includes Submittal to EPD	14	-
	Prepare / Submit "Lockdown" Plans for Permitting 31 or 38 Weeks Prior to Let, as Appropriate	(Needed for projects that need 404 Permits and Buffer Variance applications)	-	-
	Prepare Updated Culvert Plans for USACE permitting		-	-
	Prepare Special Design Box Culverts	#Culvert needed special design	-	-
	Finalize Drainage Design, Profiles, Cross Sections	(#close syetems, #cross pipes)	-	-
	Finalize Retaining Wall Locations and Envelopes	#Wall, #Length, Use Standards/Special design	-	-
	Finalize Noise Wall / Barrier Plans	#Wall, #Length	-	-
	Finalize/Validate Pavement Design		-	-
	Finalize Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	Finalizing: #Special Intersections, # Roundabouts, #Ponds	-	-
	External Peer Review Coordination and Revise Plans for Roundabouts	#Roundabouts	-	-
	Finalize Cover Sheet, Index, General Notes		-	-
	Finalize Typical Sections		-	-
	Finalize Roadway Plans, Profiles, etc.	Revise storm layouts and profiles as needed.	36	-
	Enhance Proposed Surface for 3D modeling		-	-
	Finalize Driveway Profiles	#Driveways	-	-
	Finalize Staging Plans and Details		-	-
	Finalize Staging Cross-Sections		-	-
	Prepare FFPR Plans for Submittal		-	-
	Prepare for, Participate in FFPR	Assume In-Person	-	-

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Discipline:	Alfred Benesch & Company				
	Roadway Design		-		

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Alfred Benesch & Company

Discipline: **Roadway Design**

			Total Hours	-	-
9	Public Involvement	Assumptions / Notes	-	-	-
	Discipline Management - Coordination Meetings		-		
	Assist with Public Involvement Plan		-		
	Prepare for, Attend PIOH, Respond to Comments		-		
	Prepare for, Attend PHOH, Respond to Comments	# meetings	-		
	Assist with Organizing a Citizen's Advisory Committee (CAC)	# meetings	-		
	Plan, Prepare for, Participate in CAC Meetings	# meetings	-		
	Plan, Prepare for, Conduct Local Government Meetings	# meetings	-		
	Meetings, Conversations with Individual Property Owners	# meetings	-		
	Prepare for, Attend, Document Key-Stakeholder Meetings	# meetings	-		
	Prepare for, Attend, Document EJ Community Meetings	# meetings	-		
	Prepare for, Attend, Document Neighborhood Meetings	# meetings	-		
	Prepare for, Attend, Document Special-Interest Group Meetings		-		
	Prepare for, Attend Detour Meeting, Respond to Comments		-		
	Prepare for, Participate in Charrette		-		
	Prepare 3D Visualizations	# months	-		
	Prepare 3D Animations		-		
	Assist / Manage Project Website		-		
	Public Information Session		-		

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: **Infrastructure Systems Management, LLC**
Roadway Design

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @	FCCM @
		TOTALS ==>	62	\$ 15,410.00	\$ -	\$ -	\$ 15,410.00	\$ 15,410.00	\$ -	\$ -

Georgia Department of Transportation

COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Infrastructure Systems Management, LLC

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total	Project	Project	Project	Engineer	Designer -Sr.	Designer	CADD	Administrative		
			Principal	Engineer - Sr.	Engineer	Engineer	Designer -Sr.	Designer	Technician			
	TOTALS ==>	62	\$280.00	\$215.00								
1	Concept Development	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
3	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
4	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
5	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
6	Final Plans	42	12	30	-	-	-	-	-	-	-	-
7	Construction Services	-	-	-	-	-	-	-	-	-	-	-
8	Special Studies	-	-	-	-	-	-	-	-	-	-	-
9	Public Involvement	20	20	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail	Lodging	Meals	Mileage	Parking	Reproduction	Car Rental		Vendor Service
			/Courier				/Printing			Right of Way	
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Concept Development	\$ -									
2	Database Preparation	\$ -									
3	Environmental Document	\$ -									
4	Preliminary Plans	\$ -									
5	Right of Way Plans	\$ -									
6	Final Plans	\$ -									
7	Construction Services	\$ -									
8	Special Studies	\$ -									
9	Public Involvement	\$ -									

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Infrastructure Systems Management, LLC

Discipline: **Roadway Design**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Hours by Task

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
1	Concept Development											
	Discipline Management— Coordination-Meetings	# external meetings, # teleconference meetings- (meetings assigned based on size and complexity of project not monthly)										
	Prepare / Contribute to Project Justification Statement											
	Coordinate with USACOE (section 40B)	(Needed only if Army Corp has facility/structure in project)										
	Assist / Coordinate Bridge Type Study											
	Information Gathering											
	Conduct Site Visits	# of visits										
	Prepare Quality Assurance Plan											
	Internal Quality Assurance Reviews											
	External Peer Review											
	Prepare Concept Property Database	#Parcels										
	Contribute to / Prepare Interchange Modification Report (IMR)	List Interchange:										
	Contribute to / Prepare Interchange Justification Report (IJR)											
	Prepare Highway Safety Manual Analysis	(For Revising Existing Concept Reports only)										
	Prepare Capacity Analysis Reports/ Prepare Traffic Summary											
	Assist / Coordinate PES and PTS Reports											
	Complete Concept Pavement Design											
	Conceptual Drainage Design	%Urban Shoulder, % Rural Shoulder, # culvert No-Zone/ZoneA										
	Prepare Concept Profiles	(Concept Level)										
	Prepare Concept Typical Sections	(Concept Level)										
	Prepare Concept Cross Sections	(Concept Level)										
	Prepare Concept Layout	# layouts/alternatives										
	Prepare PAR Layouts, Attend Meeting	# layouts/alternatives										
	Prepare Concept Report											
	Prepare Design Data Book (design criteria)											
	Validate/Revise Concept Layout	(If Concept Report previously completed by different consultant, For Lines: 93, 94, & 95)										
	Validate/Revise Concept Report											
	Validate/Revise Design Data Book (design criteria)											
	Prepare Concept Construction Cost Estimate)	#milestones estimates, # annual updated										
	Contribute to Concept Right-of-Way Cost Estimate											
	Prepare for, Attend, Document Initial Concept Team Meeting											
	Prepare for, Attend Concept Team Meeting Dry Run											
	Prepare for, Attend, Document Concept Team Meeting											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%

Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Infrastructure Systems Management, LLC

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
4	Preliminary Plans											
	Discipline Management – Coordination- Meetings											
	Coordinate with Adjacent Projects	#Projects										
	Coordinate with USACOE (section 408)	(Needed if Army Corp has facility/structure in project)										
	Coordinate with Railroads											
	Prepare RR Submittal	Length?, Location?, Description ?										
	Prepare ATMS Plans											
	Preliminary Relocation Utility Team Meeting											
	1st Utility Plan submission											
	Prepare Existing Utility Plans from SUE Database or Utility Co. Markups											
	Right of Way/Utility Team meeting											
	SUE Coordinate/attend meeting to confirm test holes based on Utility Impact Analysis (UIA)											
	Prepare Preliminary Right of Way and Easements											
	Contribute to Updated R/W Cost Estimate											
	Coordinate with Traffic Engineer to incorporate Preliminary Signal Plans to Plan Set											
	Prepare Signing and Marking Plans											
	Prepare Prelim. Erosion, Sed. & Pollution Control Plans: Sections 50, 51, 53, 54, and 55											
	Prepare Sediment Basin Design / Grading	#Sediment Basins										
	Prepare Hydrological Studies / FEMA for No Zone/Zone X/Zone A	(FEMA Zone AE & Bridge Culverts are accounted in DS1-Tab, Bridges accounted in Br1-tab) #Culvert, FEMA Zone?										
	Prepare Preliminary Drainage Design and Layout	%Urban Shoulder, % Rural Shoulder,										
	Prepare Preliminary Drainage Profiles/Cross Sections											
	Prepare Drainage Area Map	#Outlets										
	Prepare Preliminary Bridge Construction Staging Plan (Section 20)	#Bridges										
	Prepare Retaining Wall Locations and Envelopes	#Wall, #Length, Use Standards/Special design										
	Prepare Noise Walls / Barriers	#Wall, #Length										
	Prepare Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	#Special Intersections, #Roundabouts, #Ponds										
	External Peer Review Coordination and Revise Plans for Roundabouts											
	Update / Maintain Design Notebook											
	Prepare Design Exception Report	#Exceptions, List:										
	Prepare Design Variance Report	#Variances, List:										
	Prepare / Contribute to Landscaping Plans											
	Prepare Pavement Designs											
	Prepare intersection sight distance study	# Intersection # Commerical Drives										
	Prepare Typical Sections											

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Infrastructure Systems Management, LLC

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
6	Final Plans		12	30	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings	8	4	4								
	Coordinate with USACOE (section 408)	-										
	Coordinate with Railroads	-										
	Prepare RFR submittal	-										
	Coordinate with Utility Companies for Relocations	24		24								
	2nd Utility Plan submission	-										
	Supplemental 2nd Utility Plan submission (if applicable)	-										
	Finalize Utility Plans	-										
	Finalize ATMS/ITS Plans and Details	-										
	Prepare TMP Report	-										
	Coordinate with Traffic Engineer to incorporate Final Signal Plans to Plan Set	6	4	2								
	Finalize Signing and Marking Plans	-										
	Finalize MS4 Design	-										
	Finalize Erosion, Sed. & Pol. Ctrl. Plans for Staged Constr.	-										
	Prepare / Submit "Lockdown" Plans for Permitting 31 or 38 Weeks Prior to Let, as Appropriate	-										
	Prepare Updated Culvert Plans for USACE permitting	-										
	Prepare Special Design Box Culverts	-										
	Finalize Drainage Design, Profiles, Cross-Sections	-										
	Finalize Retaining Wall Locations and Envelopes	-										
	Finalize Noise Wall / Barrier Plans	-										
	Finalize/Validate Pavement Design	-										
	Finalize Special Grading Plans (Special Intersections/Roundabout Plans/Ponds)	-										
	External Peer Review Coordination and Revise Plans for Roundabouts	-										
	Finalize Cover Sheet, Index, General Notes	-										
	Finalize Typical Sections	-										
	Finalize Roadway Plans, Profiles, etc.	-										
	Enhance Proposed Surface for 3D modeling	-										
	Finalize Driveway Profiles	-										
	Finalize Staging Plans and Details	-										
	Finalize Staging Cross Sections	-										
	Prepare FFPR Plans for Submittal	-										
	Prepare for, Participate in FFPR	-										
	Address / Implement FFPR Comments	-										
	Prepare Corrected FFPR Plans	-										
	Address Final Corrected Plans comments/revisions	-										
	Finalize Detailed Construction Quantities, Cost Estimate Per Milestone and Annual Update	-										

**Georgia Department of Transportation
COST PROPOSAL**

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Infrastructure Systems Management, LLC

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Discipline: **Roadway Design**

Hours & Cost Estimate

		Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Administrative	-	-
9	Public Involvement	Assumptions / Notes	20	20	-	-	-	-	-	-	-	-
	Discipline Management - Coordination Meetings		4	4								
	Assist with Public Involvement Plan		-									
	Prepare for, Attend P/IOH, Respond to Comments		-									
	Prepare for, Attend P/HOH, Respond to Comments	# meetings	-									
	Assist with Organizing a Citizen's Advisory Committee (CAC)	# meetings	-									
	Plan, Prepare for, Participate in CAC Meetings	# meetings	-									
	Plan, Prepare for, Conduct Local Government Meetings	# meetings	-									
	Meetings, Conversations with Individual Property Owners	# meetings	-									
	Prepare for, Attend, Document Key Stakeholder Meetings	Assume up to 2 total (up to 1 in person). Includes 1 round of stakeholder comment responses.	16	16								
	Prepare for, Attend, Document EJ Community Meetings	# meetings	-									
	Prepare for, Attend, Document Neighborhood Meetings	# meetings	-									
	Prepare for, Attend, Document Special Interest Group Meetings		-									
	Prepare for, Attend Detour Meeting, Respond to Comments		-									
	Prepare for, Participate in Charrette		-									
	Prepare 3D Visualizations	# months	-									
	Prepare 3D Animations		-									
	Assist / Manage Project Website		-									
			-									
			-									

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A

PI No.: 0017641

Prime: Kimley-Horn

Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)

County: Richmond

Contract Type: Lump Sum

Fixed Fee %: 10%

Master Contract:

Contract Expiration:

Task Order No: SA #4

Discipline: **Kimley-Horn**
Traffic Operations

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Assumptions / Notes	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 196.29%	FCCM @ 1.10%
		TOTALS ==>	240	\$ 42,413.45	\$ -	\$ 3,842.80	\$ 38,570.65	\$ 12,969.72	\$ 25,458.26	\$ 142.67

Georgia Department of Transportation
COST PROPOSAL

Proj. No.: N/A
 PI No.: 0017641
 Prime: Kimley-Horn
 Date: 4-Mar-2026

v Select Firm from Pulldown, Uses List on Project Tab

Project: Monte Sano Avenue Improvements (Wrightsboro Rd to Walton Way)
 County: Richmond
 Contract Type: Lump Sum
 Fixed Fee %: 10%

Master Contract:
 Contract Expiration:
 Task Order No: SA #4

Kimley-Horn

Discipline: **Traffic Operations**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

<<CLICK BUTTON TO LEFT SHOW OR HIDE PHASE SUMMARY

Staff Type / Project Hourly Rates / Hours

Phase	Description	Total Hours	Project Principal	Project Engineer - Sr.	Project Engineer	Engineer	Designer -Sr.	Designer	CADD Technician	Project Administrator		
				\$74.82	\$72.80	\$60.24		\$41.94				
	TOTALS ==>	240	-	29	30	56	-	125	-	-	-	-
1	Project Management	-	-	-	-	-	-	-	-	-	-	-
2	Database Preparation	-	-	-	-	-	-	-	-	-	-	-
	Environmental Document	-	-	-	-	-	-	-	-	-	-	-
3	Preliminary Plans	-	-	-	-	-	-	-	-	-	-	-
4	Right of Way Plans	-	-	-	-	-	-	-	-	-	-	-
5	Final Plans	240	-	29	30	56	-	125	-	-	-	-
6	Construction Services	-	-	-	-	-	-	-	-	-	-	-
	Special Studies	-	-	-	-	-	-	-	-	-	-	-
7	Public Involvement	-	-	-	-	-	-	-	-	-	-	-

Phase Level Summary - Other Direct Costs

Other Direct Costs

Phase	Description	Total Other Direct Costs	Express/Mail /Courier	Lodging	Meals	Mileage	Parking	Reproduction /Printing	Car Rental			
	TOTALS ==>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Project Management	\$ -										
2	Database Preparation	\$ -										
	Environmental Document	\$ -										
3	Preliminary Plans	\$ -										
4	Right of Way Plans	\$ -										
5	Final Plans	\$ -										
6	Construction Services	\$ -										
	Special Studies	\$ -										
7	Public Involvement	\$ -										



Engineering Services Committee Meeting

Meeting Date: May 26, 2026

Atlantic Waste Services, Inc. Consistency Letter Request

Proposed Three Oaks Solid Waste Transfer Station

927 Molly Pond Road, Augusta, Georgia

File Reference: 26-014 (A)

- Department:** Engineering & Environmental Services
- Presenter:** Dr. Hameed Malik, Director
- Caption:** Consider discussing and conditionally approving Atlantic Waste Services (AWS) request for a “Consistency Letter” related to the construction and operation of a Solid Waste Transfer Station Facility at 927 Molly Pond Road, Augusta, Georgia.

Propose Condition: All solid waste accepted or collected at the Transfer Station shall be disposed of at the Augusta Deans Bridge Road MSW Landfill. This condition shall also serve as a Zoning Exception requirement for the use of this site as a Transfer Station.

 Additionally, authorize the Augusta Engineering & Environmental Services Director to provide the requested “Consistency Letter” to AWS. / AE
- Background:** No solid waste handling facility or expansion to an existing facility can be sited in Augusta, Georgia legal boundaries without a determination that the proposed facility or expansion is consistent with the Augusta, Georgia (City) current Solid Waste Management Plan (PLAN). The procedure that the City follows to demonstrate whether to issue Consistency letter is described under PLAN Section 6.1 (Local Procedures for Demonstrating Facility Consistency with Solid Waste Management Plan). 927 Molly Pond Road site presently does not meet Augusta, GA zoning requirements for this specific land use. AWS will be seeking a Site land use special exception from Augusta Planning Commission & Augusta Commission after receiving consistency letter. Consistency letter condition shall also be added to “Zoning Exception” conditions if Zoning Exception approved by the Augusta Planning Commission and Augusta Commission.
- Analysis:** The Augusta Engineering & Environmental Services Department has reviewed information submitted by Harbin Engineering, PC, representing AWS, along with AWS’s response to AE requests for information regarding the proposed Three Oaks Transfer Station.

AWS has provided assurances that 100% of municipal solid waste received at the transfer station will be disposed of at the Deans Bridge Landfill, under a long-term commitment based on the current 2026 rate structure with future increases limited to the CPI.

Based on this information, the proposed transfer station is expected to have minimal impact on the Augusta Facility and may provide environmental benefits to the Augusta area. Therefore, the Department does not object to Augusta issuing the requested consistency letter.

Financial Impact: With proposed commitment to bring all solid waste to Augusta Facility will yield positive financial impact.

Alternatives: Do not approve.

Recommendation: Consider discussing and conditionally approving Atlantic Waste Services (AWS) request for a “Consistency Letter” related to the construction and operation of a Solid Waste Transfer Station Facility at 927 Molly Pond Road, Augusta, Georgia.

Propose Condition: All solid waste accepted or collected at the Transfer Station shall be disposed of at the Augusta Deans Bridge Road MSW Landfill. This condition shall also serve as a Zoning Exception requirement for the use of this site as a Transfer Station.

Additionally, authorize the Augusta Engineering & Environmental Services Director to provide the requested “Consistency Letter” to AWS.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: HM/sr



125-B Pine Meadow Drive
Pooler, Georgia 31322

Office: 912-852-5700
Fax: 912-852-5709

Dr. Hameed Malik, P.E., Director
City of Augusta Engineering and Environmental Services Department
452 Walker Street, Suite 110
Augusta, Georgia 30901

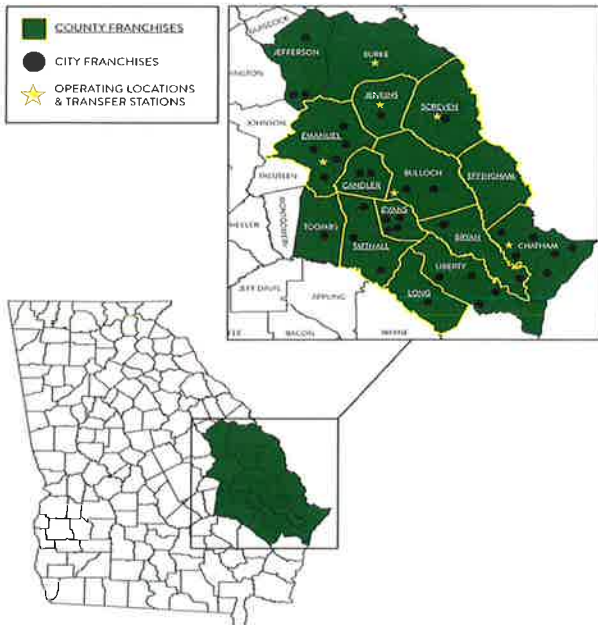
Re: Solid Waste Management Plan Consistency Response to Comments
Three Oaks Solid Waste Transfer Station at 927 Molly Pond Road
Atlantic Waste Services, Inc.
Harbin Engineering Project No.: 1210-025-01

Dear Dr. Malik:

Atlantic Waste Services (Atlantic Waste) is pleased to present our answers to your questions regarding the proposed Three Oaks Solid Waste Transfer Station (Three Oaks Transfer). Atlantic Waste is committed to be a good business partner with Augusta-Richmond County and create a win-win relationship. We partner with over 40 individual County and City contracts in the State of Georgia. Atlantic Waste, a family-owned business, has been in business for 26 years and is successful by creating mutually beneficial relationships with municipalities. Below shows our current footprint and locations and our answers in blue.



CURRENT MARKET AREA



Questions:

- 1) **What is current waste collection & disposal service level within Augusta-Richmond County Service area?** Atlantic Waste currently does not operate in the Augusta-Richmond County area. The new Three Oaks Transfer and waste collection truck yard will be our entry into the market place. Atlantic Waste also hauls waste from transfer stations to landfills and will haul the waste from the Three Oaks Transfer to the Augusta-Richmond County Deans Bridge Road Landfill (Deans Bridge Landfill). Current, direct haul to the Deans Bridge Landfill creates inefficiencies with the collection trucks in the amount of waste a collection truck can collect in a day. Collection trucks having to travel to the Deans Bridge Landfill to dump (as opposed to Three Oaks Transfer) are less efficient due to travel times to and from the Deans Bridge Landfill, hours of operation, and wait times at the landfill and increased maintenance costs. From observations and from our discussions with other haulers in the area, wait times to dump at the Deans Bridge Landfill can be long. This inefficiency and additional cost is passed onto the businesses in the Augusta area. Atlantic Waste plans to offer front load, roll-off and residential collection services to the Augusta-Richmond County area businesses and surrounding municipalities as a new option to further reduce costs to businesses and municipalities by the use of the Three Oaks Transfer. The consolidation of collection trucks will also reduce the traffic and wait times at the Deans Bridge Landfill and make the Deans Bridge Landfill users more efficient (more tons on less truck traffic). The Three Oaks Transfer will also have more flexible hours to make collection trucks more efficient.
- 2) **Will proposed transfer station accept waste from other waste haulers and other localities?** Yes, as part of our business offerings, Atlantic Waste will offer disposal services at the Three Oaks Landfill to 3rd Party waste companies and other localities in the same manner that we currently operate at the Pooler Transfer Station in the Savannah area and the Allgreen Transfer Station in the Statesboro area. For example, the City of Savannah dumps at our Pooler Transfer Station and Bullock County dumps at our Allgreen Transfer Station. Both municipalities enjoy the efficiencies and convenience of dumping on a well-located, concrete covered floor, and under roof.
- 3) **Has Atlantic Waste Services affiliation with other waste hauler serving Augusta-Richmond County residents & business?** JS Rowe Inc. is the Atlantic Waste landlord of the Three Oaks Transfer Station property. They operate C&D recycling activities in the area, however, they are independent and a separate business from Atlantic Waste.
- 4) **Where Atlantic Waste Services is taking solid waste presently?** Atlantic Waste does not operate in the Augusta-Richmond County area currently. However, Atlantic Waste will commit to taking 100% of the MSW waste collected at the Three Oaks Transfer to the Deans Bridge Landfill. Atlantic Waste will take C&D waste collected at the Three Oaks Transfer to the Atlantic Waste operated Jenkins County C&D Landfill. The Three Oaks Transfer is designed to be able to separate C&D from MSW in separate piles on the tip floor. Atlantic Waste currently separates waste at the Pooler and Allgreen Transfer Stations.
- 5) **What is Transfer Station operation start date?** Estimated January 1, 2027.
- 6) **What is projected monthly waste stream tonnage receiving at proposed transfer station?** We have designed the transfer station to take 400 plus tons per day with one piece of equipment. And, the Three Oaks Transfer can scale up transfer operations with additional equipment if needed. The transfer station will likely open with no committed volumes. Rates will be quoted

to 3rd party waste haulers based on market conditions on a case-by-case basis. Atlantic Waste will open a waste collection fleet based at the Three Oaks Transfer location to compete with local waste collection haulers and grow the volume to the Three Oaks Transfer over time. Our new presence will create savings to the area businesses through competition.

- 7) **What is projected monthly waste stream tonnage hauling to Richmond County Deans Bridge Road landfill?** Atlantic Waste will commit to taking 100% of the MSW waste collected at the Three Oaks Landfill to the Bridge Road Landfill. Volumes will start low and could grow to 400 plus tons per day over a few years. Atlantic Waste anticipates 15-20% of volume to be C&D waste and 80-85% of the volume to be MSW waste in the future. Atlantic Waste will target C&D waste that is currently going to the Sample and Sons C&D Landfill in Columbia County and the permitted Dixon Airline Road C&D Landfill in Richmond County for a majority of the C&D waste anticipated to be disposed at the Three Oaks Transfer. We anticipate competing against the Waste Management Transfer Station in Columbia County for MSW waste. As well as Waste Management Transfer Station at Goshen Road which is anticipated to take MSW waste to their Columbia SC Landfill. The Three Oaks Transfer will act as a long-term extension of the gate at the Deans Bridge Landfill for MSW waste.
- 8) **Is Richmond County landfill current tipping fee acceptable to you?** The current 2026 attached tipping fee schedule is acceptable to Atlantic Waste.

Assurance:

- 1) **Letter of Consistency request submittal stated that waste received at the proposed transfer station will be taken to Richmond County Deans Bridge Road Landfill. What assurance Atlantic Waste Service providing that waste received at proposed transfer station will be hauled to, and disposed of at the Richmond County Deans Bridge Road Landfill?** Atlantic Waste is prepared to sign a long-term exclusive commitment that 100% of the MSW collected at the Three Oaks Transfer will be disposed of at the Deans Bridge Landfill. C&D waste collected will be disposed of at the Jenkins County C&D Landfill operated by Atlantic Waste. This long-term commitment will be based on the current 2026 rate structure, future rate increases of no more than CPI, and that Richmond County will maintain ingress and egress times for our Atlantic Waste transfer station tractor trailers at an industry standard level. This is a win-win for Atlantic Waste and Augusta-Richmond County. Atlantic Waste wants to think of Richmond County as a business partner like our other 40+ municipal partners we have today. To further demonstrate this, we will also offer to install a Landfill Trailer Tipper at the Deans Bridge Landfill which can significantly grow the MSW volumes into the Deans Bridge Road Landfill. For example, Transfer Stations such as the Sandersville Transfer Station that hauls tractor trailer waste to Twiggs County to a private landfill or McDuffie County Transfer Station that hauls to Banks County to a private landfill with a Landfill Trailer Tipper could be new customers at the Deans Bridge Landfill by Atlantic Waste installing a Landfill Tipper. Walking floor trailers currently required to be able to dump tractor trailer waste at the Deans Bridge Landfill are more expensive, have a less payload capacity, have 3 times the maintenance cost and higher downtime than a 'tipper' trailer. Atlantic Waste would supply an Atlantic Waste Landfill Trailer Tipper at the Deans Bridge Landfill at no cost to the County, maintain our landfill tipper, and charge Non-Atlantic Waste users \$35 per tip by Atlantic Waste initially and increase with CPI. This Landfill Tipper will create a higher demand and opportunity to use the Deans Bridge Landfill that is currently not available.

This would also allow Atlantic Waste and other waste haulers to effectively bid and win other County Transfer Stations transportation and disposal contracts and bring the MSW to the Deans Bridge Landfill more effectively to increase the revenue for Augusta-Richmond County as well as help other municipalities solve their solid waste needs.

- 2) Is it acceptable to you making zoning exception conditions that proposed transfer station waste will be disposed of at the Richmond County Deans Bridge Road Landfill? Yes, Atlantic Waste is prepared to sign a long-term exclusive commitment or mutually beneficial zoning exception that 100% of the MSW collected at the Three Oaks Transfer will be disposed of at the Deans Bridge Landfill. This commitment or zoning exception will be based on the current 2026 rate structure, future rate increases no more than CPI, and that Richmond County will maintain ingress and egress times for our transfer station tractor trailers at an industry standard level. C&D waste collected will be disposed of at the Atlantic Waste operated Jenkins County C&D Landfill.

We hope we have demonstrated our commitment to align with Augusta-Richmond County to create a win-win relationship with our proposed development at 927 Molly Pond Road. We are also willing to sit down and discuss our plans further with you in more detail if necessary.

Sincerely,



Ben B Wall, Jr.

President



WASTE TYPE	PRICE	UNIT OF MEASURE
WASTE AND RECYCLING FEES		
Asbestos	\$25.80	Cubic Yard
Construction & Debris	\$32.70	Per Ton
Inert Waste	\$22.40	Per Ton
Municipal Solid Waste & Special Waste		
0 to 1,999 Ton Per Month	\$40.30	Per Ton
2,000 to 3,999 Ton Per Month	\$36.30	Per Ton
4,000 to 7,999 Ton Per Month	\$33.30	Per Ton
Greater than 8,000 Ton Per Month	\$30.30	Per Ton
Non-Profit MSW	\$30.10	Per Ton
Tires 17 inches or smaller	\$3.00	Each Tire
Tires Larger than 17 inches	\$8.00	Each Tire
Tires by the Truck Load	\$180.00	Per Ton
Loads Weighting <u>Less Than 6,000 lbs.</u>	\$5.00	Occurrence
Recycling - Free	\$0.00	Per Ton
3 Household Bags or Less	No Charge	Occurrence



HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.
President

March 12, 2026

Mr. Walt Corbin, P.E.
City of Augusta Engineering and Environmental Services Department
4330 Deans Bridge Road
Blythe, Georgia 30805

**Re: Solid Waste Management Plan Consistency
Three Oaks Solid Waste Transfer Station at 927 Molly Pond Road
Atlantic Waste Services, Inc.
Harbin Engineering Project No.: 1210-025-01**

Dear Mr. Corbin:

Harbin Engineering, P.C. in association with James G. Swift and Associates, on behalf of Atlantic Waste Services, Inc. (AWS), is providing this letter to fulfill the requirements for the developer of a new solid waste transfer station in Augusta-Richmond County to demonstrate the facility is consistent with the current Solid Waste Management Plan. Section 6.1 of the Augusta, Georgia Solid Waste Management Plan (SWMP) entitled *Local Procedures for Demonstrating Facility Consistency with Solid Waste Management Plan* provides the procedure for determining whether a proposed facility is consistent with the SWMP as follows with our responses in bold.

1. How the proposed facility or facility expansion will meet the specific goals and/or needs identified in the current Solid Waste Management Plan, include a description of:

- a. The impact upon the collection capability within the planning area.

Response: *The Three Oaks Solid Waste Transfer Station will be an extension of the front gate of the Richmond County Municipal Solid Waste Landfill as the accepted municipal solid waste will be taken to the Richmond County Municipal Solid Waste Landfill for disposal. The proposed Three Oaks Transfer Station will be in closer proximity to more densely populated areas in and around the downtown Augusta area. As a result, this facility will improve solid waste collection efficiency, reduce costs to individuals and businesses, reduce truck traffic and wait times at the landfill, reduce operating costs per ton at the landfill, and aid to Keep Augusta Beautiful.*

- b. The impact upon disposal capacity identified in the planning area.

Response: *AWS is proposing a complementary facility to Richmond County Municipal Solid Waste Landfill. Whereas the transfer station will not change the disposal capacity of the existing Richmond County Municipal Solid Waste Landfill, it will increase waste transportation efficiency and reduce trucks to the landfill to improve traffic flow and safety. This will enable the landfill to receive and manage additional trucks and increase the tons per day accepted at the landfill.*

- c. The impact to the waste reduction and recycling efforts with Augusta, specifically how the proposed facility or facility expansion will contribute toward waste reduction.

Response: *The proposed Three Oaks Transfer Station will enable Reworld Augusta or*

the Georgia Waste Systems, Inc waste sorting and transfer station on Goshen Industrial Boulevard to manage recyclables only while Three Oaks manages waste to reduce contamination of the recovered materials and recyclables. This will allow for solid waste transfer operations to be performed further from the Augusta Regional airport.

2. How the proposed facility or facility expansion and its operation will impact the community. Specifically, it will address:

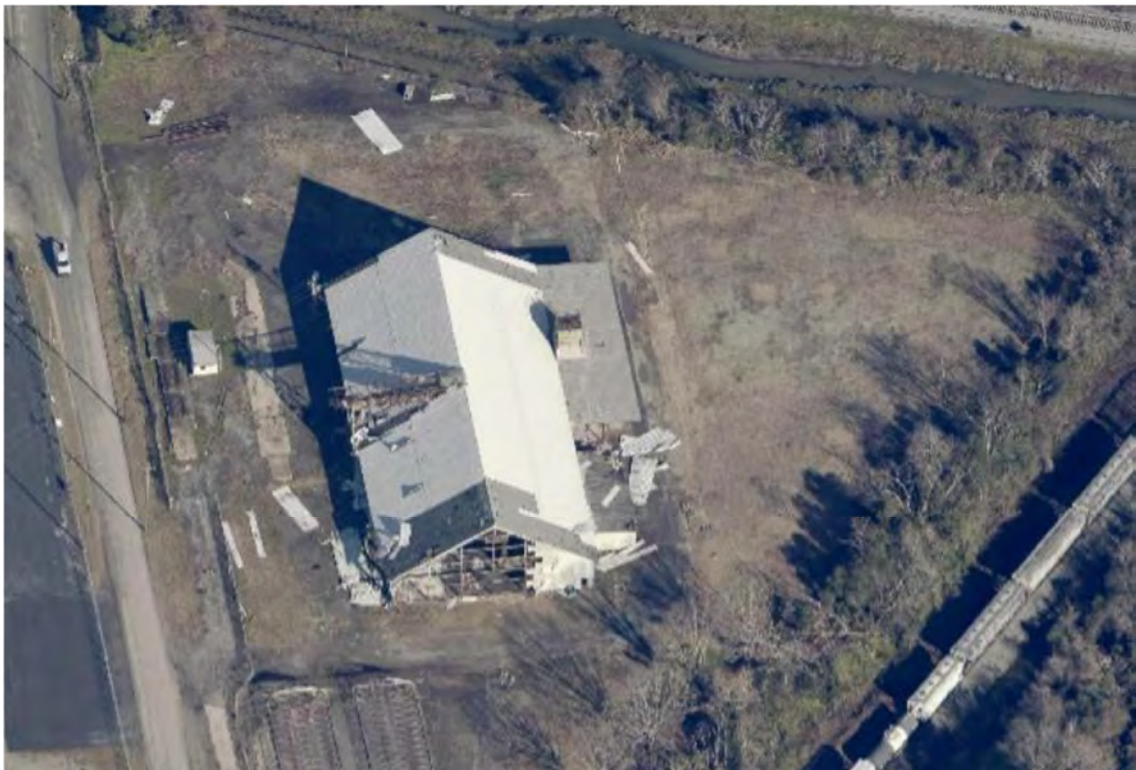
- a. The impact to vehicle traffic and public safety around the proposed facility and throughout the planning area;

Response: *Three Oaks Transfer Station is projected to add 90-110 AADT to Molly Pond Road that currently has 600-800 AADT. Traffic estimates from 2015-2019 ranged from 1200 to 1300 AADT for Molly Pond Road. Three Oaks Transfer Station will improve traffic at the landfill by more efficient hauling of 22 tons of waste per trip on semi-trailers rather than an average of 3 tons per roll off container truck and 8-10 tons per curbside truck.*

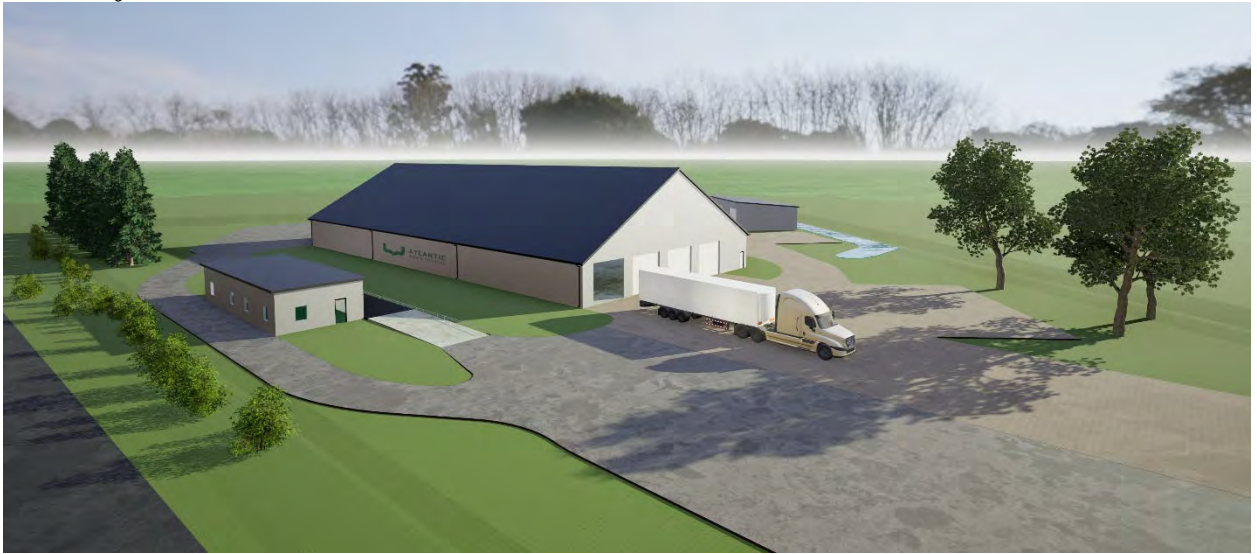
- b. The impact on natural or cultural resources within the planning area.

Response: *Three Oaks Transfer Station is designed to re-purpose a dilapidated fertilizer building damaged by Hurricane Helene. The proposed transfer station will improve the visual aesthetics of the area by replacing the missing metal panels and planting more trees onsite. The site is located ±1650 feet south of the Bethlehem neighborhood beyond both CMC Recycling and SA Recycling and closer to other industry and commercial establishments along Gordon Highway/US Highway 78.*

Before (1/28/2025):



After:



- c. The impact to the financial viability of the existing solid waste management system within the planning area, both public and private;

Response: *Three Oaks Transfer Station will support the Augusta Landfill by transferring municipal solid waste there for disposal. Atlantic Waste Services and the Three Oaks Transfer Station can partner with City to improve solid waste collection efficiency within the planning area.*

- d. The impact to individual and business solid waste management rates.

Response: *Atlantic Waste Services' Three Oaks Transfer Station will lower solid waste management rates to individuals and businesses by increasing the competition of solid waste collection providers. Front-load and roll-off container suppliers will be significantly more efficient in the area and be able to offer lower cost disposal services to individuals and businesses.*

- e. The impact on the current solid waste management infrastructure within the planning area, both public and private.

Response: *Atlantic Waste Services' Three Oaks Transfer Station will improve the solid waste management infrastructure within the planning area by reducing the haul distance to densely populated areas, thereby improving collection efficiency. The proposed facility will also reduce truck traffic to the landfill, which will improve traffic flow and safety, and enable the landfill to receive additional waste volume in the future. Lastly, the proposed Three Oaks Transfer Station will increase solid waste collection competition thereby lowering prices for individuals and businesses.*

- 3. Evidence that the proposed facility or facility expansion is sited in a location deemed suitable according to the criteria listed in this plan.

- a. Water Supply Watersheds

Response: *The proposed Three Oaks Transfer Station is located within the Savannah River watershed; however, it is downstream of the City of Augusta-Richmond County water supply intakes and the Augusta Canal. Oates Creek receiving the site discharge flows east into the brickyard ponds and wetlands before reaching the Savannah River.*

b. Groundwater Recharge Areas

Response: *Enclosed Figure 1 provides documentation that the proposed Three Oaks Transfer Station is located outside of the Cretaceous-Tertiary Aquifer system recharge area based on Hydrologic Atlas 18. Additionally enclosed is the generalized wellhead Protection Area Map for the City of Augusta groundwater wells used to provide drinking water indicating that the proposed site is outside of any wellhead protection area. The nearest drinking water well is 2.2 miles away per Georgia EPD Source Water Assessment Team.*

c. Wetlands

Response: *There are not wetlands indicated on the property on the National Wetlands Inventory Map and confirmed by a site visit. The nearest wetlands are those riverine stream bed and bank wetlands associated with Oaks Creek.*

d. River Corridors

Response: *The proposed Three Oaks Transfer Station site is located over 2 miles from the Savannah River and outside of the Savannah River Corridor.*

e. Floodplains

Response: *The Letter of Map Revision Case No. 20-04-6164P, effective date June 6, 2022, indicates that the 100-year floodplain elevation ranges from 131.1 at Molly Pond Road to 130.2 along the eastern property line. The finished floor is currently outside 100-year floodplain at an elevation of 132.41 (per J.G. Swift and Associates) and will be raised. Any surface improvements within 100-year floodplain will be offset by onsite floodplain replacement excavation to offset any fill added to the floodplain for construction of a ramp in to the transfer station. Documentation of offsetting cut and fill will be provided or a FEMA No-Rise Certification, if requested.*

f. Local Zoning/Land Use

Response: *The property of the proposed Three Oaks Transfer Station is currently zoned Heavy Industrial. A special use application will be submitted for the use of the site as a solid waste transfer station to the City of Augusta Planning and Development Department.*

g. Historic Resources

Response: *The proposed site of the Tree Oaks Transfer Station is greater than 5,708 yards from any National Historic Site and outside of the National Register Historic*

Districts in Augusta-Richmond County. The proposed facility is located ± 1650 feet south of the Bethlehem Historic District beyond CMC Recycling and SA Recycling. Refer to Figure 2 enclosed.

h. Airport Proximity

Response: *The proposed Three Oaks Transfer Station is located ± 4.4 miles north of Augusta Regional Airport and ± 3.2 miles southeast of Daniel Field as shown on Figure 3. The proposed transfer station is greater than 10,000 feet from an airport, but located within five (5) miles of two (2) airports. Therefore, the FAA will be notified of the facility prior to construction and operation. FAA Advisory 150/5200-33C recommends that the transfer station be a fully enclosed facility not open on one or more sides, not storing uncovered quantities of municipal solid wastes outside and not using leaking semi-trailers or those with trash clinging to the outside of the trailer.*

i. Jurisdictional Boundaries

Response: *The proposed site is greater than 2 miles from South Carolina or other jurisdictional boundaries. A Development of Regional Impact process has been completed with no comments from surrounding jurisdictions. Refer to the enclosed final report.*

j. Access

Response: *Three Oaks Transfer Station is proposed to be located ± 1600 feet north of the Molly Pond Road intersection with Gordon Hwy/US Hwy 78, and ± 1650 feet south of the Molly Pond Road intersection with Old Savannah Road. The facility is on same road as inert landfill and scrap metal recycling.*

k. Fault Areas

Response: *There is no fault within 200 feet of the proposed Three Oaks Transfer Station based on the USGS Georgia Geologic Map. The nearest fault is in the Belair Fault Zone in Columbia County.*

l. Seismic Impact Zone

Response: *The proposed site is not a landfill, but is in a seismic impact zone with a peak acceleration greater than 0.1g for a two-percent probability of exceedance in 50-years. The structural design and construction of the transfer station will take this into consideration.*

m. Unstable Areas

Response: *Engineering measures such as geotechnical testing of soil bearing capacity and compaction along with other investigations and testing will be performed during construction of the proposed facility to ensure its integrity for the design purpose of solid waste transfer stations.*

4. Evidence that the proposed facility or facility expansion is sited in an area deemed suitable location with local zoning ordinances.

Response: The proposed facility is to be sited on property zoned as Heavy Industrial. A special use for a solid waste transfer station will be submitted to the City of Augusta Planning and Development Department after the determination of Solid Waste Management Plan Consistency.

5. Evidence that the proper public notification was given, including notification to all adjacent property owners.

Response: Proper public notice will be provided for the proposed Three Oaks Solid Waste Transfer Station to the public by publication in the newspaper and adjacent property owners by letter of intent no less than 15 days prior to the date of the scheduled hearing, if determined necessary by the Administrator.

6. Past performance of other waste handling facilities owned or operated by the applicant as a determining factor in the feasibility of the new facility or facility expansion.

Response: Atlantic Waste Services currently provides solid waste collection services covering an area from Long, Liberty and Chatham Counties west to Toombs County and north to Jefferson, Jenkins and Screven County. AWS operates a solid waste transfer station in Pooler, Georgia that transfers 1,200 to 1,800 tons per day of municipal solid waste and construction and demolition waste. Photos of the AWS Pooler Transfer Station are provided below for reference. AWS understands the challenges of transfer station operation and the changing waste stream. One example of this is the proposed Fire Rover 24/7 fire detection, suppression and protection system proposed to be installed at the Three Oaks Transfer Station.

Allgreen Services, a division of AWS provides additional waste collection and transfer in the southeast Georgia region. Allgreen Services' owned or serviced transfer stations are located in Jenkins, Screven, Emanuel and Bulloch Counties.

AWS was established in 1999 as a privately owned and locally operated solid waste and recycling company. AWS is now looking to expand its market reach as a complementary facility to the City of Augusta and their Richmond County Municipal Solid Waste Landfill. Ben Wall, the owner of Atlantic Waste Services, and his team would be happy to meet with you to discuss in detail the plans for the Three Oaks Transfer Station.



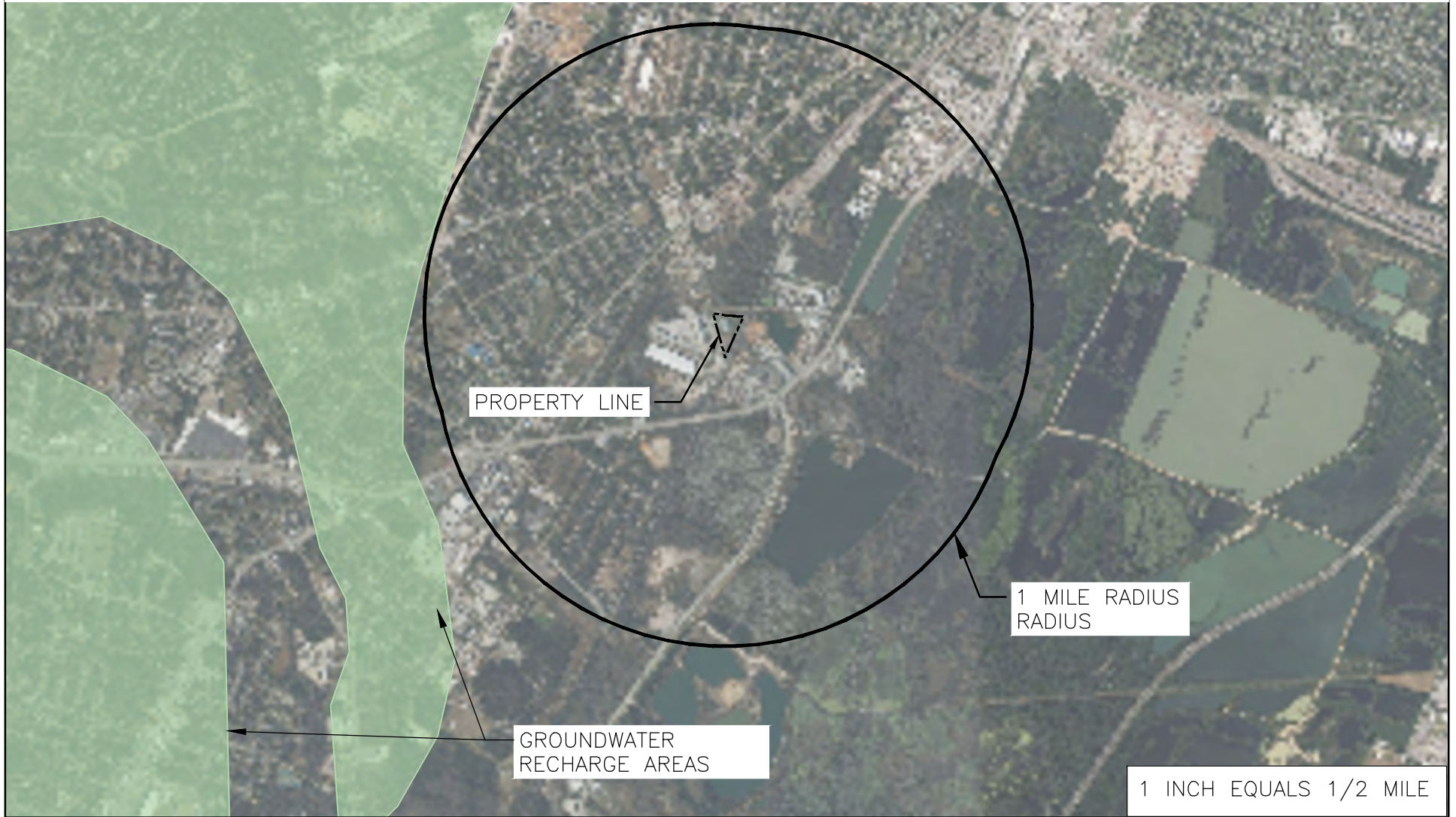
Contact us if you have any questions or comments.

Sincerely,
HARBIN ENGINEERING, P.C.

G. Curtis Reynolds, P.E.
Principal Engineer

SAVE DATE: 3/11/2026 DRAWING: Z:\Documents\Harbin Engineering\Projects\1210-025-01\3 Oaks TS\Drawings\Site Figures.dwg

NOTE: BASE IMAGE FROM MICROSOFT CORPORATION DATED 2026. GROUNDWATER RECHARGE AREAS LOCATED FROM GEORGIA GEOLOGICAL SURVEY HYDROLOGIC ATLAS 18 (HA18).



1 OF 3
FIGURE
1

SOLID WASTE MANAGEMENT PLAN
CONSISTENCY

SIGNIFICANT GROUNDWATER RECHARGE AREAS

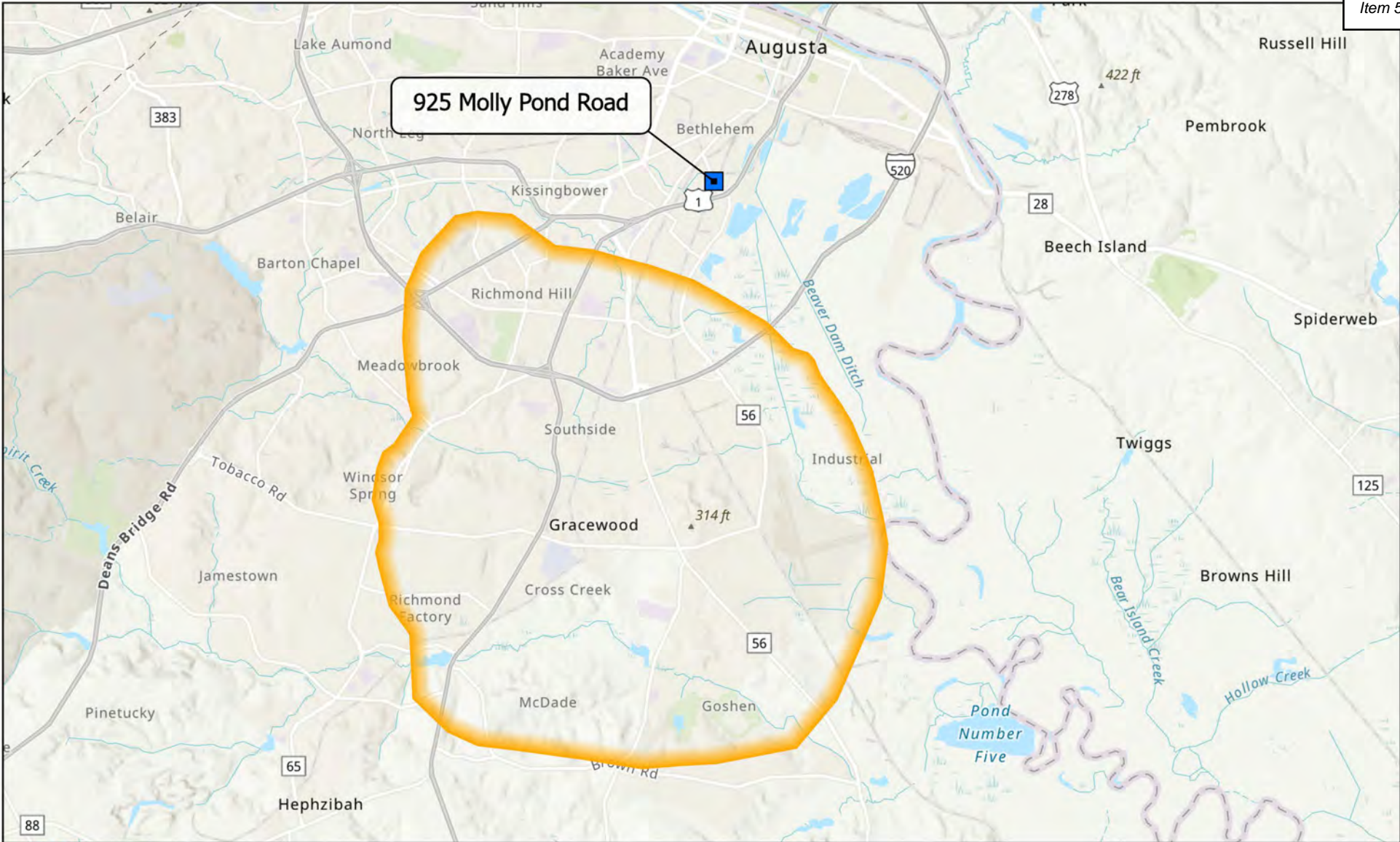
ATLANTIC WASTE SERVICES
3 OAKS TRANSFER STATION

927 MOLLY POND RD,
AUGUSTA, GA.

HARBIN ENGINEERING, P.C.
CIVIL & ENVIRONMENTAL CONSULTANTS

41 West Johnston Street
Forsyth, Georgia 3102
Phone (478) 992-912

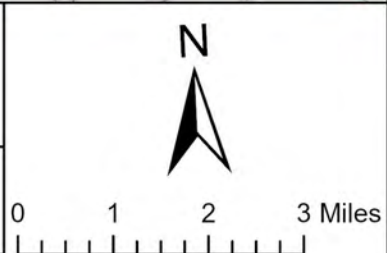
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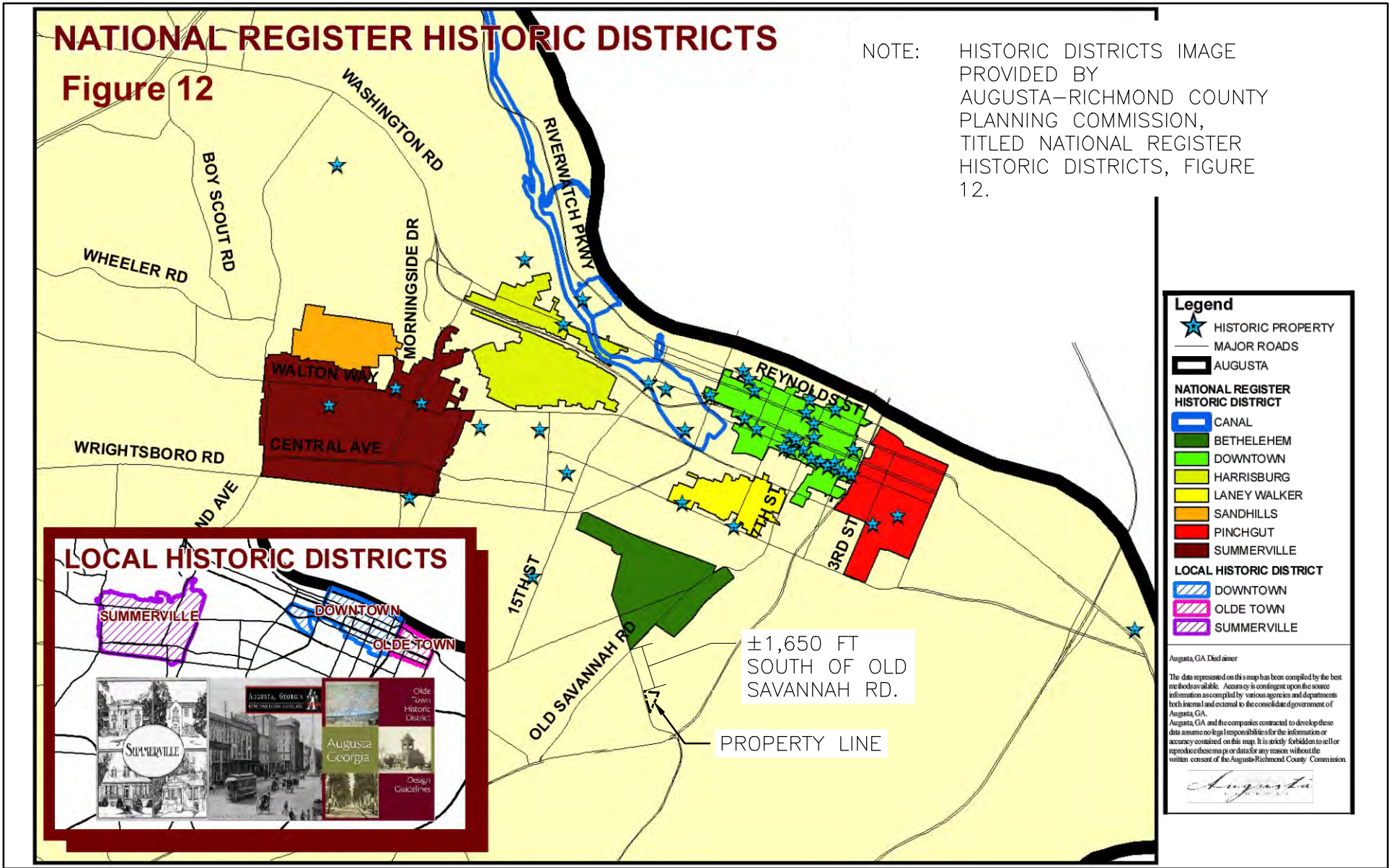
Generalized WHPA Area

Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Aiken County Government, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Aiken County Government, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS

2026

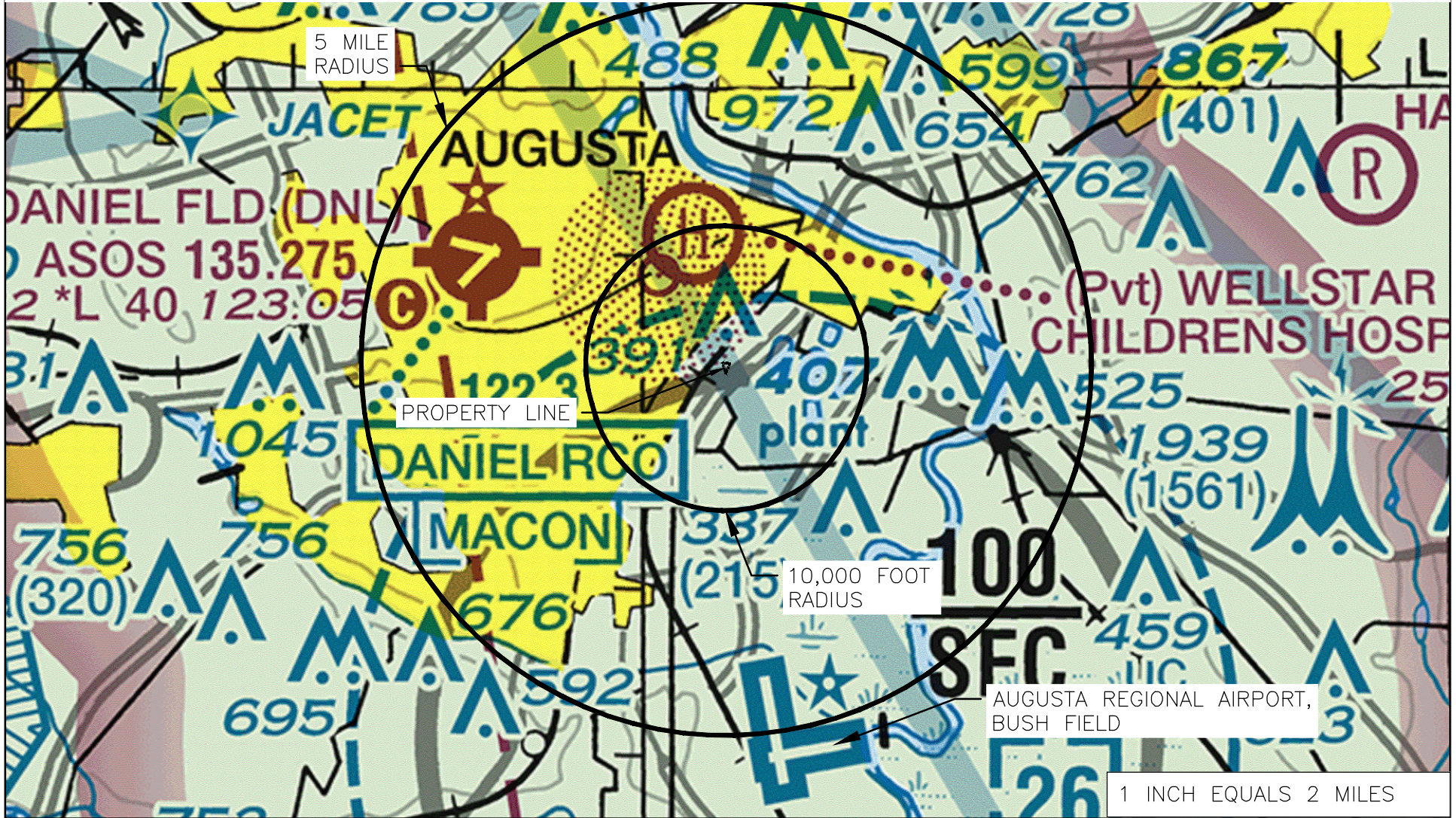


WGS 1984 Web Mercator Auxiliary Sphere



SAVE DATE: 3/11/2026 DRAWING: Z:\Documents\Harbin Engineering\Projects\1210-025-01\3 Oaks TS\Drawings\Site Figures.dwg

NOTE: SECTIONAL AERONAUTICAL CHART PROVIDED BY FEDERAL AVIATION ADMINISTRATION CHART TITLED "ATLANTA SECTIONAL" EFFECTIVE DATE 19 MARCH 2026.



3 OF 3

FIGURE

3


SOLID WASTE MANAGEMENT PLAN
CONSISTENCY

FAA SECTIONAL MAP

ATLANTIC WASTE SERVICES
3 OAKS TRANSFER STATION

927 MOLLY POND RD,
AUGUSTA, GA.

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 41 West Johnston Street
Forsyth, Georgia 3102
Phone (478) 992-912

113



CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION



Item 5.

3626 Walton Way Extension, Suite 300
Augusta, GA 30909
(706) 210-2000 · fax (706) 210-2006
www.csrarc.ga.gov



Counties
Served:

MEMORANDUM

Burke To: Local Governments, State Agencies and Other Affected Parties

Columbia From: April Young – Regional Planner, CSRA RC

Glascocock RE: DRI #4614 – Final Report – Solid Waste Transfer Station
(Augusta/Richmond County)

Hancock Date: February 27, 2026

Jefferson The CSRA Regional Commission (RC) has completed its review of “Solid Waste Transfer Station”, Development of Regional Impact. Pursuant to Chapter 110-12-3-.02 (DRI Communication Procedures) of the Rules of the Georgia Department of Community Affairs, the RC has assembled a DRI report. This report contains the RC’s assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regionally Important Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties during the comment period.

Jenkins

Lincoln

McDuffie

Richmond The final attached report does not address whether the DRI is or is not in the best interest of the host local government. The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries. Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Taliaferro

Warren

Washington

Wilkes April Young
Regional Planner
CSRA Regional Commission



For information on the Area Agency on Aging (AAA), a division of the CSRA Regional Commission, call (706) 210-2018 or toll free (and TDD) 1-888-922-4464. The AAA is your “Gateway to Community Resources” for senior citizens and those with disabilities. Auxiliary aids and services available upon request to individuals with disabilities.

**Developments of Regional Impact
Potential Impacts – Final Report
DRI#4614: Solid Waste Transfer Station
Richmond County**

Background

This DRI review was initiated following a special exemption request in Augusta/Richmond County for the development of a new solid waste transfer station, truck maintenance facility and solid waste collections office. The subject parcel is zoned Heavy Industrial (HI). Approximately 500 tons of solid waste per day or more will be unloaded from collection vehicles inside the transfer station for loading into semi-trailers to haul waste more efficiently to solid waste handling facilities. This will include a 20,000 square foot transfer station and 3,500 square foot offices/shop.

Potentially affected parties were asked to submit their comments about the proposed development during the 15-day comment period February 10, 2026 – February 25, 2026. Further unresolved concerns will be addressed directly to the county, the applicant, and other parties.

The following potentially interested parties were notified:

Augusta-Richmond County
City of Grovetown
City of Blythe
City of Hephzibah
McDuffie County
Fort Gordon
Jefferson County
Burke County
Columbia County
Georgia Department of Community Affairs
Georgia Department of Transportation
Georgia Soil & Water Conservation Commission
Savannah-Upper Ogeechee Regional Water Planning Council

Project Description

The full development of this project is expected to be complete by 2028.

The proposed property to be developed is located at 927 Molly Pond Road, in Augusta/Richmond County. The nearest government entities are City of Blythe, City of Grovetown, City of Hephzibah, Columbia County, McDuffie County, Jefferson County, and Burke County.

COMPATIBILITY WITH EXISTING PLANS

This project appears to be located within the “Old Augusta” Character Area of the Augusta-Richmond County Comprehensive Plan update 2023, Future Land Use Map. The vision for the Old Augusta character area is to Maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Continue to reflect the predominant characteristics of a historic Downtown core business district, while at the same time adapting to the changing environment around it. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

Recommended development patterns for the “Old Augusta” character area are:

1. New residential, commercial, and institutional development built in accordance with established design guidelines and with respect for the historic character, traditional development patterns and scale of the neighborhood involved.
2. Medium and high-density housing in both new structures and existing buildings.
3. Infill residential development at densities compatible with the surrounding area. Site design should reflect traditional neighborhood patterns and existing architectural styles.
4. Office and commercial development in both new and existing structures. Effort should be made to provide needed services to the underserved neighborhoods.
5. Enhanced arts, entertainment, and sports facilities.
6. Stronger physical connections between the Downtown core, including the riverfront, and the remainder of the Old Augusta character area.
7. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other developments.
8. Transportation system that accommodates all modes of travel and is accessible to all.

The full text of the Augusta-Richmond County comprehensive plan can be found on the Georgia Department of Community Affairs website at:

<https://dca.georgia.gov/augusta-richmond-county-comprehensive-plan>

The proposed project site is in the “Developed” section of the regional land use map of the CSRA Regional Plan 2040. Developed areas are those exhibiting increasingly dense development patterns and where higher levels of public services (ie., water, sewer, etc.) are already being provided at the time of planning preparation. This project site is also located in the “Conservation” area of the Conservation and Development Map. “Conservation” on this map represents important natural and cultural resources and environmentally sensitive areas of the region, including wetlands and groundwater recharge areas. These conservation areas include those identified in the CSRA’s Regionally Important Resource Plan, adopted by the CSRA Regional Commission board in 2011.

The full text of the CSRA-RC Regional Plan can be found on the CSRA RC's website at: <https://csrarc.ga.gov/regional-planning>.

ECONOMIC DEVELOPMENT

The proposed project's estimated value at build-out is \$2 million; estimated annual local tax revenues are likely to be generated is \$25K property tax.

The regional workforce is sufficient to fill employment demand generated by the development, with an estimated generation of 25 full-time jobs.

NATURAL AND HISTORIC RESOURCES

The placement of buildings, percentage of impervious surface, and plans for stormwater management should be examined during the site plan and development review process. Consideration of significant site features (water features, wetlands, etc.) as amenities for the development is encouraged.

According to the applicant, the site will not affect any water supply watersheds, groundwater recharge areas, wetlands, or other environmentally sensitive resources.

Project site is located downstream from the surface water intakes on the Augusta Canal. Wetlands are found within the bed and banks of the adjacent Oates Creek but will not be impacted.

A 100-year floodplain is on the property within the existing driving and parking areas. The existing finished floor elevation of the structure is above the 100-year flood elevation and is proposed to be raised. The proposed concrete ramp to be added into the transfer station will be offset by cutting a floodplain replacement area for stormwater management in the northeast portion of the site.

The percentage of impervious surface for the entire project is 30% (pavement and buildings), 30% gravel areas, 6% stormwater management and the remaining 34% will be grassed or planted with other vegetation or trees. Gravel or other pervious pavements will be applied where possible (pending local approvals). A stormwater management swale and floodplain replacement area will be graded in the northeast portion of the site.

No known historic resources are known to be present on the proposed site.

INFRASTRUCTURE

Energy

Georgia Power will supply this site. Estimated energy supply demand to be generated by this site is 1 megawatt per day. Sufficient energy supply is available to serve this project.

Transportation

At 500 tons/day, 63 collection trucks per day will be diverted from the landfill and redirected to the transfer station. Waste is unloaded on the tipping floor and loaded into semi-trailers carrying

20 tons/load for an additional 25 ADT. Including some office and shop staff, an additional 110 ADT will be added to Molly Pond Road.

A traffic study has not been conducted. No transportation improvements are reported to be needed for this development.

Wastewater and Sewerage

The site will be served by the City of Augusta. The proposed project will generate an estimated up to 0.001375 MGD based on 35 employees, 35 gpd/employee and 150 gpd washdown. Sufficient wastewater treatment capacity is available to serve the project. Gravity sewer service lines will be installed onsite to the gravity sewer manhole in the Molly Pond Road right-of-way. A pump station will be installed to pump water from the transfer trailer pit into the sewer system.

Water Supply and Treatment

The site will be served by the City of Augusta/Savannah River. The estimated water supply demand to be generated by the project is 0.0012 (MGD) millions of gallons per day. Sufficient water supply capacity is reported to be available to serve the project. A Fire Rover thermal camera fire detection system with an automatic foam suppression system will be installed for fire protection. Waterlines are accessible in the right-of-way of Molly Pond Road.

Solid Waste

The facility is expected to handle 500 or more tons of solid waste each day to be transferred to the Richmond County Landfill. This facility will generate very little solid waste. Sufficient landfill capacity is reported to be available to serve this project. No hazardous waste will be generated by this development.

Comments from notified Parties Attached

None



HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.
President

January 21, 2026

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

**Subject: Atlantic Waste Services, Inc. Solid Waste Transfer Station
Letter of Intent for 927 Molly Pond Road, Parcel No. 079-3-013-00-0
Harbin Engineering Project No. 1210-025-01**

Dear Mr. Boyd:

On behalf of Atlantic Waste Services, Inc. (AWS), Harbin Engineering, P.C. is submitting this Letter of Intent along with the Rezoning Application and supporting documents for the referenced property. AWS proposes repurposing the fertilizer building located at 927 Molly Pond Road into a solid waste transfer station and truck maintenance shop through a lease with the property owner DM Property Holdings, LLC. The solid waste transfer station is a complimentary facility to the other industrial in the general vicinity of the proposed site.

The proposed transfer station is designed for 500-tons per day, or more, of municipal solid waste and construction and demolition waste from curbside, front-load and roll off container collection vehicles. The facility will also receive recyclables, such as metals, for processing at the nearby Newell Recycling facility at 960 Molly Pond Road.

The waste will be unloaded inside the structure at a finished-floor elevation above the 100-year floodplain. Routine operations will result in loading the waste into a transfer trailer within one (1) hour, but in no case will waste be allowed to remain on the transfer station floor more than 24 hours based on EPD Rules. The facility will be equipped with a Fire Rover system that is monitored 24 hours a day, seven (7) days a week for fire detection and fire suppression.

The waste will be loaded into semi-trailers for more efficient hauling and disposal of the waste. Each trailer of municipal solid waste will be transported to the Augusta-Richmond County's Deans Bridge Municipal Solid Waste Landfill (Augusta Landfill) for disposal. Each trailer of waste reduces the number of smaller trucks making trips to the landfill by 3-7 trucks per trailer. Fewer trucks travelling to the Augusta Landfill results in less air pollution, and less wear and tear on the roads. The larger 20-ton trailers will greatly reduce traffic, wait times and operational costs at the Augusta Landfill.

The southern portion of the building will be repurposed for a truck maintenance and dispatch facility for the collection vehicles. Three (3) bays will be available for collection truck maintenance with roll-up doors. Other areas of the site will be used for employees, collection trucks and semi-trailer parking. A future shop, truck maintenance and office building may be constructed onsite. Due to a proposed ramp into the north side of the building for the transfer station, a floodplain replacement area will be constructed to contain offsetting or greater flood volume from Oates Creek.

Contact us should you have any questions or would like to review the project or project site.

Sincerely,
HARBIN ENGINEERING, P.C.



G. Curtis Reynolds, P.E.
Principal Engineer

cc: Mr. Ben Wall, Atlantic Waste Services, Inc.

DEVELOPMENT REVIEW COMMITTEE APPLICATION



Department of Planning and Development

Planning Division

535 Telfair Street, Suite 300

Augusta, GA. 30901

(706) 821-1796

Note: Only Completed Applications will be accepted



Augusta Planning and Development Department

DRC Application (Page 1 of 2)

Development Review Committee Application

In order to make an application to the DRC you must submit the following:

- Development Plan / Site Plan / Concept Plan / Sketch Plan of proposed project
- Aerial view of subject property from Augusta’s Geographic Information System (GIS)
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing zoning
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing topography
- Aerial view of subject property from Augusta’s Geographic Information System (GIS) showing floodplain, wetlands and other distinguishing features of the property
- Proposed floor plan, if applicable
- Proposed exterior elevations
- Proposed signage

Requestor: Applicant /Petitioner’s / Engineer’s Information	Property Owner Information
Name: <u>Curtis Reynolds</u> Address: <u>41 W. Johnston St</u> City: <u>Forsyth</u> State: <u>GA</u> Zip: <u>31029</u> Phone: <u>478-992-9122</u>	Name: <u>DM Property Holdings LLC</u> Address: <u>1223 George C Wilson Drive</u> City: <u>Augusta</u> State: <u>GA</u> Zip: <u>30909</u> Phone: _____
Primary Contact Person Name: <u>Bo Slaughter</u> Phone: <u>706-868-8803</u> Email: <u>bo@jgswift.com</u>	
Petitioner/ Applicant is the: (please check or circle one of the following): <input type="radio"/> Property Owner <input type="radio"/> Contract Purchaser <input type="radio"/> Owner’s Agent <input checked="" type="radio"/> Owner’s Engineer <input type="radio"/> Owner’s Attorney	



Augusta Planning and Development Department

DRC Application (Page 2 of 2)

Address of Property: 927 Molly Pond Road, Augusta, Georgia 30901

Tax Parcel Number(s): 073-3-013-00-0

Description of Proposed Development: Renovate and repurpose the old fertilizer building as a proposed solid waste transfer station. The transfer station will receive and transfer up to 400 tons per day (annual average) of solid waste to a state approved solid waste handling or disposal facility. Up to 6,500 square feet of the existing building will be repurposed for truck servicing, maintenance and dispatch or a new 3,200 square foot office and truck shop will be constructed.

Zoning: H-I Commission District: 2

Petitioner's/ Owner's Signature:

Petitioner's Phone: 706-868-8803

Planning & Development Use Below Only

Date Received: Received by:

Date to be heard at DRC: DRC Case#:

Zoning Cases Associated with subject property:

HPC? Yes / No

PDR? Yes / No

CBD? Yes / No

Within 3000 of Fort Gordon? Yes / No

Affected by / in Columbia County? Yes / No

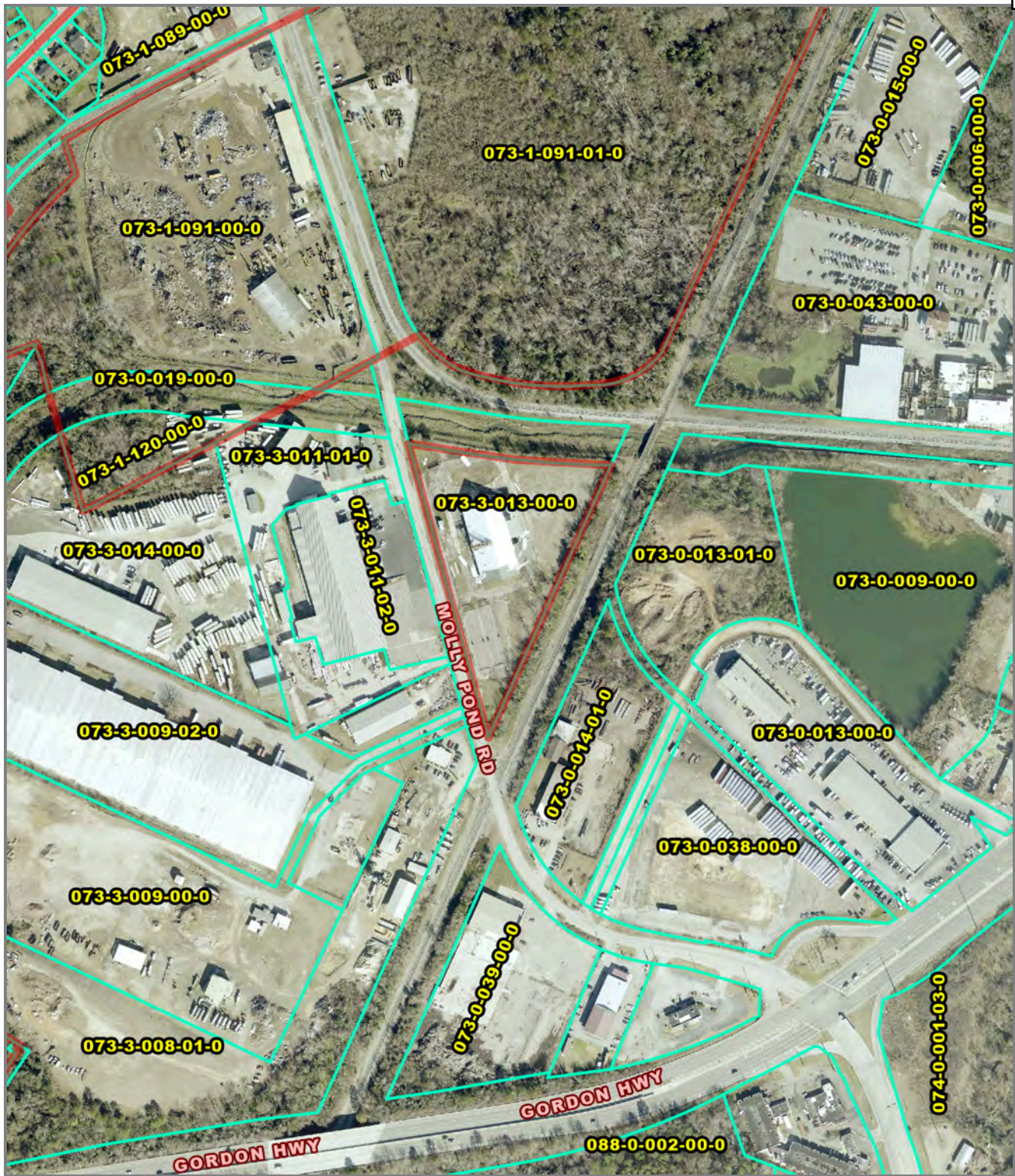
Floodplain? Yes / No

Floodway? Yes / No

Wetlands? Yes / No

Aerial View of 927 Molly Pond Road

Item 5.



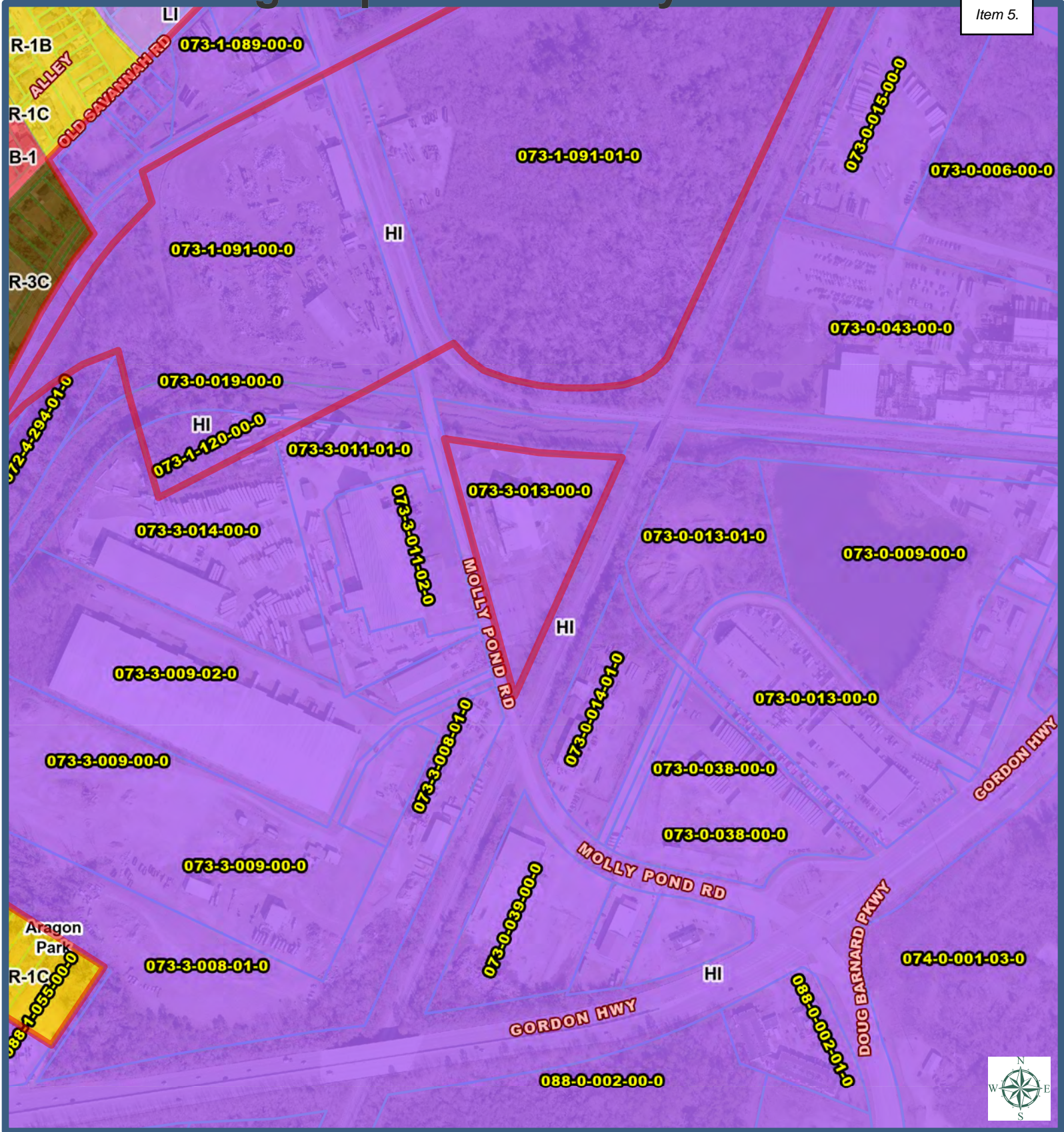
Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 400 feet
 1/8/2026



Zoning Map for 927 Molly Pond Road

Item 5.



Legend

Augusta, GA Disclaimer



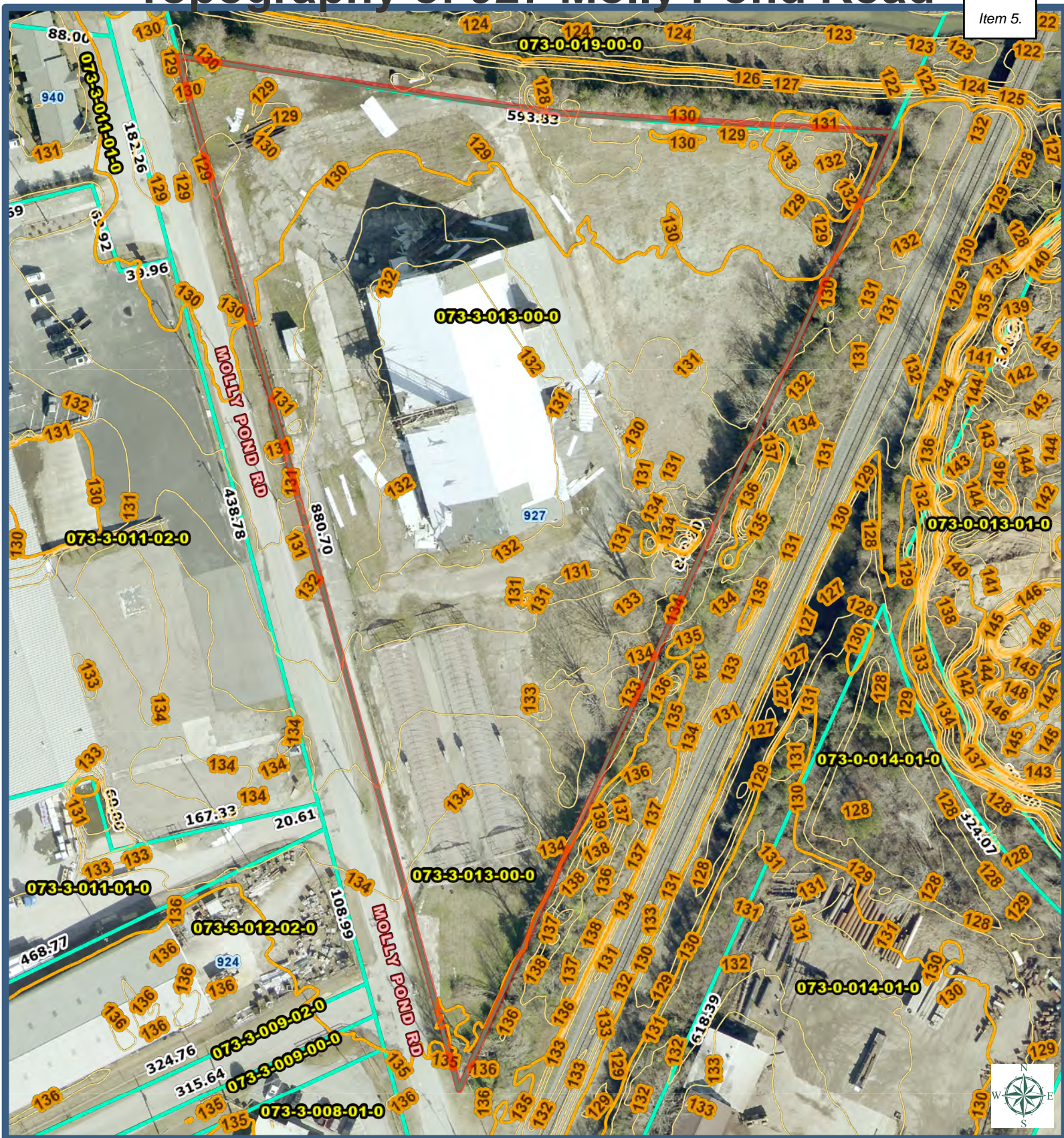
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy provided on this map. It is strictly for informational purposes and should not be used for any reason without the consent of the Augusta

IT Department - GIS Division
 535 Telfair St Bldg 2000 | Augusta, GA 30901
www.augustaga.gov/gis | gis@augustaga.gov

Map Scale 1:4,800
 Print Date Jan 8, 2026

Topography of 927 Molly Pond Road

Item 5.



Legend

Augusta, GA Disclaimer



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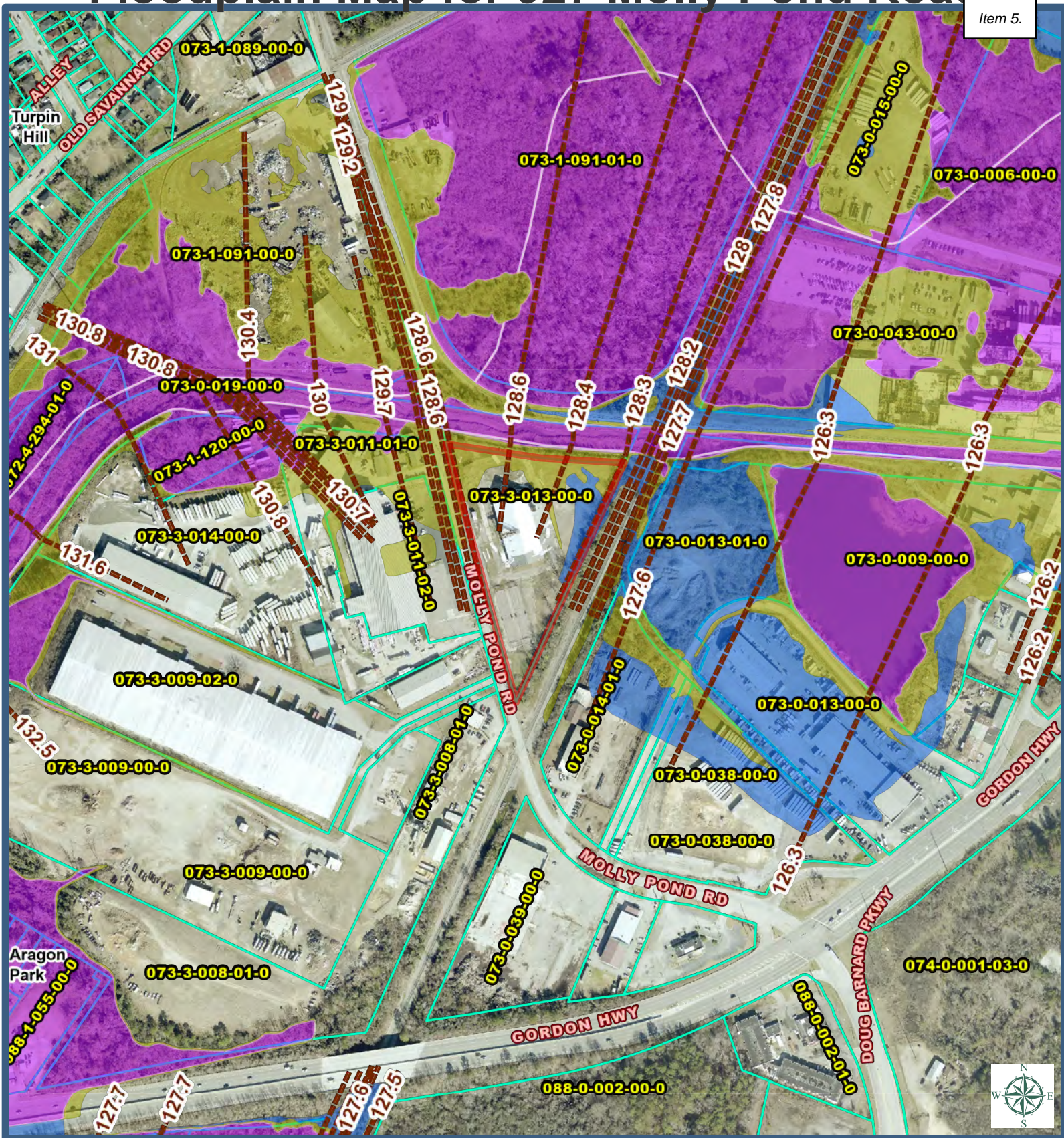
Map Scale
 1:1,200

Print Date
 Jan 8, 2026

127

Floodplain Map for 927 Molly Pond Road

Item 5.



Legend

Augusta, GA Disclaimer



IT Department - GIS Division
535 Telfair St Bldg 2000 | Augusta, GA 30901
www.augustaga.gov/gis | gis@augustaga.gov

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Map Scale
1:4,800

Print Date
Jan 8, 2026

128



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 927 Molly Pond Road

Tax Parcel Number: 073-3-013-00-0

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) Molly Pond Rd 3) _____
2) _____ 4) _____

Volume on each existing street (AADT): 1) < 1,000 3) _____
2) _____ 4) _____

Level of Service (LOS) on each street: 1) B 3) _____
2) _____ 4) _____

Land Use Type / Code (ITE Trip Generation): General Light Industrial - LUC 110

Basis for Calculation (sq ft, # units, etc.): tons of waste per truck per day

Trips Generated by Proposed Development: 8-10 tons per truck + 20 tons per semi + office staff = 80-110 addition ADT

Adjusted street volumes based on trips generated:

1) <1000 3) _____
2) _____ 4) _____

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

1) C 3) _____
2) _____ 4) _____

D: DEED B: 1968 P: 161 QCD
05/19/2025 12:23 PM
Doc # 2025019205 Pages: 3 Rec Fees: \$25.00
Transfer Tax: \$0.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA

Record and Return to:
David L. Huguenin, P.C.
4070 Columbia Road
Martinez, GA 30907
File Number: R24-912

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

TITLE NOT EXAMINED
QUIT CLAIM DEED

THIS INDENTURE is made this 16th day of May, 2025 by and between **BAMCO Enterprises, LLC**, a Georgia Limited Liability Company, organized and existing under the laws of the State of Georgia, hereinafter referred to as "Grantor", and **DM Property Holdings, LLC**, hereinafter referred to as "Grantee". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and plural and include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby remise, convey and forever quit claim unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION

TOGETHER WITH all the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's heirs, successors and assigns, forever, in FEE SIMPLE.

TO HAVE AND TO HOLD, the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, under seal, the day and year first above written.

BAMCO Enterprises, LLC,
a Georgia Limited Liability Company

By: [Signature] (Seal)
Benjamin E. Cadle
As: Managing Member

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires:

(NOTARY SEAL)



EXHIBIT "A"
Legal Description

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract "C", containing 6.86 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 44, pages 898-910; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

LESS AND EXCEPT:

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract 107, containing 1.44 acres, more or less, and a temporary construction easement identified and designated as Tract 107.E.1, containing 0.07 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 318, page 1210; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

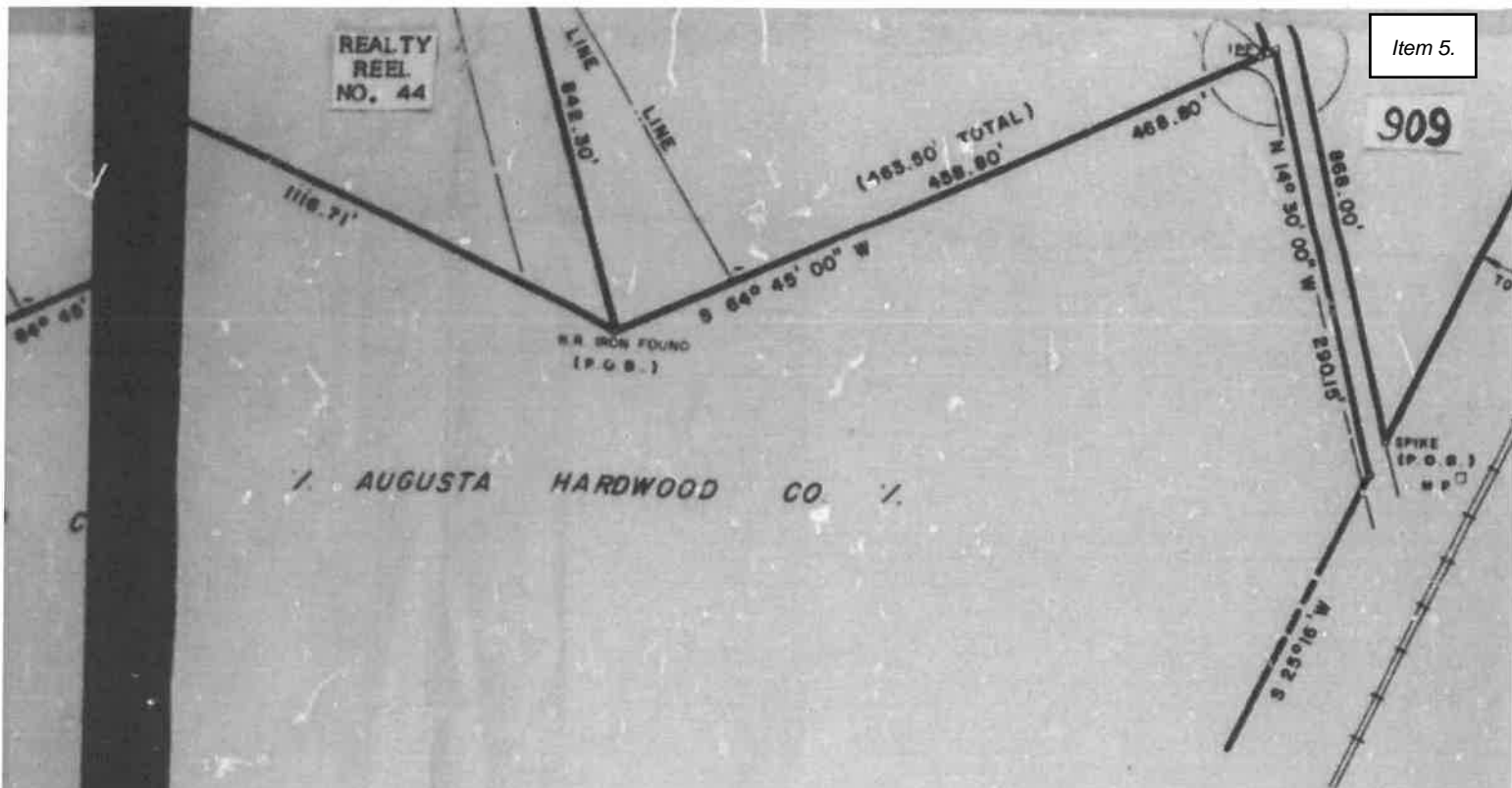
Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements, including, but not limited to, easements recorded in Realty Book 13-D, page 446; Reel 44, page 898, Realty Book 33-N, page 883 and Realty Book 37-E, page 341, aforesaid records.

Said property is hereby conveyed subject to any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 073-3-013-00-0

REALTY
REEL
NO. 44

Item 5.



AUGUSTA HARDWOOD CO.

PLAT

for

INTERNATIONAL MINERAL CORP.

PROPERTY LOCATED PARTLY WITHIN AND WITHOUT THE CITY LIMITS OF AUGUSTA
RICHMOND COUNTY, GEORGIA

SCALE: 1" = 100'

JANUARY 6, 1975
REV. 1/11/75

BALDWIN & CRANSTON ASSOCIATES, Inc.

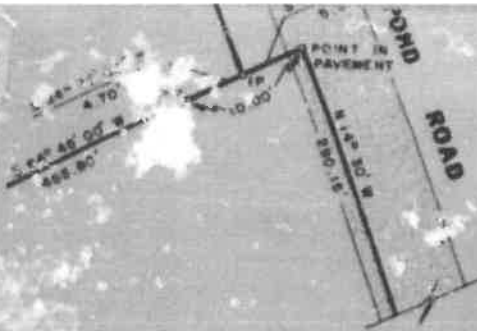
1103 GREENE ST.

AUGUSTA, GEORGIA

ENGINEERS - PLANNERS - CONSULTANTS

REALTY
REEL
44

971



INSERT "A"

N.T.S.

*In My Opinion, This Plat Is A Correct Representation
Of The Land Platted And Has Been Prepared In Ac-
cordance With The Minimum Standards Of Law.*

s. Cecil Lantton

GA RLS No 1407
GA P.E. No 6416

GEORGIA: Richmond County, Clerk Superior Court
Filed for Record MAR 21 1925 971
Recorded MAR 31 1925

Reel 314 Page 1210



CENTRAL OF GA RAILWAY
150' R/W

C.S.X. RAILWAY

H.R. TRACS
653.00

TRACT 107 1.44 ACRES
AREA TO BE ACQUIRED
FROM IMC FERTILIZER, INC.

114.40
2249'12" W
532'

N 85°44'45" W
257.44
255.62

R=97612'
L=10703
R=97112'
L=10648'

IMC FERTILIZER, INC.
(5.42 AC.)

80.70' TO R/W OF
CENTRAL OF GA. R.R.
(THE NOT MEASURED)

MOLLY POND RD.
R/W VARIES

(P.O.B.)
N 253714 0794
E 555412 2820

COMPILED
R/W ACQUISITION
EASEMENT
- PLAT FOR -

Richmond County
Board of Commissioners

RICHMOND COUNTY, GEORGIA

LOCATED IN THE 65TH S.W.C.
100
100
0
100
Scale
Feet
SEPTEMBER 12, 1983
REV 01/24/89 (P.O.B.)
REV 01/27/89 (TRACT NO. 1)
REV 07/10/89 (T.C.E. DIST.)

W. R. Toole Engineers, Inc.

349 GREENE ST. AUGUSTA, GA 31901 R.L.M.



PLAT CLOSURE IN 71,766
59,513 (T.C.E.)

LEGEND
OLD R/W LINE
REQUIRED R/W LINE



HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.
President

January 21, 2026

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

**Subject: Atlantic Waste Services, Inc. Solid Waste Transfer Station
Letter of Intent for 927 Molly Pond Road, Parcel No. 079-3-013-00-0
Harbin Engineering Project No. 1210-025-01**

Dear Mr. Boyd:

On behalf of Atlantic Waste Services, Inc. (AWS), Harbin Engineering, P.C. is submitting this Letter of Intent along with the Rezoning Application and supporting documents for the referenced property. AWS proposes repurposing the fertilizer building located at 927 Molly Pond Road into a solid waste transfer station and truck maintenance shop through a lease with the property owner DM Property Holdings, LLC. The solid waste transfer station is a complimentary facility to the other industrial in the general vicinity of the proposed site.

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Contact us should you have any questions or would like to review the project or project site.

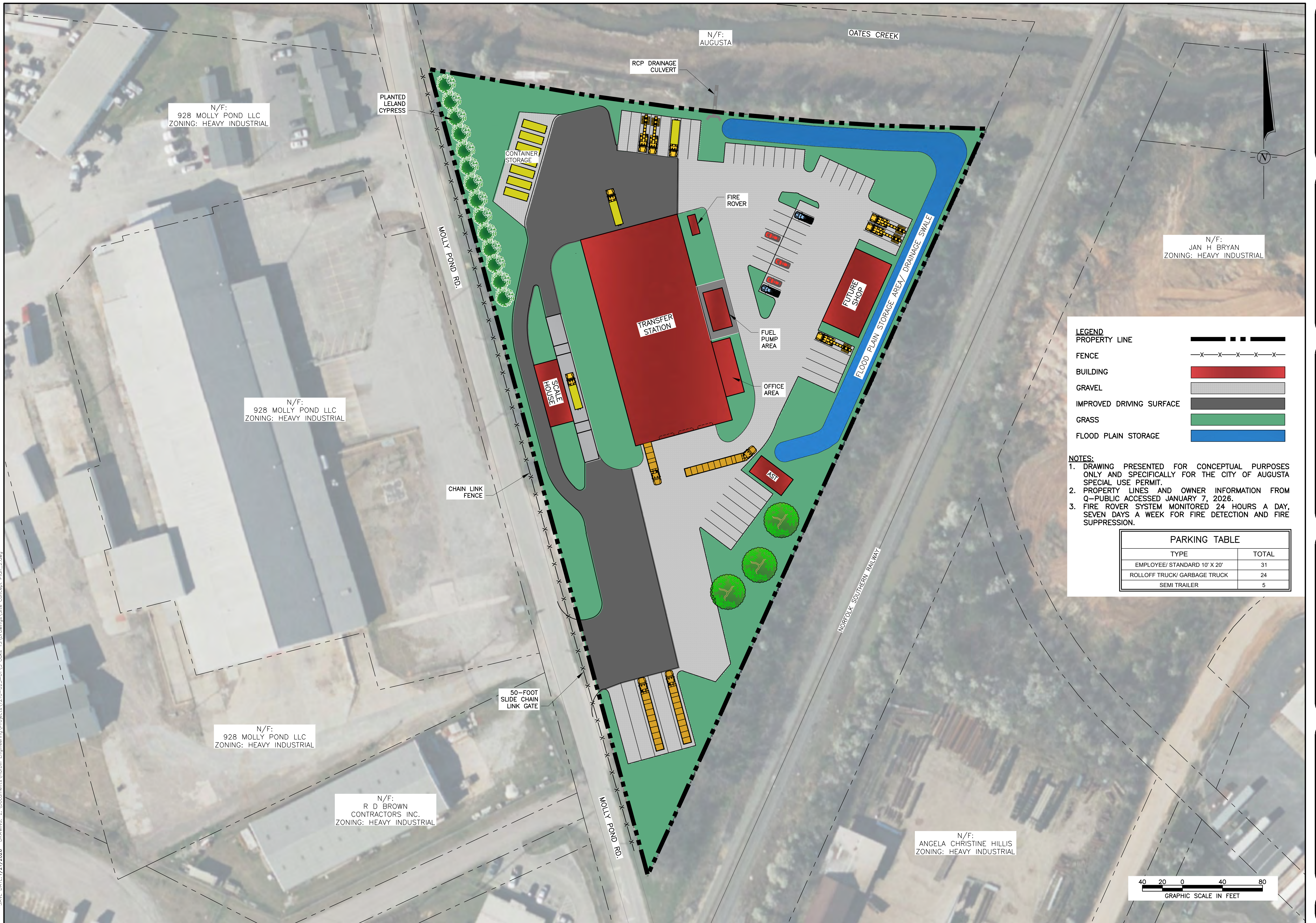
Sincerely,
HARBIN ENGINEERING, P.C.



G. Curtis Reynolds, P.E.
Principal Engineer

cc: Mr. Ben Wall, Atlantic Waste Services, Inc.

SAVE DATE: 1/21/2026 DRAWING: Z:\Documents\Harbin_Engineering\Projects\1210-025-01\3 Oaks_13\Drawings\Site_Concept_Plan_2.dwg



LEGEND

PROPERTY LINE: ————

FENCE: — x — x — x — x —

BUILDING: [Red Box]

GRAVEL: [Grey Box]

IMPROVED DRIVING SURFACE: [Dark Grey Box]

GRASS: [Green Box]

FLOOD PLAIN STORAGE: [Blue Box]

- NOTES:**
1. DRAWING PRESENTED FOR CONCEPTUAL PURPOSES ONLY AND SPECIFICALLY FOR THE CITY OF AUGUSTA SPECIAL USE PERMIT.
 2. PROPERTY LINES AND OWNER INFORMATION FROM Q-PUBLIC ACCESSED JANUARY 7, 2026.
 3. FIRE ROVER SYSTEM MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK FOR FIRE DETECTION AND FIRE SUPPRESSION.

PARKING TABLE	
TYPE	TOTAL
EMPLOYEE/ STANDARD 10' X 20'	31
ROLLOFF TRUCK/ GARBAGE TRUCK	24
SEMI TRAILER	5

Item 5.

H. ARBIN ENGINEERING, P.C.
 CIVIL & ENVIRONMENTAL CONSULTANTS

41 West Johnson Street
 Forsyth, Georgia 30203
 Phone: (770) 994-0439
 Fax: (770) 994-0438
 www.harbinengineering.com

N/F:
 JAN H BRYAN
 ZONING: HEAVY INDUSTRIAL

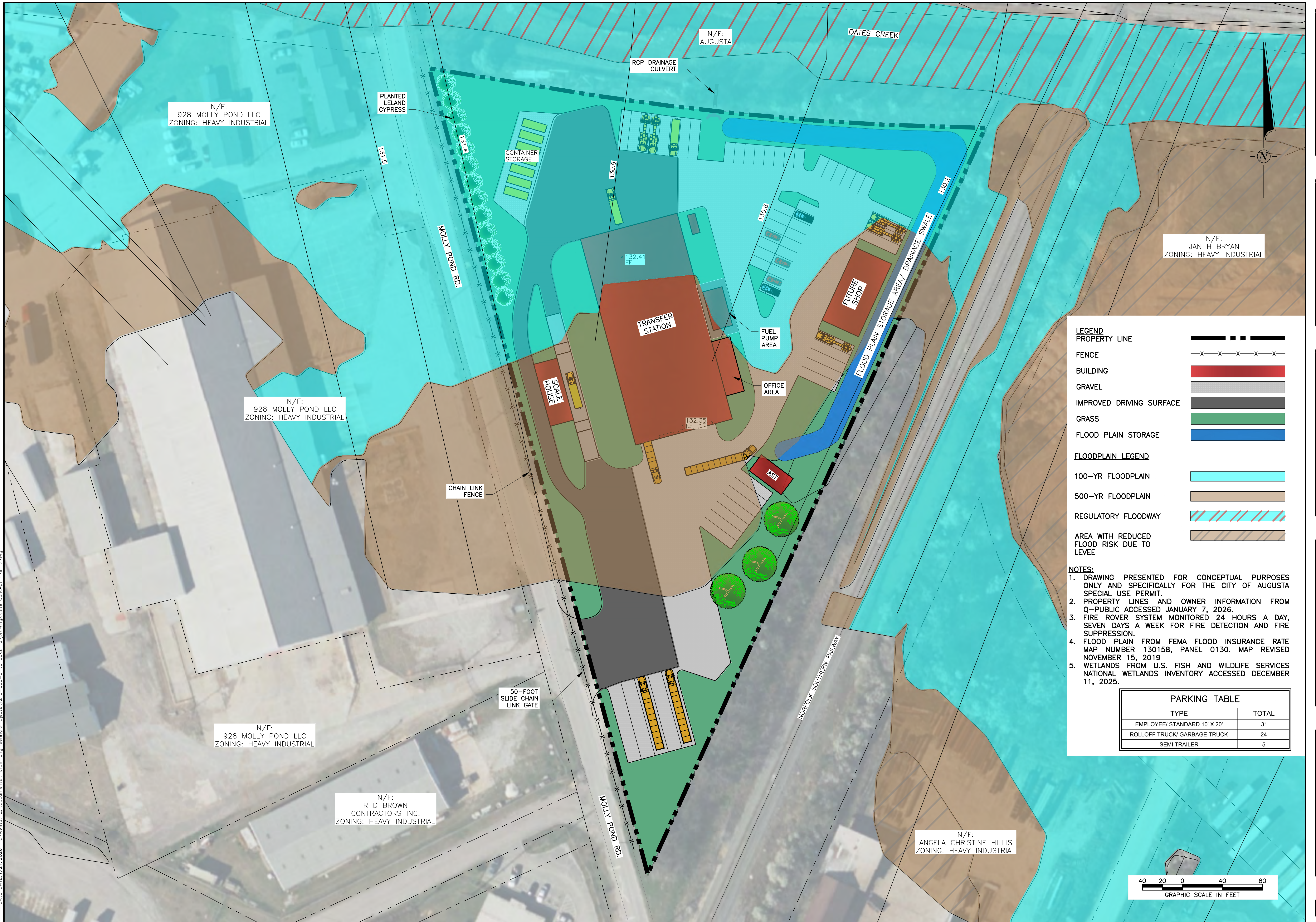
ATLANTIC WASTE SERVICES INC.
 3 OAKS TRANSFER STATION

SPECIAL USE PERMIT
 CONCEPTUAL SITE PLAN

REVISION	DATE	DESCRIPTION
0	1/21/2026	INITIAL SUBMITTAL
1		
2		
3		
4		
5		
6		

DRAWING: Site Concept Plan_2.dwg
 HE PROJECT NO. 1210-025

SAVE DATE: 1/21/2026 DRAWING: Z:\Documents\Harbin_Engineering\Projects\1210-025-01\3 Oaks_13\Drawings\Site_Concept_Plan_2.dwg



LEGEND

PROPERTY LINE

FENCE

BUILDING

GRAVEL

IMPROVED DRIVING SURFACE

GRASS

FLOOD PLAIN STORAGE

FLOODPLAIN LEGEND

100-YR FLOODPLAIN

500-YR FLOODPLAIN

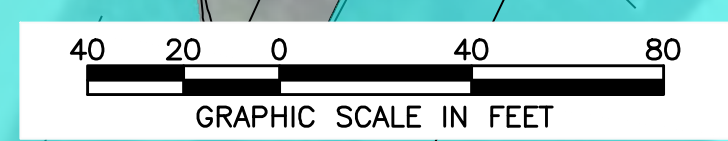
REGULATORY FLOODWAY

AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

- NOTES:**
- DRAWING PRESENTED FOR CONCEPTUAL PURPOSES ONLY AND SPECIFICALLY FOR THE CITY OF AUGUSTA SPECIAL USE PERMIT.
 - PROPERTY LINES AND OWNER INFORMATION FROM Q-PUBLIC ACCESSED JANUARY 7, 2026.
 - FIRE ROVER SYSTEM MONITORED 24 HOURS A DAY, SEVEN DAYS A WEEK FOR FIRE DETECTION AND FIRE SUPPRESSION.
 - FLOOD PLAIN FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 130158, PANEL 0130. MAP REVISED NOVEMBER 15, 2019
 - WETLANDS FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY ACCESSED DECEMBER 11, 2025.

PARKING TABLE

TYPE	TOTAL
EMPLOYEE/ STANDARD 10' X 20'	31
ROLLOFF TRUCK/ GARBAGE TRUCK	24
SEMI TRAILER	5



REVISION	DATE
0 INITIAL SUBMITTAL	1/17/2026
1	
2	
3	
4	
5	
6	

DRAWING: Site Concept Plan_2.dwg
 HE PROJECT NO. 1210-025



Engineering Services Committee Meeting

May 26, 2026

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the May 12, 2026 Engineering Services Committee Meeting minutes.
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



ENGINEERING SERVICES COMMITTEE MINUTES

Commission Chamber
Tuesday, May 12, 2026
1:15 PM

PRESENT: Commissioner Clark, J. Johnson, Guilfoyle, Wimberly, members.

Also Present: Mayor Johnson, Rice, Pulliam, Administrator Allen, Atty. Plunkett

- 1. Approve Georgia Department of Transportation (GDOT) option of 1.038 acres Temporary Easements request from the Augusta, GA owned parcel/Augusta Levee for Bridge on SR 4 (US 25 BU) over Savannah River Project (PI#0013927). Temporary Easements boundaries depicted at attached GDOT Preliminary Right of Way Map dated 04/23/24 sheets 60-0004, 60-0010, and described at sheet 60-0013 (Parcel 003). /AE

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 2. Emergency procurement purchase of 2- tanks for Sodium Hypochlorite Storage from Carl Eric Johnson.

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 3. Approve the purchase through a sole source procurement for the Wavetronix radar traffic detection and Traffic Intelligent Transportation System (ITS) equipment for Augusta Engineering- Traffic ITS Program. Also, approve funds in the amount of 42,436.68. /AE

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 4. 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) FY2026 Supplemental for Road Improvements & maintenance Construction. Also

authorize Augusta Mayor to sign GDOT E-Verify affidavit and LMIG Submittal Cover L as need arises. /AE

Motion to delete

Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0

- 5. Approve funding (SA2) to Cranston LLC (Cranston) in the amount of \$10,000.00 for the Jones Street Roadway & Alley Improvements Project Construction Phase Services (CEI). AE/ RFQ 24-162 – 24ENG247

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0

- 6. Approve revision to funds allocation of Construction Contract to JHC Corporation in the amount of \$1,395,854.70 for James Brown Blvd. (Twiggs to Laney Walker Blvd.) Improvements Project (PI# 0013707) for additional road paving & associated construction. Also, authorize and approve reallocating Engineering SPLOST Recaptured amount of \$660,524.00 from James Brown Blvd Project (PI#0013707) to Engineering SPLOST Itemized as ADA Sidewalks (\$54,317), On-Call Construction (\$150,000), Sidewalks (\$106,207), & Resurfacing (\$350,000). AE/Bid #23-173

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0

- 7. Approve Johnson, Laschober & Associates, P.C. to provide engineering services for the Utilities Department’s Fort Gordon Cyber Park Utilities. (RFQ 24-132)

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0

- 8. Approve revision to funds allocation of Construction Contract to E R Snell Contractor, Inc. (ER Snell) in the amount of \$5,027,990.71 for Wheeler Road (CR601) from I-20 to Augusta West Parkway (CR84) Improvements Project (PI# 0012867). Also authorize and approve reallocating Engineering SPLOST Recaptured amount of \$1,000,000 from Wheeler Rd Project (PI#0012867) to Engineering SPLOST-Traffic Safety & Operation. AE / Bid 24-213

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly

Motion carried 4-0

9. Approve entering into an agreement with CSX Transportation, Inc. stating that Augusta, GA will pay for the Preliminary Engineering and Review for the Laney Walker/RA Dent and Wrightsboro Rd/RA Dent Intersections Safety and Operational Improvements Projects in accordance with the estimate \$72,000.00. Also, approve the Agreement & associated documents to be executed by the Augusta, GA Legal Counsel and the Mayor. /AE

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly

Motion carried 4-0

10. Approve Railroad Coordination Agreement supplement funds to Norfolk Southern Railway Company (NFS) in amount of \$41,726.00 in accordance with the NFS Force Account estimate supplement for Transportation Investment Act (TIA) Projects, Telfair Street (PI0011409) & 6th Street (PI0011421) Improvements Construction. / AE

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly

Motion carried 4-0

11. Consider Service Performance Damage Waiver Request by Augusta Residential Waste Collection & Disposal contactor, Coastal Waste & Recycling, covering initial Ninety (90) days period. RFP 25-900A/AE

Motion to approve waving first thirty days in August

Motion made by Guilfoyle and seconded by J. Johnson

Motion carried 3-1 with Wimberly voting no

12. Motion to Approve Sole Source Service of #7 RWPS Diesel Repair to W.W. Williams in the amount \$83,160.90

Motion to approve

Motion made by Guilfoyle and seconded by Wimberly

Motion carried 4-0

13. Approve proposal to amend the current Professional Services Contract with Ardurra Group, Inc. for engineering design, bid phase, and construction administration services for the repair of Highland Avenue Water Treatment Plant East Filter Building roof to include engineering design, and construction administration services for repair of the Highland Avenue Water

Treatment Plant Fort Gordon Pump Station roof and West Filter Building roof in the amount of \$43,000.00 via change order. (26AUA031)

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 14. Approve proposal to enter an Engineering Services Contract with Kleinschmidt Associates to provide engineering and professional services for the Federal Energy Regulatory Commission’s (FERC) required stability analyses of the Augusta Canal embankments and various structures in the amount of \$387,600.00. Kleinschmidt Assoc. is a prequalified vendor from RFQ 24-132.

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 15. Authorize the acquisition of a Right of Way and Permanent Easement involving property located at 2664 Willis Foreman Road (Parcel 178- 0-071-00-0) and 2678 Willis Foreman Road (Parcel 178-0-001-01-0) for the Willis Foreman Road Improvement project.

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 16. Authorize Funding for VacCon final lease Payment to Kanas State Bank in the amount of \$261,070.12 . (ITB 20-261)

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

- 17. Motion to approve a proposal to enter an Engineering Services Contract with Johnson, Laschober, & Associates, PC (JLA) to provide engineering services for the abandonment of the existing Mayo Road Pump Station and realignment of sanitary sewer in this area in the amount of \$61,900.00. (RFQ 24-132)

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

17. Motion to approve the minutes of the April 28, 2026 Engineering Services Committee Meeting.

Item 6.

Motion to approve

**Motion made by Guilfoyle and seconded by Wimberly
Motion carried 4-0**

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