



## ENGINEERING SERVICES COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, July 09, 2024

1:15 PM

### ENGINEERING SERVICES

1. Approve and receive as information attached Exhibit A listed Emergency procured services for fiber repair on Gordon Hwy near Fort Eisenhower Gate 1.
2. Approve Bid #24-138A for the Highland Ave. Water Treatment Plant Roof Repairs to Justice & Sons, LLC. For a total of \$675,785.00.
3. Motion to **approve** amending Engineering & Environmental Services FY2024 budgets initial reductions by limiting the one percent (1%) reductions to be applied to Operational Budgets with Exceptions of Environmental Services Operation Budgets; Restore Environmental Service Budgets to pre-reduction amount. Presently one percent (1%) reductions are applied to total budget that includes employees' wages & benefits. **(Requested by Commissioner Wayne Guilfoyle)**
4. Motion to approve the minutes of the Engineering Services Committee held on June 11, 2024.
5. Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-4-105-00-0) - 2044 Golden Rod Street.
6. Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-2-172-00-0) - 2010 Walnut Street.
7. Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-4-020-00-0) - 2047 Willow Street.
8. Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-4-091-00-0) - 2048 Willow Street.
9. Motion to authorize condemnation to acquire this property in fee simple (Parcel 087-2-071-00-0) - 206 Truman Drive.
10. Approve the deed of dedications, maintenance agreements, and road resolutions submitted by the Engineering Department and the Augusta Utilities Department for Granite Hill, Section Four, Phase Five.



## Committee Meeting

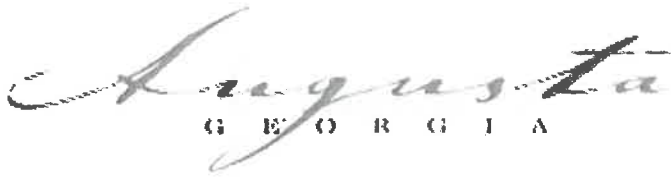
Meeting Date: July 9, 2024

Emergency Procurement Service & Purchase

Southeast Utilities Fiber Repair

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<b>Department:</b>	Engineering & Environmental Services
<b>Presenter:</b>	Dr. Hameed Malik, Director
<b>Caption:</b>	Approve and receive as information attached Exhibit A listed Emergency procured services for fiber repair on Gordon Hwy near Fort Eisenhower Gate 1.
<b>Background:</b>	Several factors contributed to make this emergency procurement. During the normal course of construction for a new residential housing development, AED Traffic's main fiber optic cable running along Gordon Hwy was damaged that provided all communication to traffic signals in this area, including all signals that control access to and from Fort Eisenhower.
<b>Analysis:</b>	Work and purchases were under emergency that warranted timely response
<b>Financial Impact:</b>	Funds available in the Traffic Engineering Operations budget: Engineering 160 041710 52.12115 \$33,814.25
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	Approve and receive as information attached Exhibit A listed Emergency procured services for fiber repair. Requested by Engineering.
<b>Funds are available in the following accounts:</b>	(\$33,814.25) 160041710-52.12115 – Traffic Mitigation
<b><u>REVIEWED AND APPROVED BY:</u></b>	HM/SR



## ENGINEERING DEPARTMENT

Item 1.

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

### MEMORANDUM

TO: Ms Geri Sams – Procurement Director

FROM: Hameed Malik, P.E., Ph D., Engineering Director

DATE: June 5, 2024

SUBJECT: Main Fiber Cable Repair

Southeast Utilities is an industry standard company that provides fiber optic cable installation, splicing, and repair. Southeast Utilities is the only vendor in the immediate area with the needed expertise to repair a fiber optic cable truck line in an emergency. This emergency procurement proposal is to repair Traffic Engineering's major fiber optic cable truck (main) line on Gordon Hwy near Gate 1. As a result of a nearby home building project, the main fiber line running along that street was damaged during their construction work. The contractor began digging in an area previously marked with our (and Utilities) fiber cables. As a result, our fiber cable that connects most of the traffic signals near Fort Eisenhower to the Traffic Management Center was damaged and all communication to those intersections was lost. In order to effectively monitor and manage daily traffic for the fort, that main fiber cable needed to be repaired as soon as possible.

Southeast Utilities local office is located at 1020 Franke Industrial Drive, Augusta, GA 30909. Funding is available through account #101041710-5311610.

JU/SR

cc: File

A handwritten signature in blue ink, appearing to read "Geri Sams", with a large, sweeping flourish at the end.



**Southeast Utilities of Georgia LLC**  
 1020 Franke Industrial Drive  
 Augusta, GA 30909-9101  
 Phone: 706-733-3053

Aerial Utility Construction | Communications Wiring | Fiber Optic Networks | Directional Boring | Underground Trenching

## PROPOSAL 6/5/2024

### Proposal for Augusta Traffic Engineering Attention: Kenny mass

Email: Kmass@augustaga.gov  
 Address: 452 Walker St. Augusta, Ga 30901  
 Phone: 706-564-2701

Location of work: Gordon Hwy

Description of work: Emergency bore and pull back (1) 2" w/ tracer, pull through 96ct fiber, install (1) Enclosure and splice 12 x 2 (24) fibers on blue tube.

#### **Itemized Proposal:**

- (1) Bore and pull back (1) 2" conduit: 1500ft x \$18.00/ft = \$27,000
- (2) Install Tracer Wire: 1500ft x \$0.50/ft = \$750
- (3) Splice Fibers: 24 x \$28/ea. = \$672
- (4) Install Splice Enclosure: \$394/ea.
- (5) Pull 96ct Fiber: 1500ft x \$1/ft = \$1500
- (6) Splicer truck and trailer setup: \$275/ea.
- (7) Directional Drill Setup: \$275/ea.

#### **Materials:**

- (8) Tracer Wire: \$833.75
- (9) 2" Conduit SDR 13.5: \$2114.50

Proposal Total \$33,814.25

The above price includes necessary Labor, Locates, Materials & Equipment.

Terms: Price includes all labor, locates to perform the above scope of work. SEU, however, is not responsible for utilities located on the "private" side or outside service level of the utility owner. Any additional work will be quoted and billed separately.

As of January 1, 2017, SEU requires all new customers to pay fifty percent (50.0%) of the Proposal Total before any work can be scheduled or started. If the customer is an existing SEU customer, the initial "down payment" required shall only be thirty percent (30.0%) of the Proposal Total.

Total Down Payment for this Proposal is \$0

Payment of the balance, if any, is due within ten (10) days of completion of the work. After 30 days, all unpaid balances will incur a finance charge of 1.5% per month.

#### **Acceptance of Proposal**

The above prices, specifications and terms are hereby accepted. SEU is authorized to do the work specified. Payment is guaranteed as proposed above.

Accepted on behalf of **Augusta Traffic Engineering**

Signature: John Usary Date: 6-5-24  
Printed name: John Usary  
As its Assistant Director



### Meeting Name

Meeting Date: 06/11/2024

Highland Ave. Water Treatment Plant Roof Repairs – ITB 24-138A

<b>Department:</b>	Utilities Department
<b>Presenter:</b>	Wes Byne, Director
<b>Caption:</b>	Approve Bid #24-138A for the Highland Ave. Water Treatment Plant Roof Repairs to Justice & Sons, LLC. For a total of \$675,785.00
<b>Background:</b>	This Project will consist of the removal and the installation of a new roof for the Highland Ave. Water Treatment Plant Roof (East building and the Fort Eisenhower booster pump building). The new roof replacement will solve the leakage that is currently occurring during any rain event. An Invitation to Bid was let through the Procurement Department with four (4) vendors submitting a bid.
<b>Analysis:</b>	Goodwyn Mills Cawood, LLC and Augusta Utilities Department have reviewed the bid submitted by Justice & Sons, LLC. The bid for construction services was deemed to be fair and reasonable by Augusta Utilities Department.
<b>Financial Impact:</b>	We have reviewed the bid from Justice & Sons, LLC and found it to be reasonable. Funding in the amount of \$675,785.00 is available from accounts: G/L:506043520-5413120.
<b>Alternatives:</b>	No alternatives are recommended.
<b>Recommendation:</b>	Augusta Utilities Department recommends the Commission approve the Construction Services to Justice & Sons, LLC in the amount of \$675,785.00 for the Highland Ave. Water Treatment Plant Roof Repairs.
<b>Funds are available in the following accounts:</b>	Funds are available in the following accounts: G/L:506043520-5413120.
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

## Invitation to Re-Bid

Item 2.

Sealed re-bids will be received at this office until **Wednesday, April 17, 2024 @ 3:00 p.m.** via ZOOM Meeting ID: **821 2359 8228**; Passcode: **24138** for furnishing:

### Re-Bid Item #24-138A

### Highland Ave Water Treatment Plant Roof Repairs for Augusta, GA – Utilities Department

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

Geri A. Sams, Director  
Augusta Procurement Department  
535 Telfair Street - Room 605  
Augusta, Georgia 30901

Re-Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Room 605, Augusta, GA 30901 (706-821-2422). Plans and specifications for the project shall be obtained by all prime contractors, subcontractors, and suppliers exclusively from ARC Southern. **The fees for the plans and specifications which are non-refundable are \$100.00.**

It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online ([www.e-arc.com](http://www.e-arc.com)) at no charge through **ARC Southern (706 821-0405)** beginning **Thursday, March 7, 2024**. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project. Bidders are cautioned that acquisition of documents through any other source is not advisable. Acquisition of documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

**Pre-Bid Conference will be held on Monday, April 1, 2024 @ 2:00 p.m. Via Zoom – Meeting ID: 875 4884 4836; Passcode: 24138. An optional Site Visit will be held on Tuesday, April 2, 2024; please contact Tate Horton at (762) 685-8504 in advance.**

**All questions must be submitted in writing by fax to 706 821-2811 or by email to [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov) to the office of the Procurement Department by Wednesday, April 3, 2024 @ 5:00 P.M. No bid will be accepted by fax or email, all must be received by mail or hand delivered.**

No re-bid may be withdrawn for a period of ninety (90) days after RE-BIDs have been opened, pending the execution of contract with the successful vendor. **A 10% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for the award.**

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

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

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

**Correspondence must be submitted via mail, fax or email as follows:**

Augusta Procurement Department  
Attn: Geri A. Sams, Director of Procurement  
535 Telfair Street, Room 605  
Augusta, GA 30901  
Fax: 706-821-2811 or Email: [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov)

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

GERI A. SAMS, Procurement Director

Publish:

Augusta Chronicle      March 7, 14, 21, 28, 2024  
Metro Courier      March 7, 2024

Revised: 2/19/2016



**Bid Opening: Bid Item #24-138A Highland Ave Water Treatment Plant Roof Repairs  
for Augusta, GA – Utilities Department  
Bid Date: Wednesday, April 17, 2024 @ 3:00 p.m. via ZOOM**

**Total Number Specifications Mailed Out: 21  
Total Number Specifications Download (Demandstar): 9  
Total Electronic Notifications (Demandstar): 298  
Georgia Procurement Registry:  
Pre-Bid Conference Attendees: 16  
Total Packages Submitted: 4  
Total Noncompliant:3**

Vendors	Attachment "B"	E-Verify Number	SAVE Form	Bid Bond	Bid Total	Compliance Goal 2%
Thompson Roofing 2292 Washington Road Thomson, GA 30824	YES	698747	YES	YES	\$748,720.00	NO Non-Compliant
ACR Commercial Roofing 2358 Perimeter Park Drive Suite 370 Atlanta, Ga 30341	YES	1579470	YES	YES	\$438,772.03	NO Non-Compliant
US Coating Specialists 7410 S US Hwy 1, Suite 402 Port Saint Lucie, FL 34952	YES	2192153	YES	YES	\$640,000.00	NO Non-Compliant
Justice & Son, LLC 1217 Spread Oak Road Keyville, GA 30816	YES	2287281	YES	YES	\$675,785.00	YES



**Compliance Department**

**Phyllis Johnson  
Compliance Director**

**MEMORANDUM**

**To:** Wes Byne, Director, Utilities Department  
Geri Sams, Director, Procurement Department

**From:** Phyllis Johnson, Director, Compliance Department *PJ*

**Date:** April 22, 2024

**Subject:** Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs

☒ This Bidder/Offeror **IS** eligible for award. ☐ This Bidder/Offeror **IS NOT** eligible for award.

This memo is to transmit the review and concurrence of responsiveness and compliance by the bidder/offeror, **Justice & Son, LLC**. Augusta, Georgia code requires contractor(s) to meet the assigned LSBOP Utilization Goal or provide evidence of completing good faith efforts on state and local funded projects.

The goal established for Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs for Augusta, Georgia, is 2%. The bidder/offeror has committed to a minimum of 2% and did submit the required forms and is responsive and has satisfied good faith efforts.

**Note: The bidder/offeror provided sufficient documentation to support the GFE. The firm has satisfied and met the burden of proof of its GFE.**

**The bidder/offeror is eligible for award.**

Should this bidder/offeror be selected for this bid, upon award, the Compliance Department will monitor the Contractor monthly to ensure that they meet or exceed their committed goal for this project.

Should you have questions, please contact me at (706) 826-1325.

**COMPLIANCE DEPARTMENT**  
535 Telfair Street Suite 530 Augusta, GA 30901  
(706) 821-2406 Fax (706) 821-4228  
WWW.AUGUSTAGA.GOV




## Compliance Department

**Phyllis Johnson**  
Compliance Director

### MEMORANDUM

To: Wes Byne, Director, Utilities Department  
Geri Sams, Director, Procurement Department

From: Phyllis Johnson, Director, Compliance Department 

Date: April 22, 2024

Subject: Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs

☐ This Bidder/Offeror IS eligible for award. ☒ This Bidder/Offeror IS NOT eligible for award.

This memo is to transmit the review and concurrence of responsiveness and compliance by the bidder/offeror, **ACR Commercial Roofing**. Augusta, Georgia code requires contractor(s) to meet the assigned LSBOP Utilization Goal or provide evidence of completing good faith efforts on state and local funded projects.

The goal established for the Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs for Augusta, Georgia, is 2%. The bidder/offeror has not met the minimum participation and has approximately 0% utilization. In addition, the bidder/offeror did not meet the burden of proof in support of its Good Faith Effort (GFE) and is, therefore, non-responsive.

**Note:** The Utilities department identified “equipment removal, roof removal, and hauling” as scopes of work available on this project for LSBs. The bidder/offeror provided the GFE form listing some of ARC’s certified LSBs; however, the firm did not submit any documentation in support of the GFE. The GFE form specifically instructs “Supporting documentation of the contact (i.e., emails, phone logs, letters, newspaper ads, etc.) must accompany this form.” These instructions are given during the pre-bid meeting. Additionally, upon review of the GFE form, the bidder/offeror indicated on the form the result of the contacts as “T.B.D”, again, specific instruction are provided regarding the documentation necessary to accurately determine GFE.

The bidder/offeror is non-compliant with the Local Small Business Opportunity Program; therefore, this bidder is not eligible for award.

Should you have questions, please contact me at (706) 826-1325.

COMPLIANCE DEPARTMENT  
535 Telfair Street Suite 530 Augusta, GA 30901  
(706) 821-2406 Fax (706) 821-4228  
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## Compliance Department

**Phyllis Johnson**  
Compliance Director

### MEMORANDUM

To: Wes Byne, Director, Utilities Department  
Geri Sams, Director, Procurement Department

From: Phyllis Johnson, Director, Compliance Department *PJ*

Date: April 22, 2024

Subject: Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs

☐ This Bidder/Offeror **IS** eligible for award. ☒ This Bidder/Offeror **IS NOT** eligible for award.

This memo is to transmit the review and concurrence of responsiveness and compliance by the bidder/offeror, **Thomson Roofing & Metal Company**. Augusta, Georgia code requires contractor(s) to meet the assigned LSBOP Utilization Goal or provide evidence of completing good faith efforts on state and local funded projects.

The goal established for the Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs for Augusta, Georgia, is 2%. The bidder/offeror has not met the minimum participation and has approximately 0% utilization. In addition, the bidder/offeror did not meet the burden of proof in support of its Good Faith Effort (GFE) and is, therefore, non-responsive.

**Note: The Utilities department identified "equipment removal, roof removal, and hauling" as scopes of work available on this project for LSBs. The bidder/offeror provided the Letter of Intent (LOI) indicating their intent to "100% self-perform". Section 1-10-129 Subsection 10 of the LSBOP Ordinance; specifically states, "Self-performance does not exempt Bidders from the LSBOP requirements unless the self-performer is a qualified and registered local small business..."**

**The bidder/offeror provided the GFE form listing only two (2) of ARC's certified LSBs; however, the documentation in support of the GFE indicates an email was sent on Friday, April 5<sup>th</sup>. There is no documentation or indication of any follow up after April 5<sup>th</sup>. The GFE form specifically instructs "Supporting documentation of the contact (i.e., emails, phone logs, letters, newspaper ads, etc.) must accompany this form." These instructions are given during the pre-bid meeting.**

The bidder/offeror is non-compliant with the Local Small Business Opportunity Program; therefore, this bidder is not eligible for award.

Should you have questions, please contact me at (706) 826-1325.

COMPLIANCE DEPARTMENT  
535 Telfair Street Suite 530 Augusta, GA 30901  
(706) 821-2406 Fax (706) 821-4228  
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## Compliance Department

Phyllis Johnson  
Compliance Director

## MEMORANDUM

To: Wes Byne, Director, Utilities Department  
Geri Sams, Director, Procurement Department

From: Phyllis Johnson, Director, Compliance Department *PJ*

Date: April 22, 2024

Subject: Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs

☐ This Bidder/Offeror IS eligible for award. ☒ This Bidder/Offeror IS NOT eligible for award.

This memo is to transmit the review and concurrence of responsiveness and compliance by the bidder/offeror, **U.S. Coating Specialists, LLC**. Augusta, Georgia code requires contractor(s) to meet the assigned LSBOP Utilization Goal or provide evidence of completing good faith efforts on state and local funded projects.

The goal established for the Bid Item # 24-138A – Highland Ave Water Treatment Plant Roof Repairs for Augusta, Georgia, is 2%. The bidder/offeror has not met the minimum participation and has approximately 0% utilization. In addition, the bidder/offeror did not meet the burden of proof in support of its Good Faith Effort (GFE) and is, therefore, non-responsive.

**Note: The Utilities department identified "equipment removal, roof removal, and hauling" as scopes of work available on this project for registered LSBs. The bidder/offeror provided the Letter of Intent (LOI) indicating their intent to "100% self-perform". Section 1-10-129 Subsection 10 of the LSBOP Ordinance; specifically states, "Self-performance does not exempt Bidders from the LSBOP requirements unless the self-performer is a qualified and registered local small business...."**

**The bidder/offeror provided the GFE form listing some of ARC's certified LSBs; however, the firm did not give the LSBs the minimum 5-day notice in requesting their quote as required in Section 1-10-125 Subsection (b)(ix) of the LSBOP Ordinance. The email documentation provided by the bidder/offeror is dated Monday, April 15<sup>th</sup>; however, the bids were due on Wednesday, April 17<sup>th</sup> providing only a 2-day notice of request. "Supporting documentation of the contact (i.e., emails, phone logs, letters, newspaper ads, etc.) must accompany this form." These instructions are given during the pre-bid meeting.**

The bidder/offeror is non-compliant with the Local Small Business Opportunity Program; therefore, this bidder is not eligible for award.


Should you have questions, please contact me at (706) 826-1325.


COMPLIANCE DEPARTMENT  
535 Telfair Street Suite 530 Augusta, GA 30901  
(706) 821-2406 Fax (706) 821-4228  
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**UTILITIES DEPARTMENT****Wes Byne, P.E.**  
Director**Chad Hendrix, P.E.**  
Assistant Director**MEMO**

**DATE:** May 21, 2024

**TO:** Geri Sams, Director, Procurement Department

**THROUGH:** Wes Byne, P.E., Director of Utilities 

**FROM:** Tate Horton, Construction Engineer 

**SUBJECT:** Bid Item #24-138A  
Highland Ave. Water Treatment Plant Roof Repairs  
Recommendation of Award

Augusta Utilities Department (AUD) has reviewed the bid tabulation and submittals received for the above referenced project. We agree with Goodwyn Mills Cawood, LLC, that Justice & Sons, LLC is the lowest responsive bidder.

Justice & Sons, LLC calculated bid price of \$675,785.00 is within the engineer's construction cost estimate. AUD finds this bid price to be acceptable and has the funds available to complete this project.

I concur with the recommended award of Bid Item #23-138A to the lowest responsive bidder, Justice & Sons, LLC in the amount of \$675,785.00.

cc: Chad Hendrix, P.E. 

**Jamye Mortley**

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**From:** Darrell White  
**Sent:** Saturday, May 4, 2024 9:44 AM  
**To:** Tywana Scott; Jamye Mortley  
**Cc:** Nancy M. Williams; Tate Horton  
**Subject:** Fwd: Bid Item #24-138A  
**Attachments:** Memo Bid Item #24-138A.pdf

**Importance:** High

Justification has been approved by Ms Sams. Let's move forward with getting the additional forms. Please forward the submittal to to the Utilities Department and approval process

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**From:** Tate Horton <thorton@augustaga.gov>  
**Sent:** Wednesday, May 1, 2024 1:38:43 PM  
**To:** Darrell White <DWhite2@augustaga.gov>  
**Subject:** Bid Item #24-138A

Darrell,

Here is the Justification Memo for the budget update for Bid Item #24-138A. If there is anything else that you need please let me know.

Thank you,

**Tate Horton**  
Augusta Utilities Department  
452 Walker St., Suite 200  
Augusta, GA 30901  
Office: 706.432.5274  
Mobile: 762.685.8504

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AED:104.1



**UTILITIES DEPARTMENT****Wes Byne, P.E.**  
*Director***Chad Hendrix, P.E.**  
*Assistant Director***MEMO**

**DATE:** May 1, 2024

**TO:** Geri Sams, Director, Procurement Department

**THROUGH:** Wes Byne, P.E., Director of Utilities *Wes*

**FROM:** Tate Horton, Construction Engineer

**SUBJECT:** Bid #24-138A  
Highland Ave Water Treatment Plant Roof Repairs  
Justification to increase the Budget for this Bid

Augusta Utilities Department (AUD) request that the budget for Bid Item #24-138A, Highland Ave. Water Treatment Plant Roof Repairs, to be increase by \$80,000.00. The reason for this increase in the budget is updated information on a couple line items now reflect the current increased market value of materials for this project as advised by AUD's Engineering Consultant. AUD recognizes and accepts this increase in the cost. AUD will add the additional funds to the account to accommodate this increase in the project.

cc: Chad Hendrix, P.E. *ch*



May 13, 2024

**Goodwyn Mills Cawood**

801 Broad Street  
Suite 900  
Augusta, GA 30901

T (706) 303-3272  
F (770) 955-1064

www.gmcnetwork.com

Wes Byne  
Director, Augusta Utilities Department  
Augusta-Richmond County Commission  
452 Walker Street, Suite 200  
Augusta, GA 30901

**Re: Bids Received  
Highland Avenue WTP – Roof Repairs**

Dear Mr. Byne:

Goodwyn Mills Cawood, LLC (GMC) has reviewed the bids for the Highland Avenue Water Treatment Plant (WTP) – Roof Repairs project, received by the Augusta Utilities Department (AUD) on April 17, 2024 at 3:00 PM. Enclosed is a tabulation of the bids received.

After reviewing the bid proposals, GMC recommends awarding the contract to Justice & Son, LLC in the amount of **\$675,785.00**. Of the four (4) bidders, Justice & Son, LLC was the only bidder that was in compliance.

Please contact me if you have any questions regarding the post-bid procedures.

Sincerely,

Goodwyn Mills Cawood LLC

Marie Corbin, PE  
Project Manager

Enclosure(s)





**AUGUSTA-RICHMOND COUNTY COMMISSION  
HIGHLAND AVENUE WTP - ROOF REPAIRS  
BID DATE: APRIL 17, 2024  
BID TIME: 3:00 P.M.**



				Justice & Son, LLC	
ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
<b>1</b>	<b>FILTER BUILDING</b>				
a.	DEMOLITION OF EXISTING ROOF & EQUIPMENT	LS	1	\$138,900.00	\$138,900.00
b.	1 INCH ROOF INSULATION	SF	18,520	\$7.50	\$138,900.00
c.	MEMBRANE ROOF	SF	18,520	\$7.50	\$138,900.00
d.	FLASHING & SHEET METAL	LS	1	\$68,000.00	\$68,000.00
e.	REMOVE AND RESET LIGHTNING PROTECTION SYSTEM	LS	1	\$35,000.00	\$35,000.00
f.	MISCELLANEOUS WORK INCLUDING REMOVAL AND RESETTING OF EXISTING HVAC EQUIPMENT	LS	1	\$38,000.00	\$38,000.00
<b>SUBTOTAL FOR ITEM NO. 1</b>					<b>\$557,700.00</b>
<b>2</b>	<b>FORT GORDON PUMP STATION BUILDING</b>				
a.	DEMOLITION OF EXISTING ROOF & EQUIPMENT	LS	1	\$30,000.00	\$30,000.00
b.	1 INCH ROOF INSULATION	SF	4,100	\$7.32	\$30,000.00
c.	MEMBRANE ROOF	SF	4,100	\$7.32	\$30,000.00
d.	FLASHING AND SHEET METAL	LS	1	\$11,335.00	\$11,335.00
e.	REMOVE AND RESET LIGHTNING PROTECTION SYSTEM	LS	1	\$11,750.00	\$11,750.00



**AUGUSTA-RICHMOND COUNTY COMMISSION**  
**HIGHLAND AVENUE WTP - ROOF REPAIRS**  
**BID DATE: APRIL 17, 2024**  
**BID TIME: 3:00 P.M.**

**GMC**

				Justice & Son, LLC	
ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
f.	MISCELLANEOUS WORK INCLUDING REMOVAL AND RESETTING OF EXISTING HVAC EQUIPMENT	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL FOR ITEM NO. 2					\$118,085.00
TOTAL BID					\$675,785.00

The undersigned certifies that this is a true and accurate tabulation of Bids received for the above project on the date indicated.

Marie Corbin, PE  
 Goodwyn Mills Cawood, LLC

[illegible]

**RPI**  
**505 CDP Industrial Blvd**  
**Grovetown, GA 30613**

**Carter Flat Roof Recoating**  
**2434 Wheelless Road**  
**Augusta, GA 30906**

**ACR Commercial Roofing**  
**2358 Perimeter Park Dr Ste 370**  
**Atlanta, GA 30341**

**Lovelace Roofing**  
**3850 Washington Rd**  
**Martinez, GA 30907**

**All Trade Services**  
**Attn: Chris Krueger**  
**111 Woodruff Court**  
**Aiken, SC 29803-5768**

**Bone Dry Roofing**  
**120 Ben Burton Rd**  
**Bryant, GA 30622**

**Thomson Roofing**  
**2292 Washington Road**  
**Thomson, GA 30824**

**West Roofing Systems**  
**530 Bonifacious Road**  
**Tunnel Hill, GA 30755**

**Justice & Sons, LLC**  
**1217 Spread Oak Road**  
**Keysville, GA 30816**

**Brighter Side Roofing LLC**  
**472 Flowing Wells Road, Suite H4**  
**Augusta, GA 30907**

**Heely Brown Co.**  
**1280 Chattahoochee Ave NW**  
**Atlanta, GA 30318**

**Penn Roofing**  
**4103 Colben Blvd**  
**Evans, GA 30809**

**Academy Roofing Systems**  
**2910 Cherokee Street. Ste 100**  
**Kennesaw, GA 30144**

**Depend A Coat**  
**4116 Columbia Rd**  
**Martinez, GA 30907**

**Southern Roofing**  
**Attn: Bob Stevens**  
**511 Skyview Drive**  
**Augusta, GA 30901**

**Jones Roofing**  
**2024 Gardner St.**  
**Augusta, GA 30904**

**Youngs Roofing**  
**Attn: Gary Platt**  
**311 Patrick St**  
**Martinez, GA 30907**

**Hixon Roofing**  
**12192 Atomic Road**  
**Beech Island, SC 29842**

**Vertex Roofing**  
**4715 Augusta Rd.**  
**Beech Island, SC 29842**

**Rapid Roofing**  
**838 Greene Street**  
**Augusta, GA 30901**

**North Augusta Roofing & Con**  
**1211 Summerhill Rd.**  
**North Augusta, SC 29841**

**Porter Roofing Contractors Inc.**  
**421 Ash St.**  
**Murfreesboro, TN 37130**

**Director**  
**Wes Byne**

**Contact Person**  
**Tate Horton**

**Compliance**  
**Phyllis Johnson**

**REBID Item # 24-138A**  
**Highland Ave WTP Roof Repairs**  
**For Augusta, Ga-Utilities Dept**  
**Due: Wed, 04/17/2024 @ 3:00 P.M.**

**REBID Item # 24-138A**  
**Highland Ave WTP Roof Repairs**  
**For Augusta, Ga-Utilities Dept**  
**Mail: 03/07/2024**

**Nancy M. Williams**

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**From:** bidnotice.donotreply@doas.ga.gov  
**Sent:** Thursday, March 7, 2024 5:38 PM  
**To:** Tywana Scott  
**Subject:** [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2024-000000042

Dear Tywana Scott,  
tscott@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

**Event Number:** PE-72155-NONST-2024-000000042  
**Event Title:** 24-138A Highland Ave Water Treatment Plant Roof  
**Event Type:** Non-State Agency

**Process Log**

2024/03/07 17:31:58 : Log starts for - 9436112 - EVENT\_RELEASE\_TO\_SUPL  
2024/03/07 17:32:00 : Email Process Log for the Event#: PE-72155-NONST-2024-000000042  
2024/03/07 17:32:00 : Email Batch# 2403076841  
2024/03/07 17:32:00 : Notification Type: EVENT\_RELEASE\_TO\_SUPL  
2024/03/07 17:33:08 : Bad Email not sent to pcannady of CONTINENTAL CONSTRUCTION COMPANY INC  
2024/03/07 17:33:08 : Bad Email not sent to rhorton of CONTINENTAL CONSTRUCTION COMPANY INC  
2024/03/07 17:33:34 : Bad Email not sent to bholcombssi@yahoo.com ; of LANG BUILDING SUPPLY  
2024/03/07 17:38:03 : Total No of Contacts found for sending Email: 1036  
2024/03/07 17:38:03 : No of Email(s) not sent due to Bad Email Address: 3

The sourcing event can be reviewed at:  
<https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2024-000000042&sourceSystemType=gpr20>

03/07/2024 05:38:03 PM

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

Planholders

Add Supplier

Export To Excel

Supplier (9)

Supplier

Download Date

Alpha Commercial Roofing

03/11/2024

Brown Infrastructure Technologies

03/16/2024

ConstructConnect

03/14/2024

Dodge Data

03/07/2024

H & H Concrete Finishing

03/09/2024

H & H Insurance Services, Inc.

04/05/2024

Onvia, Inc. - Content Department

03/07/2024

Porter Roofing Contractors, Inc.

03/12/2024

South Eastern Construction

03/20/2024

Add Supplier

Supplier Details

Supplier Name	Alpha Commercial Roofing
Contact Name	Rachel Solomon
Address	2358 PERIMETER PARK DR SUITE 370, Atlanta, GA 30341
Email	intake@alphacommercialroofs.com
Phone Number	770-393-0855

Remove

Documents

Filename	Type	Action
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## Engineering Services Committee

July 9, 2024

### Engineering & Environmental Services FY2024 Budgets Reduction

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<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Motion to <b>approve</b> amending Engineering & Environmental Services FY2024 budgets initial reductions by limiting the one percent (1%) reductions to be applied to Operational Budgets with Exceptions of Environmental Services Operation Budgets; Restore Environmental Service Budgets to pre-reduction amount. Presently one percent (1%) reductions are applied to total budget that includes employees' wages & benefits. <b>(Requested by Commissioner Wayne Guilfoyle)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

Committee Meeting Date:	
Commission Meeting Date:	
Agenda Item Number:	
Approval Letter Date:	
Entered into the MuniAgenda by/date	

**DATE:** June 25, 2024

**TO:** The Honorable Garnett L. Johnson, Mayor  
Members of the Commission  
Alvin Mason, Chairman, Engineering Services Committee

**THROUGH:** Takiyah A Douse, Interim Administrator

**FROM:** Hameed Malik, Ph.D., PE, Director of Engineering

**SUBJECT:** Engineering & Environmental Services FY2024 Budgets Reduction  
File Reference: 24-014(A)

**CAPTION:** Approve Amending Engineering & Environmental Services FY2024 budgets initial reductions by limiting the one percent (1%) reductions to be applied to Operational Budgets with Exception of Environmental Services Operation Budgets; Restore Environmental Service Budgets to pre-reduction amount. Presently one percent (1%) reductions are applied to total budget that includes employees' wages & benefits. AE

**BACKGROUND:** Augusta Commission approved FY2024 budget with directive to implement one percent (1%) budget reduction with restoration provision on as needed and case by case basis. Augusta Engineering & Environmental Services (AEES) understanding of directed one percent (1%) reduction was that it was applicable to operational budget only. Accordingly AEES submitted one percent (1%) reduction to its operational budget to Finance Department. However, our review of posted approved budget with reductions revealed that one percent (1%) reduction was applied to total budget amount, particularly AEES budgets supported by general funds. For example budget reductions to AEES Engineering Streets & Walkway budget equates to seventy-three (73%) of its operational budget

**ANALYSIS:** Applied budget reduction amounts are significant and will yield negative impacts on AEES operations.

**Engineering FY2024 Budgets-Reduction & Impact**

Budget	Total Amount	Operational Amount	Implemented one percent reduction amount	Percent Reduction relative to Total & Operational	Comments
Highways & Streets	\$1,430,660	\$215,090	\$14,310	1% & 6.7%	i)Operation is 15% of Total ii)reduction is on operation and equates 6.7% (Professional Development/Training=72% reduction)
Roads & Walkways	\$2,272,210	\$664,050	\$22,720	1% & 3.4%	i)Operation is 29% of Total ii)Reduction is on operation and equates 3.4%
Traffic Engineering	\$3,506,120	\$1,281,650	\$35,060	1% & 2.7%	i)Operation is 37% of Total ii)reduction is on operation and equates 2.7% iii)Reduction (\$22,240) is on contracted work
Stormwater Utility	\$15,159,620	\$6,643,630	\$135,890	0.9% & 2%	i)Operation is 44% of Total ii)reduction is on operation and equates 2% iii)Reduction (\$60,450) is on contracted work







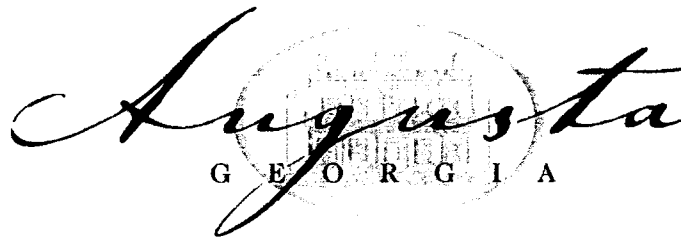
## Engineering Services Committee

July 9, 2024

Minutes

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<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Motion to approve the minutes of the Engineering Services Committee held on June 11, 2024.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



## ENGINEERING SERVICES COMMITTEE MEETING MINUTES

Commission Chamber  
Tuesday, June 11, 2024  
1:20 PM

### ENGINEERING SERVICES

#### PRESENT

Mayor Garnett Johnson  
Commissioner Catherine Smith-McKnight  
Commissioner Tony Lewis  
Commissioner Brandon Garrett

#### ABSENT

Commissioner Alvin Mason

1. Presentation by Mr. Richard E. Jones regarding repairing of road surfaces and stop the procrastination of getting things done.

Motion to approve receiving this item as information.

Motion made by Garrett, Seconded by Smith-McKnight.

It was the consensus of the committee that this motion be approved without objection.

2. Approve the purchase through annual contract of network and internet enabled equipment for the next phase of the TIA Intelligent Transportation System project. Approve funds in the amount of \$1,299,102.61. Requested by the Augusta Engineering & Solid Waste Department.

Motion to approve.

Motion made by Garrett, Seconded by Lewis.

Voting Yea: Smith-McKnight, Lewis, Garrett

Motion carries 3-0.

3. Motion to approve the minutes of the Engineering Services Committee held on May 28, 2024.

Motion to approve.

Motion made by Garrett, Seconded by Lewis.

Voting Yea: Smith-McKnight, Lewis, Garrett

Motion carries 3-0.

4. Discuss Septic/Sewage Connection Program. **(Requested by Commissioner Francine Scott)**

Motion to approve receiving this item as information.

Motion made by Garrett, Seconded by Lewis.  
Voting Yea: Smith-McKnight, Lewis, Garrett  
Motion carries 3-0.

*Item 4.*



### Committee Meeting

Meeting Date: July 9, 2024

Acquisition of 7,500 sq. ft to Augusta, Georgia from Hyde & Aragon Park Improvement Committee, Inc.

**Department:** Engineering & Environmental

**Presenter:** Dr. Hameed Malik, Director

**Caption:** Motion to authorize condemnation to acquire this property in fee simple.  
(Parcel 087-4-105-00-0)

2044 Golden Rod Street

**Background:** The City of Augusta has been unable to reach the owner of the property owner and therefore seeks to acquire through condemnation. In order to proceed and avoid further project delays, it is necessary to condemn the subject property. The required property consists of 7,500 sq. ft in fee simple.

The appraised value is \$6,300.

**Analysis:** Condemnation is necessary in order to acquire the required property.

**Financial Impact:** The necessary costs will be covered under the project budget.

**Alternatives:** Deny condemnation.

**Recommendation:** Approve condemnation.

**Funds are available in the following accounts:** 328 041110-5212120/ 219828217 5212120

**REVIEWED AND APPROVED BY:** HM/WB



## Committee Meeting

Meeting Date: July 9, 2024

Acquisition of 7,500 sq. ft to Augusta, Georgia from the Estate of Harold Brown

---

<b>Department:</b>	Engineering & Environmental Services
<b>Presenter:</b>	Dr. Hameed Malik, Director
<b>Caption:</b>	Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-2-172-00-0)
<b>Background:</b>	2010 Walnut Street  The owner is deceased. The City of Augusta seeks to acquire this property through condemnation. In order to proceed and avoid further project delays, it is necessary to condemn the subject property. The required property consists of 7,500 sq. ft. in fee simple.
<b>Analysis:</b>	The appraised value is \$7,000 Condemnation is necessary in order to acquire the required property.
<b>Financial Impact:</b>	The necessary costs will be covered under the project budget.
<b>Alternatives:</b>	Deny condemnation.
<b>Recommendation:</b>	Approve condemnation.
<b>Funds are available in the following accounts:</b>	328 041110-5212120/ 219828217 5212120
<b><u>REVIEWED AND APPROVED BY:</u></b>	HM/WB



### Committee Meeting

Meeting Date: July 9, 2024

Acquisition of 7,500 sq. ft to Augusta, Georgia from Oscar C Moore

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<b>Department:</b>	Engineering & Environmental Services
<b>Presenter:</b>	Dr. Hameed Malik, Director
<b>Caption:</b>	Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-4-020-00-0) 2047 Williw Street
<b>Background:</b>	The City of Augusta has been unable to reach the owner of the property owner and therefore seeks to acquire through condemnation. In order to proceed and avoid further project delays, it is necessary to condemn the subject property. The required property consists of 7,500 sq. ft in fee simple.  The appraised value is \$6,300.
<b>Analysis:</b>	Condemnation is necessary in order to acquire the required property.
<b>Financial Impact:</b>	The necessary costs will be covered under the project budget.
<b>Alternatives:</b>	Deny condemnation.
<b>Recommendation:</b>	Approve condemnation.
<b>Funds are available in the following accounts:</b>	<b>328 041110-5212120/ 219828217 5212120</b>
<b><u>REVIEWED AND APPROVED BY:</u></b>	HM/WB



### Committee Meeting

Meeting Date: July 9, 2024

Acquisition of 7,500 sq. ft to Augusta, Georgia from Fannie Rainey and the Estate of Willie J. Rainey

---

<b>Department:</b>	Engineering & Environmental Services
<b>Presenter:</b>	Dr. Hameed Malik, Director
<b>Caption:</b>	Motion to authorize condemnation to acquire this property in fee simple. (Parcel 087-4-091-00-0) 2048 Williw Street
<b>Background:</b>	The owner is deceased. The City of Augusta seeks to acquire this property through condemnation. In order to proceed and avoid further project delays, it is necessary to condemn the subject property. The required property consists of 7,500 sq. ft. in fee simple.  The appraised value is \$6,300.00
<b>Analysis:</b>	Condemnation is necessary in order to acquire the required property.
<b>Financial Impact:</b>	The necessary costs will be covered under the project budget.
<b>Alternatives:</b>	Deny condemnation.
<b>Recommendation:</b>	Approve condemnation.
<b>Funds are available in the following accounts:</b>	<b>328 041110-5212120/ 219828217 5212120</b>
<b><u>REVIEWED AND APPROVED BY:</u></b>	HM/WB





## Committee Meeting

Meeting Date: July 9, 2024

Acquisition of 7,500 sq. ft to Augusta, Georgia from James W. Smith II

---

**Department:** Engineering & Environmental Services

**Presenter:** Dr. Hameed Malik, Director

**Caption:** Motion to authorize condemnation to acquire this property in fee simple  
(Parcel 087-2-071-00-0)  
206 Truman Drive

**Background:** The City of Augusta has been unable to reach the owner of the property owner and therefore seeks to acquire this property through condemnation. In order to proceed and avoid further project delays, it is necessary to condemn the subject property. The required property consists of 7,500 sq. ft in fee simple.

The appraised value is \$7,400

**Analysis:** Condemnation is necessary in order to acquire the required property.

**Financial Impact:** The necessary costs will be covered under the project budget.

**Alternatives:** Deny condemnation.

**Recommendation:** Approve condemnation.

**Funds are available in the following accounts:** 328 041110-5212120/ 219828217 5212120

**REVIEWED AND** HM/WB  
**APPROVED BY:**



## Committee Meeting

Meeting Date: July 9, 2024

### GRANITE HILL, SECTION FOUR, PHASE V SUBDIVISION DEDICATION

FILE REFERENCE: 24-005(A)3

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<b>Department:</b>	Engineering & Environmental Services
<b>Presenter:</b>	Dr. Hameed Malik, Director
<b>Caption:</b>	Approve the deed of dedications, maintenance agreements, and road resolutions submitted by the Engineering Department and the Augusta Utilities Department for Granite Hill, Section Four, Phase Five.
<b>Background:</b>	<p>The final plat for Granite Hill, Section Four, Phase Five, was approved by the Commission on January 2, 2024. The subdivision design and plat for this section, including the storm drain system, have been reviewed and accepted by our engineering staff and the construction has been reviewed by our inspectors.</p> <p>The Utilities Department has inspected and reviewed the water and sanitary sewer installations, and hereby requests acceptance of the utility deed.</p>
<b>Analysis:</b>	<p>This section meets all codes, ordinances and standards. Portions of this subdivision lie within the 100-year flood plain and wetlands, which are noted on the final plat.</p> <p>Acceptance of said utility deed shall dedicate, as required, the water and sanitary sewer mains along with the applicable easements to Augusta, Georgia for operation and maintenance.</p>
<b>Financial Impact:</b>	<p>By accepting these roads and storm drainage installations into the County system and after the 18-month maintenance warranty by the developer/contractor for the road and storm drainage has expired, all future maintenance and associated costs will be borne by Augusta, Georgia.</p> <p>By acceptance of the utility deed and maintenance agreement, all future maintenance and associated costs for water and sanitary sewer installations will be borne by Augusta, Georgia, and positive revenue will be generated from the sale of water and sanitary sewer taps and monthly billing of same.</p>
<b>Alternatives:</b>	<ol style="list-style-type: none"> <li>1. Approve the deeds of dedication, maintenance agreements, and road resolutions submitted by the Engineering and Augusta Utilities Departments for Granite Hill, Section Four, Phase Five.</li> <li>2. Do not approve and risk litigation.</li> </ol>

**Recommendation:** Approve Alternative Number One.

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

**REVIEWED AND** HM/WC  
**APPROVED BY:**

**ENGINEERING DEPARTMENT**

Hameed Malik, PhD., PE, Director

Plan &amp; Review Section Manager

Richard A. Holliday, Sr. Lead Design Engineer

**MEMORANDUM**

**To:** Hameed Malik, P.E., PhD  
Director of Engineering

**Through:** Brett Parsons, Principal Engineer Land Development *BP*

**From:** Richard A. Holliday, Lead Design Engineer *RAH*

**Date:** June 10, 2024

**Subject:** Certificate of Completion  
Dedication of Granite Hill, Section Four, Phase Five  
File reference: 24-005(A3)

A final inspection has been conducted on the above referenced development. This development meets the standards and specifications set forth in the Augusta-Richmond County Development Regulations Guidelines outlined in the Land Development and Stormwater Technical Manuals. The submitted Deed of Dedication and 18-Month Warranty Agreement reads appropriately, with the language in both documents meeting criteria for dedication of the roadway systems and drainage systems within. The final plat was previously accepted by the Commission on January 2, 2024. Therefore, these development dedication documents are ready to present to the Commission for acceptance into the City's infrastructure system.

Thank you for your assistance on this matter. Please call if you have any questions or need additional information, 706-821-1706.

RAH

Attachment

cc: Walt Corbin, P.E., Engineering Manager *WC*  
Carla Delaney, Interim Director of Planning and Development  
Kevin Boyd, Development Services Manager  
File

RECORD PLAT

SECTION 4, PHASE V

GRANITE HILL

PROPERTY LOCATED IN THE 11TH GLD.  
AUGUSTA, RICHMOND COUNTY, GEORGIA  
DATE: 8-23-2023 SCALE: 1" = 60'  
REV: 10-23-2023 Richmond Co. comments  
Rev: 11-22-2023

PREPARED FOR:  
OWNER/DEVELOPER

CROWELL & CO., INC.

604 STONE CREEK ROAD AUGUSTA, GEORGIA 30607

PREPARED BY:

SOUTHERN PARTNERS, INC.

1233 AUGUSTA WEST PARKWAY AUGUSTA, GA 30608 (706) 866-8000

0 = 1/4" PER INCH

PROJECT DATA	
TOTAL ACRES	114.37 ACRES
TOTAL LOT OF LOTS	17
LOT SIZE	2.794 AC.
1/4" MAP	003-0-078-04-0
1/4" MAP	0-10

ALL LOTS, TRACTS, AND PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS SHOWN THEREON.

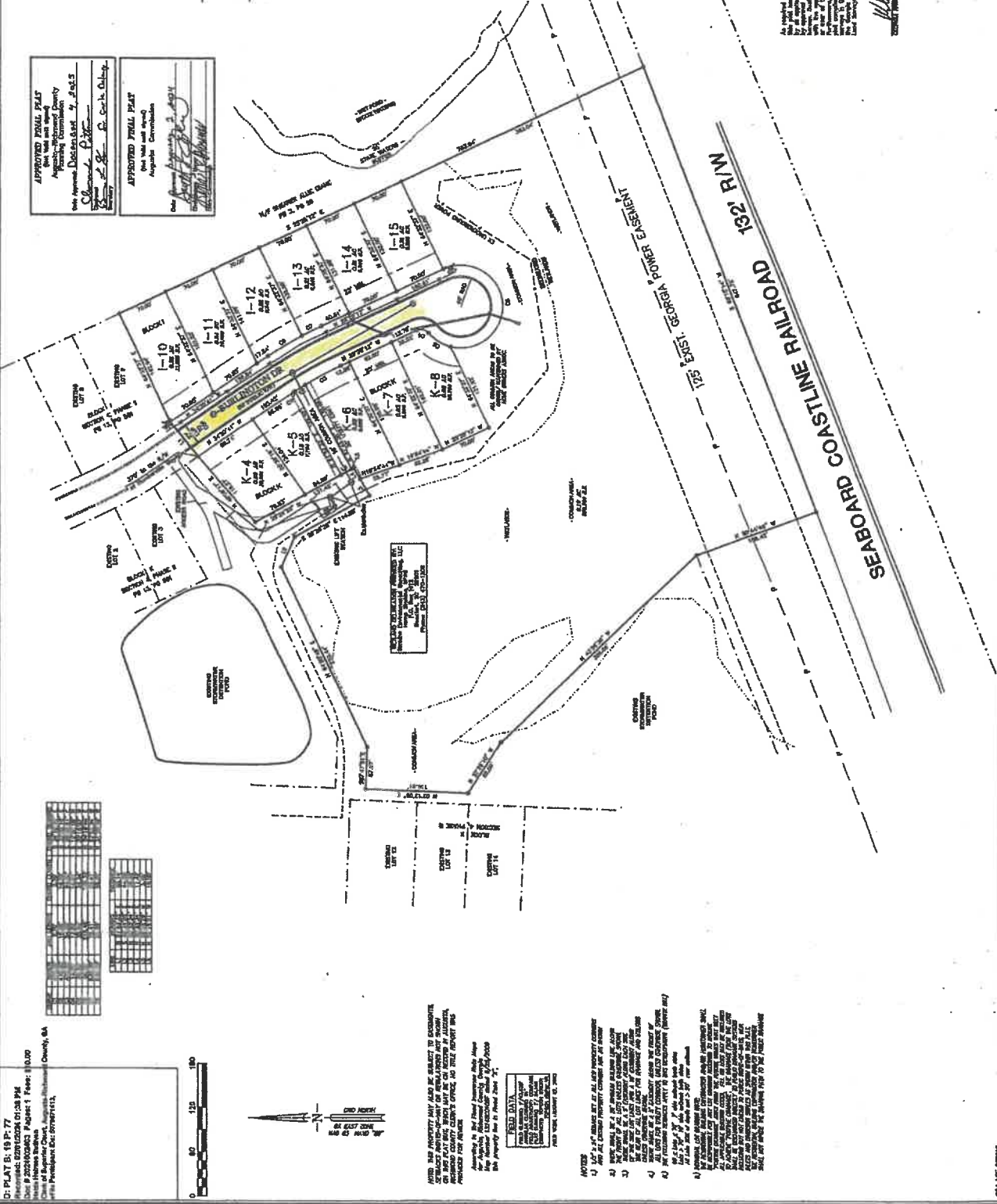


As required by Subchapter (G) of 26 CFR, Section 170, the plat has been prepared by a land surveyor, and the surveyor certifies that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended.

11-22-23

APPROVED FINAL PLAT  
This plat was prepared by a land surveyor, and the surveyor certifies that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended.

APPROVED FINAL PLAT  
This plat was prepared by a land surveyor, and the surveyor certifies that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended, and that the survey was made in accordance with the provisions of the Georgia Surveying Act of 1967, as amended.



D: PLAT 15: 10-27-23  
Date: 10-27-23  
Richmond County, GA

APPROVED FOR RECORDING  
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STATE OF GEORGIA                     )  
   )  
 COUNTY OF RICHMOND                )

DEED OF DEDICATION  
 GRANITE HILL, SECTION FOUR, Phase V  
 (Roads and Storm Sewer System)

THIS INDENTURE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **CROWELL & COMPANY, INC.**, a Georgia limited liability company, hereinafter referred to as the Party of the FIRST PART, and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, acting by and through the Augusta Commission, hereinafter referred to as the Party of the SECOND PART.

WITNESSETH:

THAT the said Party of the FIRST PART, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the SECOND PART, the receipt of which is hereby acknowledged, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the SECOND PART, its successors and assigns, the following described property, to-wit:

All right, title and interest of the parties of the FIRST PART in and to the storm sewerage system as the same are now located within deeded 60' R/W and existing as shown and delineated on a plat of Burlington Drive, as prepared by William F. Todd, Jr., GA RLS, of Southern Partners Inc., dated August 23, 2023, revised October 23, 2023, and November 22, 2023, as recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Reel 19, Page 77; reference being hereby made to said plat for a more complete and accurate description as to the metes, courses, bounds, dimensions and location of said property.

TOGETHER with all of the necessary rights of ingress and egress for the purpose of maintaining the described storm sewerage system.

## TOGETHER WITH:

All that lot or parcel of land shown and designated as "Burlington Drive - 60' R/W; on that plat of Granite Hill Section 4 Phase V, as prepared by William F. Todd, Jr., GA RLS, of Southern Partners Inc., dated August 23, 2023, revised October 23, 2023, and November 22, 2023, as recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Reel 19, Page 77, reference being hereby made to said plat for a more complete and accurate description as to the metes, courses, bounds, dimensions and location of said property.

TOGETHER with an easement to enter upon all areas shown as water system easements, drainage and utility easements shown on said plat.

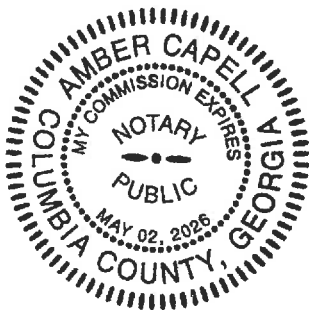
TO HAVE AND TO HOLD SAID roads and easements together with all and singular, the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Party of the FIRST PART has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED AND DELIVERED  
in our presence:

  
Witness

  
Notary Public, Georgia



Crowell & Company, Inc.

By:   
Mark L. Gilliam

As its: CFO

ACCEPTED BY:

AUGUSTA, GEORGIA

By: \_\_\_\_\_  
Its: Mayor

Attest: \_\_\_\_\_  
Its: Clerk of Commission  
(SEAL)

Return To:  
 Augusta Engineering  
 Survey Section  
 452 Walker Street, Suite  
 Augusta, Georgia 30901

**STATE OF GEORGIA        )**  
**COUNTY OF RICHMOND    )**

**MAINTENANCE AGREEMENT  
 (Roads and Storm Drainage)**

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **CROWELL & CO., INC.**, hereinafter referred to as "Developer," and **AUGUSTA, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Commission, hereinafter referred to as "Augusta."

WHEREAS, Developer requested that Augusta, accept certain roads, storm drains and appurtenances for \_\_\_\_\_, as shown by deed contemporaneously tendered and recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel \_\_\_\_, page \_\_\_\_, and

WHEREAS, the City has adopted a policy requiring the Developer to maintain all installations laid or installed in the subdivision for a period of eighteen months, which Augusta accepts by deed;

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

(1) Augusta, Georgia, accepts the roads and appurtenances, storm drains and appurtenances, respectfully described in the deed contemporaneously tendered herewith to



the Augusta, Georgia, Commission, recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel \_\_\_\_, page \_\_\_\_.

(2) The Developer agrees to maintain all the installations laid or installed in said subdivision as described in said deed for a period of eighteen months from the date herein.

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

(4) In the event of such failure of the improvements, the City shall notify the Developer and set forth in writing the items in need of repair. The Developer shall present within fifteen business days its proposed plan of repair and shall have the repairs completed at a reasonable time, as determined by Augusta.

(5) In the event of an emergency, as determined by Augusta, the Developer is unable to respond in a timely manner, the City shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the Developer's expense and to allow the Developer time to make the needed repairs.


(6) In the event the Developer fails to comply with the terms of this agreement, then Augusta shall proceed to have the necessary corrective work done, and the Developer agrees to be responsible to Augusta for payment in full of costs of repairing the improvements due to failure of material or poor workmanship as liquidated damages.

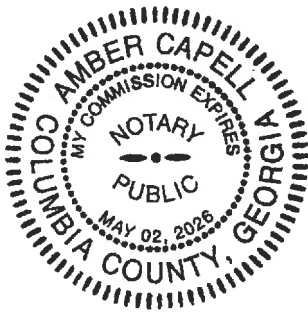
IN WITNESS WHEREOF, Developer has hereunto set his hand and seal, and Augusta has caused the execution of this agreement by and through its duly authorized officers and agents, with its seal affixed, the day and year first above written.

(Continued)

SIGNED, SEALED AND DELIVERED  
in our presence:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public, Georgia  
(SEAL)



CROWELL & CO., INC.

By:   
\_\_\_\_\_  
Mark L. Gilliam (SEAL)

As its: CFO

ACCEPTED BY:

AUGUSTA, GEORGIA

By: \_\_\_\_\_  
Garnett L. Johnson  
As Its Mayor

Attest: \_\_\_\_\_  
Lean Bonner  
As Its Clerk of Commission  
(SEAL)

## Owner's Certification – Granite Hill Section 4 – Phase 5

I certify that the site improvements to be dedicated are complete and in accordance with the approved plans and specifications, that i know of no defects from any cause in the improvements, and that the improvements are free and clear of any encumbrance or liens. This certification will be based on observations of and supervision of construction by me or my representative. I understand that the final plat will not be approved until this certification has been made.

  
\_\_\_\_\_  
Signature of Owner/Agent

Mark Gilliam  
Printed Name of Owner/Agent

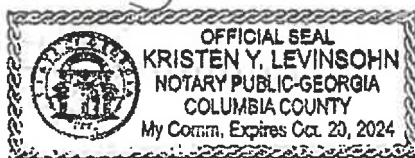
12-1-23  
Date

924 Stevens Creek Road  
Mailing Address

Augusta, GA 30907  
City/State/Zip

706-855-1099  
Phone Number

  
\_\_\_\_\_  
Notary Stamp/Signature/Date



Return To:  
Augusta Engineering Department  
Survey Section  
452 Walker Street Ste. 110  
Augusta, Ga 30901

GRANITE HILL, SECTION 4, PHASE V

RESOLUTION ADDING ROAD TO THE  
AUGUSTA-RICHMOND COUNTY ROAD SYSTEM

WHEREAS, Burlington Drive is an existing road in Richmond County, Georgia, open to public usage; and

WHEREAS, Augusta, Georgia desires to make Burlington Drive a part of its County Road System.

NOW, THEREFORE, BE IT RESOLVED by the Augusta Commission of Augusta, Georgia, that Burlington Drive is hereby added to its official County Road System of Record, being described as follows and as shown on the attached sketch map or plat showing the approximate alignment and location of said Road.

- (a) Points of beginning and ending:

Beginning at Burlington Drive, Section Three

Extending Southeast to Cul-De-Sac

- (b) Length of road to nearest 1/100th mile:

0.08 mile

- (c) Width & type of road surface:

31 feet from back of curb to back of curb;  
Type E asphalt

- (d) Right-of-Way:

60 foot

The Augusta Commission is hereby directed to forward a certified copy of this resolution to: Georgia Department of Transportation, Road Inventory Section District 2, Post Office Box 8, Tennille, Georgia 31089.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_  
(Notary Seal)

(SEAL)

**STATE OF GEORGIA**

**COUNTY OF RICHMOND**

**DEED OF DEDICATION**

**GRANITE HILL, SECTION FOUR, Phase V**

[Water Distribution System and Gravity Sanitary Sewer System]

**WHEREAS**, CROWELL & CO., INC., a corporation established under the laws of the state of Georgia, hereinafter known as “**DEVELOPER**”, owns a tract of land in Augusta-Richmond County, Georgia, off Gordon Highway (US 78), known as Granite Hill, Section V, Phase Three, and in the building of a housing subdivision on said tract, has laid out a water distribution system and gravity sanitary sewerage system, in said subdivision; and

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

**WHEREAS**, a final plat, of the above stated subdivision, was prepared by Southern Partners, Inc., dated August 23, 2023, revised October 23, 2023, and November 22, 2023, said plat being recorded as being recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Plat Reel 19, Page 77, to which reference to both is hereby made for a more complete and accurate description as to the land herein described; 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 said individual force mains and/or grinder pumps shall remain private;

**NOW, THEREFORE**, this indenture made this \_\_\_\_ day of \_\_\_\_\_, 2024 between **DEVELOPER** and **AUGUSTA**,

# **W I T N E S S E T H:**

That **DEVELOPER**, 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 easement(s) in perpetuity over the water distribution system and the gravity sanitary sewerage system, as shown on the aforementioned drawings.

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** does further agree that when construction or maintenance is necessary, **AUGUSTA** may dig such trenches in said property, as may be necessary for the project; to pile and store thereon the material excavated, and to haul and store pipe, supplies and equipment connected with the construction and maintenance thereof, over, along, and across the said property, along with the free right of ingress and egress to and from said permanent easements for these purposes.

**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.

**DEVELOPER** further agrees that no trees or other vegetation that may interfere with the constructing, laying, relaying, replacing, installing, adding, expanding, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services shall be planted on said easement(s) and that no buildings, structures, or other permanent improvements shall be erected, constructed, or maintained thereon; and, if such prohibited trees, vegetation, buildings structures, or other permanent structures (hereinafter referred to as "obstructions") are placed, built, planted within said permanent easements, such action will be considered a violation of this agreement and Augusta shall have the absolute right to immediately remove, or have removed, such obstructions and shall bear no responsibility, or liability, for said obstruction's value.

**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 heirs, legal representatives, successors and assigns, 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 its seal the day and year first above written.

Signed, sealed and delivered in  
the presence of

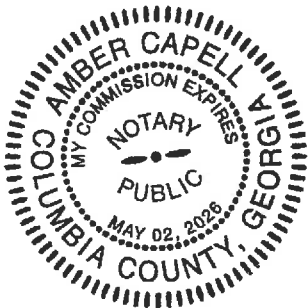
Witness

Notary Public

State of Georgia

County of Columbia

My Commission Expires: 05.02.26



**CROWELL & CO., INC.**

By:

O. Lamar Crowell, Jr.

As Its: CEO

Attest:

Mark L. Gilliam

As Its: CFO and Secretary

ACCEPTED BY:

AUGUSTA, GEORGIA

By:

Garnett L. Johnson

As its Mayor

Attest:

Clerk of Commission

(SEAL)

Page 3 of 3



**STATE OF GEORGIA  
COUNTY OF RICHMOND**

**MAINTENANCE AGREEMENT**  
**GRANITE HILL, SECTION FOUR, Phase V**  
 (Water Distribution System and Gravity Sanitary Sewer Main)

THIS AGREEMENT, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between CROWELL & CO., INC., a corporation established under the laws of the state of Georgia, hereinafter referred to as the "DEVELOPER", and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, hereinafter referred to as the "AUGUSTA";

**WITNESSETH**

WHEREAS, the DEVELOPER has requested that AUGUSTA accept the water distribution system and the gravity sanitary sewer main, for the subdivision known as Granite Hill, Section Four, Phase V, 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 the DEVELOPER to maintain those installations and systems laid or installed in the subdivision, which AUGUSTA does accept by Deed, for a period of eighteen months;

NOW, THEREFORE, in consideration of the premises, the expense previously incurred by the 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 main were duly inspected by the Augusta Utilities Department and said systems did pass said inspection.

(2) The DEVELOPER agrees to maintain all the installations laid or installed in said subdivision 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) The DEVELOPER agrees that, if during said eighteen-month period there is a failure of the installations laid or installed in said subdivision 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 the DEVELOPER and set forth in writing the items in need of repair. The 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, the DEVELOPER is unable to respond in a timely manner, AUGUSTA shall be authorized to erect barricades, traffic direction devices and such other temporary measures as are necessary to remedy the emergency nature of the problem at the DEVELOPER'S expense and allow the DEVELOPER time to make the needed repairs.

(6) In the event the DEVELOPER fails to comply with the terms of this agreement and perform such repairs as indicated in paragraph (4), then AUGUSTA shall proceed to have the necessary corrective work done, and the DEVELOPER agrees to be responsible to AUGUSTA for payment, in full, of all 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) This Agreement shall terminate eighteen (18) months after the date of the acceptance of said Deed of Dedication by the Augusta Commission.

(8) In this Agreement, wherever DEVELOPER or AUGUSTA is used, the same shall be construed to include the heirs as well as executors, administrators, successors, legal representatives, and assigns of the same.

(9) 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.

(10) This agreement shall run with the land.

**IN WITNESS WHEREOF**, the 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

Witness

Notary Public

State of Georgia

County of Columbia

My Commission Expires: 05-02-20



CROWELL & CO., INC.

By:

O Lamar Crowell, Jr.

As Its: CEO

Attest:

Mark L. Gilliam

As Its: CFO and Secretary

ACCEPTED BY:  
AUGUSTA, GEORGIA

By: \_\_\_\_\_  
Garnett L. Johnson  
As its Mayor

Attest: \_\_\_\_\_  
Clerk of Commission

(SEAL)