



PUBLIC SERVICES COMMITTEE MEETING AGENDA

Commission Chamber

Tuesday, July 14, 2026

1:00 PM

PUBLIC SERVICES

- 1.** Augusta Regional Airport (AGS) – Approve Work Authorization #24 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of Terminal Security Camera Upgrades in the amount of \$164,069.74. This item was approved by the Augusta Aviation Commission 06/25/26. (25-158C)
- 2.** Augusta Regional Airport (AGS) - Approve the Construction Contract to NetPlanner Systems, Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project. This item was approved by the Augusta Aviation Commission 06/25/26 (ITB #26-150). The recommendation of award for this contract was approved by the Augusta Commission for May 21, 2026, item #23 (ITB 26-150).
- 3.** Augusta Regional Airport (AGS) - Approve Work Authorization # 25 for Mead & Hunt to provide professional design Feasibility Study support for the development of a new Aircraft Rescue and Firefighting (ARFF) facility at the Augusta Regional Airport in the amount of \$55,176.50. This item was approved by the Augusta Aviation Commission 06/25/26. (RFP 25-156)
- 4.** **A.N. 26-27 – New Location: Shameka Jacobs is the applicant for 127 Taste LLC, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 127 Laney Walker Blvd Ext, Augusta GA 30901. District 1, Super District 9**
- 5.** A.N. 26-35 – Existing location, new ownership: Melissa Winter is the applicant for Lounging Around LLC, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 2706 Gordon Highway, Augusta GA 30909. District 4, Super District 9
- 6.** M.N 26-06: A request by David Whifers II for Massage Operator’s License to be used in connection with Oasis Massage & Spa located at 3351 Wrightsboro Road Ste 101. District 5, Super District 9.
- 7.** Motion to approve the selection of JHC Corporation as the vendor for Bid Item# 26-161, Construction Services for May Park Improvements, in the amount of \$3,521,680, and Bid Item# 26-162, Construction Services for Boykin Road Park Improvements, in the amount of \$2,456,857; to approve associated SPLOST 7 allocations; and to authorize the mayor to execute the contracts and all related documents.
- 8.** Planning and Development Department is requesting approval for additional funding to the zoning ordinance update to include but not limited to two (2) additional public engagement meetings/workshops for input from all Commissioners, stakeholders, and the public, and the

production of an Official Zoning Map and Future Land Use Map. This request also is to extend the period of performance to November - December 2026 with an addition not-to-exceed the amount of \$68,368 for the adoption of the new Zoning Ordinance through White & Smith, LLC. RFQ Item #24-142. A scope of work and roadmap is attached for your review and consideration.

- 9.** Commission to discuss and consider amending the Comprehensive Zoning Ordinance of Augusta, Georgia to establish land use regulation criteria pertaining to data centers. Planning and Development is requesting approval of the regulations.
- 10. Ms. Patricia Geter** -The Health & Financial Impact of Data Center Placement In Residential Spaces where wetlands reside.
- 11. Ms. Zakiya Mabery** - From Rezoning to Reality: Lessons Learned from the Eisenhower Data Center Process.
- 12. Receive** an update from the Administrator's Office regarding funding for right-of-way and vacant lot clean-up. **(Requested by Commissioner Stacy Pulliam)**
- 13. Dr. Melissa DeVelvis** regarding the placement of a state historic marker at May Park.
- 14. Dr. Gayla Keesee** relative to suggestive changes and amendments to strengthen the Draft Data Center Zoning Ordinance.
- 15. Mr. Frank G. Howard** regarding the Phalonda Yvette Howard Project Improvement to Diamond Lake Park.
- 16.** Motion to **approve** the minutes of the June 23, 2026 Public Services Committee Meeting.



Public.Services.Committee.Meeting

Meeting Date: 07/14/2026

Augusta Regional Airport (AGS) - Approve Security Camera Improvements CA/CO –
Work Authorization #24 (25-158C)

Department:	Augusta Regional Airport (AGS)
Presenter:	Herbert L. Judon, Jr., Airport Executive Director
Caption:	Augusta Regional Airport (AGS) – Approve Work Authorization #24 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of Terminal Security Camera Upgrades in the amount of \$164,069.74. This item was approved by the Augusta Aviation Commission 06/25/26. (25-158C)
Background:	The scope of services to be performed by Mead & Hunt, Inc. includes all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the Terminal Security Camera Upgrades. The Augusta Regional Airport Security Camera Improvement Project includes but is not limited to the replacement of existing cameras and addition of new cameras to total approximately 180 new cameras. This project will also provide a new primary Video Management System server, new Network Video Recorders, and associated equipment and programming required for the operation of the camera installation. Related project site work includes, but is not limited to, the providing of new directionally bored underground conduit, providing of new handholes, camera poles, concrete bases, solar panels, and cabling and network infrastructure required for camera connection. A breakdown of the scope is included in Attachment A. For Federal projects where fees exceed \$100,000, an Independent Fee Estimate (IFE) is required for Federal participation. This proposal is contingent upon the results of an IFE. An IFE is required to determine that the proposed fee requested for the project is within the bounds (within 10%) of the requested scope. The Airport has reached out to a consultant to conduct the IFE. This Proposal has been provided to the FAA and GDOT for their review and approval. In the event that comments are received that directly affect the scope or fee, revisions will be made per their direction and a revised proposal will be presented to the Aviation Commission for review and approval.
Analysis:	The construction phase services contract is based on a 30-calendar day mobilization and a 180-calendar

day construction period (210 days, total).

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

Financial Impact: This Work Authorization will be funded via FAA AIP Entitlement funds at a 90/5/5 split between federal, state, and Airport Enterprise Funds.

Alternatives: N/A

Recommendation: Approve Security Camera Improvements CA/CO – Work Authorization #24

Funds are available in the following accounts: 551081301-5413130

REVIEWED AND
APPROVED BY: N/A

WORK AUTHORIZATION #24
TO
PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT

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

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

TASK ORDER EFFECTIVE DATE: April 17, 2026

RECITALS

This is the twenty fourth (24th) Work Authorization to the PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT dated effective October 17, 2023 between the CLIENT and CONSULTANT ("CONTRACT").

AGREEMENT

1. Services to be provided. The Scope of Services includes: all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the Terminal Security Camera Upgrades.

The Augusta Regional Airport Security Camera Improvement Project, includes but is not limited to the replacement of existing cameras and addition of new cameras to total approximately 180 new cameras. This project will also provide a new primary Video Management System server, new Network Video Recorders, and associated equipment and programming required for the operation of the camera installation. Related project site work includes, but is not limited to, the providing of new directionally bored underground conduit, providing of new handholes, camera poles, concrete bases, solar panels, and cabling and network infrastructure required for camera connection. A breakdown of the scope is included in Attachment A.

2. Schedule. The project shall be completed within a 210 calendar day schedule (30 calendar days of mobilization, 180 calendar days of construction).

3. Consideration. The services shall be provided for the lump sum of \$164,069.74. Services will be billed on a percentage complete basis by task. A breakdown of the fee is included in Attachment B. Progress payments shall be made in accordance with the CONTRACT.

	Consideration for Professional Services	Contract Length	Invoice Method
Construction Administration / Construction Observation (CA/CO) Services for the Construction of Terminal Security Camera Upgrades	\$ 164,069.74	210 days	Lump Sum

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

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

By: _____

Name: Ronic West

Title: Aviation Commission Chair

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

Date: _____

By: _____

Name: Edwin Scott

Title: Vice President, Department Manager

Date: _____

Approval: _____

Authorized Reviewer Signature

Construction Services Fee (CA/CO)

AIRPORT: Augusta Regional Airport (AGS) PROJECT NUMBER:
 LOCATION: Augusta, Georgia DATE: 4/23/26
 MH PROJECT NO. 0119700-221768.02 REV. NO: WA # 24
 PROJECT DESCRIPTION: Construction Administration (CA) and Construction Observation (CO) Fees for the Terminal Security Camera l

	DIRECT LABOR	OVERHEAD 1.8672	FIXED FEE 15.00%	TOTAL LABOR FEE	EXPENSES	TOTAL
TASK 1 - PRE-CONSTRUCTION						
1.0 Pre-Construction Activities	\$4,480.00	\$8,365.06	\$1,926.76	\$14,771.82		
2.0 Initial Construction Layout	\$210.00	\$392.11	\$90.32	\$692.43		
3.0 Prepare Construction Management Plan (CMP)	\$180.00	\$336.10	\$77.42	\$593.52		
4.0 Prepare Project Files	\$592.00	\$1,105.38	\$254.61	\$1,951.99		
5.0 Grant Administration Assistance	\$1,348.00	\$2,516.99	\$579.75	\$4,444.74		
Expenses					\$1,964.50	
Subconsultant					\$0.00	
SUBTOTAL TASK 1 - PRE-CONSTRUCTION	\$6,810.00	\$12,715.64	\$2,928.86	\$22,454.50	\$1,964.50	\$24,419.00
TASK 2 - CONSTRUCTION MANAGEMENT						
6.0 Construction Management	\$31,493.00	\$58,803.73	\$13,544.51	\$103,841.24		
Expenses					\$6,552.00	
SUBTOTAL TASK 2 - CONSTRUCTION MANAGEMENT	\$31,493.00	\$58,803.73	\$13,544.51	\$103,841.24	\$6,552.00	\$110,393.24
TASK 3 - RESIDENT ENGINEERING						
7.0 Resident Engineering (Mead & Hunt)	\$3,638.00	\$6,792.87	\$1,564.63	\$11,995.50		
Subconsultant					\$0.00	
Expenses					\$4,640.00	
SUBTOTAL TASK 3 - RESIDENT ENGINEERING	\$3,638.00	\$6,792.87	\$1,564.63	\$11,995.50	\$4,640.00	\$16,635.50
TASK 4 - POST CONSTRUCTION SERVICES						
8.0 Final Inspection and Documentation	\$1,485.00	\$2,772.79	\$638.67	\$4,896.46		
9.0 Record Drawings, Equipment Manuals, and Materials Book	\$1,197.00	\$2,235.04	\$514.81	\$3,946.85		
10.0 Grant Closeout Report	\$702.00	\$1,310.77	\$301.92	\$2,314.69		
Expenses					\$1,464.00	
Subconsultant					\$0.00	
SUBTOTAL TASK 4 - POST CONSTRUCTION SERVICES	\$3,384.00	\$6,318.60	\$1,455.40	\$11,158.00	\$1,464.00	\$12,622.00
TASK 5 - ADDITIONAL SERVICES						
11.0 Update Airfield Sign Plan	\$0.00	\$0.00	\$0.00	\$0.00		
12.0 Update Airport Layout Plan	\$0.00	\$0.00	\$0.00	\$0.00		
13.0 AGIS Update	\$0.00	\$0.00	\$0.00	\$0.00		
Expenses					\$0.00	
SUBTOTAL TASK 5 - ADDITIONAL SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TASK 6 - QUALITY ACCEPTANCE TESTING						
Subconsultant					\$0.00	
SUBTOTAL TASK 6 - QUALITY ACCEPTANCE TESTING					\$0.00	\$0.00
TOTAL MEAD & HUNT FEES	\$45,325.00	\$84,630.84	\$19,493.38	\$149,449.22	\$14,620.50	\$164,069.72

COST BREAKDOWN BY TASK	
Task 1 - Preconstruction	\$24,419.00
Task 2 - Construction Management	\$110,393.24
Task 3 - Resident Engineering	\$16,635.50
Task 4 - Post Construction Services	\$12,622.00
Task 5 - Additional Services	\$0.00
Quality Acceptance Testing	\$0.00
TOTAL ENGINEERING FEES	\$164,069.74
COST BREAKDOWN BY CONSULTANT	
Mead & Hunt, Inc	\$164,069.74
Subconsultant	\$0.00
QAQC	\$0.00

Item No.	Principal	Project Manager	Engineer III	Engineer II	Senior Electrical Engineer	Structural Engineer	Cadd Technician IV	Project Assist.	Sr. Project Architect	Total Hours		Item 1.
	\$111.00	\$101.00	\$55.00	\$50.00	\$68.00	\$68.00	\$50.00	\$40.00	\$86.00		Cost Summary	
TASK 1 - PRE-CONSTRUCTION												
1.0 Pre-Construction Activities												
• Schedule and coordinate meeting and materials	1	4	2	0	0	0	0	2	2	11		\$877.00
• Obtain and review construction schedules	0	2	2	0	0	0	0	2	0	6		\$392.00
• Provide Owner with project engineer credentials	0	1	0	0	0	0	0	1	0	2		\$141.00
• Prepare submittals/testing log	0	1	2	2	0	0	0	8	0	13		\$631.00
• Attend and document pre-construction conference	1	12	4	0	4	0	4	2	4	31		\$2,439.00
Estimated Total Man-hours	2	20	10	2	4	0	4	15	6	63		
Summary Costs	\$222.00	\$2,020.00	\$550.00	\$100.00	\$272.00	\$0.00	\$200.00	\$600.00	\$516.00			\$4,480.00
2.0 Initial Construction Layout												
Estimated Total Man-hours	0	0	2	2	0	0	0	0	0	4		\$210.00
Summary Costs	\$0.00	\$0.00	\$110.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$210.00
3.0 Prepare Construction Management Plan (CMP)												
Estimated Total Man-hours	0	0	0	2	0	0	0	2	0	4		\$180.00
Summary Costs	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00			\$180.00
4.0 Prepare Project Files												
Estimated Total Man-hours	0	2	2	4	0	0	0	2	0	10		\$592.00
Summary Costs	\$0.00	\$202.00	\$110.00	\$200.00	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00			\$592.00
5.0 Grant Administration Assistance												
• Calculate cost summary for grant draw request	0	4	2	0	0	0	0	4	0	10		\$674.00
• Assemble supporting documentation	0	4	2	0	0	0	0	4	0	10		\$674.00
Estimated Total Man-hours	0	8	4	0	0	0	0	8	0	20		
Summary Costs	\$0.00	\$808.00	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320.00	\$0.00			\$1,348.00
Expenses											Rate	
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage	0	950	0	0	0	0	0	0	950	1900 Miles	\$0.655	\$1,244.50
Lodging and Per Diem	0	2	0	0	0	0	0	0	2	4 Days	\$180.00	\$720.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
Total Expenses											\$1,964.50	
TASK 1 - PRE-CONSTRUCTION TOTAL												\$8,774.50

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Structural Engineer \$68.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Project Architect \$86.00	Total Hours	Cost Summary
TASK 2 - CONSTRUCTION MANAGEMENT											
6.0 Construction Management	TOTAL HOURS										
• Site visits & check construction activities vs. plans and specs	0	84	4	4	8	4	0	0	0	104	\$9,720.00
• Provide interpretation of plans and specifications	0	20	1	1	8	4	8	12	0	54	\$3,821.00
• Supervise and coordinate field inspection/testing	0	8	1	1	0	0	0	0	0	10	\$913.00
• Review shop drawings/certificates for compliance	0	26	2	2	12	4	0	12	0	58	\$4,404.00
• Review all pay estimates	0	18	0	0	0	0	0	0	16	34	\$3,194.00
• Review weekly progress reports	0	2	1	1	0	0	0	0	0	4	\$307.00
• Prepare/recommend approval of change orders	0	13	1	0	0	0	12	12	0	38	\$2,448.00
• Owner consultation and construction advice	0	50	1	0	0	0	0	0	0	51	\$5,105.00
• Assist Owner with reimbursement requests	0	2	1	0	0	0	0	0	0	3	\$257.00
• Testing requirements and materials reports	0	1	1	1	0	0	0	0	0	3	\$206.00
• Update record drawings during construction	0	1	2	4	0	0	8	0	0	15	\$811.00
• Review payroll reports and contractor compliance	0	2	1	1	0	0	0	0	0	4	\$307.00
• Monitor contractor compliance with DBE program	0	0	0	0	0	0	0	0	0	0	\$0.00
Estimated Total Man-hours	0	227	16	15	28	12	28	36	16	378	
Summary Costs	\$0.00	\$22,927.00	\$880.00	\$750.00	\$1,904.00	\$816.00	\$1,400.00	\$1,440.00	\$1,376.00		\$31,493.00
Expenses											
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$0.00
Mileage	0	3600	0	0	0	0	0	0	3600	7200 Miles	\$0.560
Lodging and Per Diem	0	7	0	0	0	0	0	0	7	14 Days	\$180.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$600.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00
Total Expenses											\$6,552.00
TASK 2 - CONSTRUCTION MANAGEMENT TOTAL											\$38,045.00

Item No.	Principal \$111.00	Project Manager \$101.00	Engineer III \$55.00	Engineer II \$50.00	Senior Electrical Engineer \$68.00	Structural Engineer \$68.00	Cadd Technician IV \$50.00	Project Assist. \$40.00	Sr. Project Architect \$86.00	Total Hours	Cost Summary
TASK 3 - RESIDENT ENGINEERING											
7.0 Resident Engineering	TOTAL HOURS										
Field Inspection	0	2	0	0	2	0	0	0	5	0	\$0.00
Hours per Day	0	4	0	0	5	0	0	0	5	0	\$0.00
Total Hours	0	8	0	0	10	0	0	0	25	43	\$3,638.00
Estimated Total Man-hours	0	8	0	0	10	0	0	0	25	43	
Summary Costs	\$0.00	\$808.00	\$0.00	\$0.00	\$680.00	\$0.00	\$0.00	\$0.00	\$2,150.00		\$3,638.00
Expenses - Included in rate for Resident Engineering											
Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00
Mileage	0	950	0	0	600	0	0	0	950	2500 Miles	\$0.560
Lodging and Per Diem	0	3	0	0	5	0	0	0	10	18 Days	\$180.00
Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00
Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00
Total Expenses											\$4,640.00
TASK 3 - RESIDENT ENGINEERING TOTAL											\$8,278.00

Item No.		Principal	Project Manager	Engineer III	Engineer II	Senior Electrical Engineer	Structural Engineer	Cadd Technician IV	Project Assist.	Sr. Project Architect	Total Hours		Cost Summary
		\$111.00	\$101.00	\$55.00	\$50.00	\$68.00	\$68.00	\$50.00	\$40.00	\$86.00			
TASK 4 - POST CONSTRUCTION SERVICES													
8.0 Final Inspection and Documentation											TOTAL HOURS		
8.1	Final inspection	2	2	2	0	1	0	0	0	1	8		\$688.00
8.2	Final punch list	0	2	2	0	1	0	0	2	1	8		\$546.00
8.3	Final construction certifications	0	1	2	0	0	0	0	1	0	4		\$251.00
Estimated Total Man-hours		2	5	6	0	2	0	0	3	2	20		
Summary Costs		\$222.00	\$505.00	\$330.00	\$0.00	\$136.00	\$0.00	\$0.00	\$120.00	\$172.00			\$1,485.00
9.0 Record Drawings, Equipment Manuals, Materials Book											TOTAL HOURS		
9.1	Record drawings	0	2	2	4	0	0	10	0	0	18		\$1,012.00
9.2	Equipment manuals	0	0	0	0	0	0	0	0	0	0		\$0.00
9.3	Materials book	0	0	1	1	0	0	0	2	0	4		\$185.00
Estimated Total Man-hours		0	2	3	5	0	0	10	2	0	22		
Summary Costs		\$0.00	\$202.00	\$165.00	\$250.00	\$0.00	\$0.00	\$500.00	\$80.00	\$0.00			\$1,197.00
10.0 Grant Closeout Report											TOTAL HOURS		
Estimated Total Man-hours		0	2	4	4	0	0	0	2	0	12		\$702.00
Summary Costs		\$0.00	\$202.00	\$220.00	\$200.00	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00			\$702.00
Expenses											Rate		
	Auto Rental	0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
	Mileage	0	950	350	350	0	0	0	0	0	1650 Miles	\$0.560	\$924.00
	Lodging and Per Diem	0	1	1	1	0	0	0	0	0	3 Days	\$180.00	\$540.00
	Travel and Airline Costs	0	0	0	0	0	0	0	0	0	0 Trips	\$500.00	\$0.00
	Computer Costs	0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
Total Expenses												\$1,464.00	
TASK 4 - POST CONSTRUCTION SERVICES TOTAL													\$4,848.00

Item No.		Principal	Project Manager	Engineer III	Engineer II	Senior Electrical Engineer	Structural Engineer	Cadd Technician IV	Project Assist.	Sr. Project Architect	Total Hours		Cost Summary
		\$111.00	\$101.00	\$55.00	\$50.00	\$68.00	\$68.00	\$50.00	\$40.00	\$86.00			
TASK 5 - ADDITIONAL SERVICES													
11.0 Update Airfield Sign Plan												TOTAL HOURS	
Estimated Total Man-hours		0	0	0	0	0	0	0	0	0	0		
Summary Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
12.0 Update Airport Layout Plan												TOTAL HOURS	
Estimated Total Man-hours		0	0	0	0	0	0	0	0	0	0		
Summary Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
13.0 Airports GIS Compliance												TOTAL HOURS	
Estimated Total Man-hours		0	0	0	0	0	0	0	0	0	0		
Summary Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Expenses												Rate	
Auto Rental		0	0	0	0	0	0	0	0	0	0 Days	\$75.00	\$0.00
Mileage		0	0	0	0	0	0	0	0	0	0 Miles	\$0.560	\$0.00
Lodging and Per Diem		0	0	0	0	0	0	0	0	0	0 Days	\$180.00	\$0.00
Travel and Airline Costs		0	0	0	0	0	0	0	0	0	0 Trips	\$600.00	\$0.00
Computer Costs		0	0	0	0	0	0	0	0	0	0	\$50.00	\$0.00
Total Expenses												\$0.00	
TASK 5 - ADDITIONAL SERVICES TOTAL													\$0.00

Attachment A
Terminal Security Camera Upgrades
Aviation Services Construction Administration / Construction Observation
(CA/CO) Work Scope
Augusta Regional Airport (AGS)
Augusta, GA
April 17, 2026

The scope of this Project is to provide a detailed security systems design, construction documents and professional services for the replacement of existing security technology and related infrastructure deployed at AGS facilities including hangers, airfield, terminal building, FBO, ARFF and various parking lots.

The Augusta Regional Airport Security Camera Improvement Project includes but is not limited to the replacement of existing cameras and addition of new cameras to total approximately 180 new cameras. This project will also provide a new primary Video Management System server, new Network Video Recorders, and associated equipment and programming required for the operation of the camera installation. Related project site work includes, but is not limited to, the providing of new directionally bored underground conduit, providing of new handholes, camera poles, concrete bases, solar panels, and cabling and network infrastructure required for camera connection. A breakdown of the scope is included in Attachment A.

This phase of the work scope includes all basic services rendered after the award of a construction contract. The scope of services to be performed by Mead & Hunt, Inc. (Consultant) includes all work, services, materials, equipment and supplies necessary to provide Construction Administration, Construction Observation and Testing Services for the Construction of the Project in accordance with the plans and specs issued April 2, 2026. The Consultant shall complete the scope of services in accordance with generally accepted standards of practice and shall include all work necessary to complete the tasks outlined in this Work Authorization.

The construction phase services contract is based on a 210-calendar day construction period. It is anticipated that the Contractor will mobilize for 30 days and work in the field for 180-calendar days, five (5) to six (6) days / week. The Cost of Construction is \$1,556,877.35 (Base Bid) + \$164,069.74 (CA/CO) + \$2,500.00 (IFE) = **\$1,720,947.03.**

PHASE I. Pre-Construction

1.0 Pre-Construction Activities

The Consultant will schedule, prepare for, and conduct a Pre-Construction Conference. The project manager and the Resident Project Representative (RPR) will establish this meeting to review FAA, GDOT and project specific requirements prior to commencing construction. The meeting will be conducted at the Airport and will include the Owner, the Contractor, his/her Subcontractors, the FAA-ADO (if necessary), FAA-ATCT, the FBO, airport tenants affected by construction, utility companies, and any other interested parties. The purpose of this meeting will be to review the Contractor's proposed schedule, discuss safety and security issues, shop drawing submittals, contract requirements and to coordinate surveying and testing. Minutes shall be prepared and distributed after the conference. This task will include the following:

- Schedule meeting, send invitations, provide meeting materials, and prepare pre-meeting exhibits and materials.
- Obtain and review the project construction schedules from the contractor or contractors prior to presentation at the preconstruction conference. The Owner should be provided with copies of all the construction schedules.
- Prior to the pre-construction conference, furnish the Owner with the name of the project engineer and qualifications for Owner approval. Project engineer means 'engineer' as defined in Section 10 (Section 10-18) of the General Provisions.
- Provide the contractor with a list of required submittals that they must provide and discuss at the pre-construction conference.
- Preside at the pre-construction conference, prepare a detailed record of the conference, submit record to the Owner for review and comment, and distribute the final record.

2.0 Initial Construction Layout

The Contractor's survey crew will establish and identify horizontal and vertical field control, per the construction documents. The Consultant will be available to answer Contractor questions with regards to Control.

3.0 Prepare Construction Management Plan (CMP)

The Project Engineer and/or RPR will obtain and review the contractor's Quality Control (QC) Plan and will then prepare the Construction Management Plan (CMP). The CMP combines data from the QC Plan with information of project responsibilities from the Owner and Engineer. A preliminary copy of the CMP will be submitted to the Owner for approval. After review, the CMP may be revised or issued to the contractor for use.

The Consultant will prepare a Construction Management Plan (CMP) that outlines the materials testing requirements, as set forth in the construction documents and contained in Federal Advisory Circular 150/5370-10H. The CMP will summarize the types and frequency of testing required for quality acceptance, in addition to the credentials of those performing the testing.

4.0 Prepare Project Files

The Consultant will verify that the construction Contracts are in order, the contractor has provided proof of insurance and the bonds have been completed, and the contractor has been provided with adequate copies of the construction plans.

“Issued for Construction” plans will be prepared and distributed. The construction plans will be updated to include all addenda items issued during bidding. The quantity sheets, testing sheets, and construction report format will be prepared. Any plan changes will be completed as part of a separate work authorization.

5.0 Grant Administration Assistance

The Grant for this Project is FAA AIP Grant #3-13-0011-062-2026. This task will include assisting the Owner with necessary project tracking documentation in order to make periodic draws on the grant and will include the following:

- Calculate cost summary included in the grant draw request
- Assemble supporting documentation, such as invoices, estimates, etc.
- Assist with FAA Form 5100-100, Application for Federal Assistance (Construction Programs)

PHASE II. Construction Management

6.0 Construction Management

The Engineer agrees to provide the management engineering services required for the execution of the contracted work. A Project Manager (PM) will be assigned to the Project and will be responsible for the overall administration and review of construction progress, as well as pay requests. The PM will review and provide comment on Project compliance issues for quality control testing performed by the Contractor.

The PM will review the Project on a weekly basis and will make site visits (bi-weekly) to monitor construction activities. These services shall include, but are not limited to, the following:

- Check construction activities to obtain compliance with plans and specifications.
- Attend construction meetings biweekly.
- Provide interpretation of plans and specifications.
- Supervise and coordinate sub-consultant contracts for construction observation and testing.

- Review shop drawings and submitted certificates for compliance with design concepts. Evaluate and determine the acceptability of substitute materials and equipment proposed by the contractor.
- Evaluate the contractor's suggestions on drawing or specification modification and report those suggestions to the Owner.
- Review all final pay estimates and explanation of variation between the contract and final quantities.
- Review weekly progress reports.
- Prepare change orders which include a cost estimate, cost/price analysis and record of negotiations. Project Manager shall submit copies to Owner for approval and signature before proceeding with the work. Any additional design would not be considered in the scope of this W/A.
- Meet with the Owner for consultation and advice during construction.
- Assist Owner with the preparation of reimbursement requests from Grant projects. Determine the amount owed to the contractor and recommend those payment amounts in writing to the contractor. The Project Manager will submit periodic payment recommendations to the Owner for concurrence and payment. Payment recommendations will demonstrate that work has progressed to the point indicated for payment and that, to the Project Engineer's best knowledge, information, and belief, the quality of such work is in accordance with the contract documents. The Project Engineer, as an experienced and qualified professional, will make payment recommendations from information that is gathered during on-site visits, provided by the contractor, reviewed from payment applications and accompanying data and schedules, and/or measured in the field.
- Verify that all testing required by the specifications is performed, and review all materials reports prepared in accordance with the Construction Management Plan.
- Update record drawings during construction from redline or working drawings.

PHASE III. Resident Engineering

7.0 Resident Engineering

This task will include resident engineering, construction observation and construction administration for the duration of the Project. A dedicated RPR will be assigned to this Project, as will personnel for construction observation. The RPR will be on-site to coordinate and schedule staff, answer questions, observe quality control activities, process progress reports and pay requests, and record as-built changes. Additionally, the RPR will monitor compliance with plans and specifications, acquire field measurements, provide entries in the construction diary, assist in pay request processing, report non-compliance issues to Owner, and record as-built changes.

The RPR shall maintain a construction diary to record the construction history of the Project. The diary will be made available to the Owner upon request for review during site visits. The Project diary should include, but not be limited to, the following information - weather conditions, job site conditions, work in progress, general location of work, equipment in use, contractors work force and hours worked, delivered materials, tests performed, failed tests (if any) and action taken, instructions to contractors, record of visitors to Project and verbal or written instructions given, record of telephone conversations and any verbal instructions received or authorizations granted, engineering field force activity and hours worked, and any delays to construction and the reason for delays. The diary should be in a bound book of good quality that is easy to handle and carry.

Resident engineering services shall include, but are not limited to, the following:

- Check construction activities for compliance with plans and specifications.
- Make necessary acceptance tests in accordance with the cited requirements and standard methods of the FAA, ASTM, and AASHTO; record all test results on the appropriate forms; prepare a summary and disposition of all testing and materials inspection; and record all deviating tests. Consultant shall conduct materials inspections and acceptance tests required and observe and evaluate all such tests made by the contractor in the field and laboratory as necessary in accordance with plans and specifications. Consultant shall furnish copies of all test reports to the Owner. Monitor contractor's performance of the required quality control tests. The RPR shall immediately bring any non-compliance issues to the contractor and the Owner.
- The RPR shall notify the contractor of any failure of the work or materials to conform to the requirements of the contract, plans, or specifications. The RPR may reject nonconforming materials and will notify the contractor to suspend any work in question, until such issues can be referred to the Owner for a final decision.
- Maintain daily records of the contractor's progress and activities during the course of construction and include progress of all work. These records will document work in progress, quality and quantity of materials delivered, test locations and results, instructions provided the contractor, weather conditions, equipment use, labor requirements, safety problems, and required changes.
- RPR shall furnish the Owner with periodic construction progress and inspection reports.
- RPR shall review contractor's weekly submitted payrolls for compliance with Federal and State law on classification and wage rates; check and submit reports on shop drawings and construction submittals; and prepare and maintain necessary records of construction progress.
- RPR shall receive from contractor and review the required maintenance and operating instructions, schedules, guarantees, bonds, certificates, tests, approvals, etc.
- RPR shall prepare and submit periodic estimates, including the final estimate, during the construction project.
- RPR shall determine if the work is completed and ready for final acceptance. After consultation with the Owner, the Project Manager shall furnish the contractor with a list of items that were observed and require completion or correction.
- When the Project is complete and ready for final acceptance, the RPR shall arrange for review of the finished work by the Owner and the contractor. After the final inspection and acceptance, the Project Manager shall prepare and submit the Final Pay Application to the Owner for consideration.
- RPR shall observe the progress of the Project in order to monitor the contractor's compliance to the Project plans and specifications.
- RPR shall monitor the contractor's compliance with the Construction Operations and Safety Plan and immediately bring any non-compliance issues to the attention of the contractor.
- RPR shall establish and conduct weekly construction progress meetings with the contractor to discuss pertinent construction issues such as schedules, taxiway/runway closures, materials submittals, mix design approvals, secured area access, and the need for traffic control or gate guards.

PHASE IV. Post Construction Services

8.0 Final Inspection and Documentation

8.1 Final Inspection

Consultant will schedule and conduct a final inspection with the Owner, contractor, and State representatives to determine whether the Project has reached substantial completion and verify that the work is in accordance with the plans and specifications. The Consultant will document items found to be deficient and will provide the contractor a listing of those items.

8.2 Final Punch List

Consultant will prepare a punch list correspondence to include the deficient items and will forward the correspondence to the contractor. It will state the items in need of correction and will request a schedule for completion. The Consultant will send a copy to the Owner and include a copy in the Grant Closeout Report.

8.3 Final Construction Certifications

Once all the punch list items have been completed to the satisfaction of the Owner, the Consultant will prepare a Certification of Construction Acceptance for the Project. This certification will also be included in the closeout report.

9.0 Record Drawings, Equipment Manuals, Materials Book

9.1 Record Drawings

The Project team will collaboratively assemble the Project record drawings. The as-built plans will specify field constructed conditions included as part of this Project, such as any field surveying required to compute final quantities. Any drawings will become record information. The Consultant shall provide the Owner with two (2) sets of reproducible "Record Drawings" in both digital and hardcopy format.

9.2 Equipment Manuals

The Project team will collaboratively assemble the equipment operation manuals for the Project. The project equipment manuals will be collected and bound into one document for use by the Airport. The Owner will receive two (2) copies of the bound document or in pdf format if preferred by the Owner.

9.3 Materials Book

The project team will collaboratively assemble the materials book for the project. The materials book will include an accounting for all quality acceptance testing performed as part of this project. This will include a summary of passing tests, as well as failing tests and corrective measures taken in order to achieve satisfactory results. The Owner will receive two (2) copies of these documents.

10.0 FAA Grant Closeout Report

Once the project is complete, a project closeout report will be prepared and assembled. The project shall be prepared in accordance with FAA Order 5100-38D, Chapter 5, Section 8 requirements. Components of the report will include a summarization of the project description, periodic draws on the grant, change orders and amendments, project certifications, documentation of final project acceptance, and Outlay and Request for Reimbursement for Construction Programs. As part of this task, the project closeout will be coordinated with the Owner and FAA.

PHASE V. Additional Services

11.0 Update Airfield Signage Plan

Not included within the scope of this project.

12.0 Update Airport Layout Plan to Reflect As-built Changes

Not included within the scope of this project.

13.0 Airports GIS Compliance

Not included within the scope of this project.

SPONSOR Responsibilities

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

- Provide access to the project site and assist with locating any known utilities.
- Provide a single point of contact with the Sponsor to review all documents and make decisions.
- Provide any known record drawing information to the Consultant.
- Provide coordination regarding construction safety and phasing plan reviews and project scheduling with airport tenants.
- Required permits will be managed and administered by OWNER or other parties unless specifically identified in CONSULTANT scope of services. These permits may include, but are not limited to, Federal and State environmental clearances (ex: Clean Water Act 404 permit, NEPA, NPDES, Clean Air Act); public utility connection permits and review fees; construction/contractor permits (ex: hauling, erosion control, storm water, air quality, fugitive dust).
- Protection of digital information or data supplied by CONSULTANT from contamination, misuse, or changes.

SERVICES TO BE EXCLUDED

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

- Expert witness testimony.
- Landscaping architecture services.
- Ornamental fence design.
- Architectural services for signs and structures.
- Floodplain modifications (ex: LOMR).
- Right-of-way engineering (ex: establishing/dissolving easements).
- Update of Airfield Pavement Management System (APMS) with surveyed PCI data.
- Update to Airport Land Use Compatibility Plan (ALUCP).



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Augusta Aviation Commission Meeting Minutes

June 25, 2026

10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commission Members: Commissioner Ronic West; Commissioner Michael Cioffi;
Commissioner Dan Troutman; Commissioner Wilbert Barrett;
Commissioner Charles Larke; Commissioner James Germany;
Commissioner Larry Harris; Commissioner Randy Sasser;
Commissioner Kay Roland

Absent: Commissioner William Fennoy; Commissioner Davis Beman;
Commissioner Marshall McKnight

Staff: Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith;
Mr. Robert Kerr – Staff Attorney; Mr. Kenneth Hinkle;
Ms. Elizabeth Giles; Ms. Diane Johnston; Mr. Chris Valentine

Others: Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt;
Mr. Marc – Mead & Hunt; Ms. Lisa – CMI, Mr. Jim Plunket, Mr. Edwin
Scott (virtually); Ms. Dana-Lynn McIntyre – Augusta Press
Mr. Ryan Lynch – WJBF; Ms. Pamela Davison – Bravo Air

CALL TO ORDER & PRAYER – Chair Commissioner Ronic West called the meeting to order at 10:11 a.m. and Commissioner Barrett offered prayer.

- I. AGENDA, MINUTES, STATISTICS, & CONSENT –** Chairwoman Ronic West
Motion by Commissioner Cioffi 2nd by Commissioner Larke to remove Consent Items D. 1. IV. B. The Augusta Technical College Foundation/ Leadership Awards Gala & C. Friends of North Augusta Animals/ Rock for Rescues 2026, addendum to section VII Commission Comments / Action Requests for scheduling Ordinance Update Workshop #4.
No Discussion; Unanimous Ayes; Motion Carries

Note of Personal Privilege by Commissioner Germany: stated that we need a formal voting system for the Aviation Commission Meetings to calculate votes to ensure they are being reflected accurately in minutes. Commissioner West asked that this topic be added on the July Aviation Commission Meeting Agenda.

- A. June 25, 2026, Augusta Aviation Commission Meeting Agenda
- B. May 28, 2026, Augusta Aviation Commission Meeting Minutes
Motion by Commissioner Cioffi 2nd by Commissioner Sasser to approve May 28, 2026, Augusta Aviation Commission Meeting Minutes
No Discussion; Unanimous Ayes; Motion Carries
- C. May 2026 Statistics
Motion by Commission Roland 2nd by Commission Harris to approve May 2026 Statistics
No Discussion; Unanimous Ayes; Motion Carries
- D. Consent Items
 - 1. Director Action Requests – IV. A – F (Approved in Augusta Aviation Marketing & Construction Committee Meetings)
Motion by Commissioner Troutman 2nd by Commissioner Larke to approve Consent Items A & C through F.
No Discussion; Unanimous Ayes; Motion Carries

II. COMMITTEE REPORTS

- A. Masters Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee met but did not have a quorum. Discussion focused on Masters Tournament operations, including East Side expansion logistics and transportation planning. The Airport experienced a successful Masters week with no significant operational issues, and both commercial and general aviation activities were handled effectively. Vehicle congestion was reviewed, and staff reported that new pavement improvements on the East Side are expected to be completed by 2027 to support future operations.
- B. Air Service Committee Report – Commissioner Randy Sasser
Commissioner Sasser reported that the Committee met without a quorum. Discussion centered on the passenger experience during Masters week, particularly on Monday, as well as the high passenger volumes experienced on Wednesday and Friday. The Committee noted continued airline interest in adding flights and utilizing larger aircraft, which has contributed to congestion and longer wait times. Members discussed how current and planned capital projects will help address these challenges and emphasized the need to evaluate future gate area expansion and continue proactive discussions with airline partners regarding scheduling.
- C. Marketing Committee Report – Commissioner Michael Cioffi
Commissioner Cioffi reported that the Committee approved a \$1,000 sponsorship request from ASPF. Two additional sponsorship requests were tabled until July pending identification of available funding. Staff will return with proposed budget adjustments and policy revisions for Committee consideration.
- D. Construction Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee approved the security camera upgrade contract and related CACO. The Committee also approved a feasibility study for the potential relocation of the ARFF facility and discussed future uses for the former car wash area and parking needs.

Ms. Elizabeth Giles provided an update on pending grants, including three grants related to the security camera project and one grant for an ARFF vehicle. Due to application deadlines, the Mayor will execute the grant documents prior to formal Commission approval, with the grants to be presented to the Commission at a future meeting for ratification.

III. FINANCIALS – Mr. Stephen Hedden

A. May Financials

Mr. Hedden reported that future Statements of Cash Balances will include cash on hand as a separate line item to provide greater transparency. He also noted that staff is reviewing discrepancies between the cash and cash equivalents reported in the financial system and the bank statements to ensure consistency and accuracy.

Reviewing the profit and loss statement, Mr. Hedden noted a positive trend of increasing revenues and controlled expenses. He highlighted a 2.5% increase in contract labor expenses and noted that supply costs have risen, likely due to inflationary pressures. Fuel expenses continue to be difficult to project because of market volatility; however, fuel revenues have increased correspondingly as fuel prices have risen.

Mr. Hedden also provided an overview of the FY 2027 budget development schedule. The current County submission deadline is July 17, although staff have requested flexibility on that date. Budget discussions will begin with staff, followed by review with the Finance Committee and the full Aviation Commission before submission to Augusta-Richmond County. The consolidated Augusta-Richmond County budget is scheduled for submission in September.

*Motion by Commissioner Barrett 2nd by Commissioner Harris to accept May Financial Report
No Discussion; Unanimous Ayes; Motion Carries*

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – American Foundation for Suicide Prevention/ *Out of Darkness Walk* – Ms. Lauren Smith
- B. Augusta Regional Airport (AGS) - The Augusta Technical College Foundation/ *Leadership Awards Gala* – Ms. Lauren Smith
- C. Augusta Regional Airport (AGS) - Friends of North Augusta Animals/ *Rock for Rescues 2026* – Ms. Lauren Smith
- D. Augusta Regional Airport (AGS) - Security Camera Improvements CA/CO – Work Authorization #24 – Ms. Elizabeth Giles
- E. Augusta Regional Airport (AGS) – Security Camera Improvements Contract with NetPlanner Systems, Inc. – Ms. Elizabeth Giles
- F. Augusta Regional Airport (AGS) - Aircraft Rescue and Firefighting Facility Replacement Feasibility Study – Work Authorization #25 – Ms. Elizabeth Giles

V. INFORMATION ITEMS

A. 2026 Drone Summer Camp – Ms. Diane Johnston & Mr. Chris Valentine

Ms. Diane Johnston reported on the Airport's first two-week drone camp in partnership with Georgia Tech. The program included 12 high school students and two Georgia Tech mentors, with ARFF Sgt. Valentine serving as instructor. Students built and demonstrated a drone focused on first responder emergency scenarios, including basic medical response tools.

The program is fully funded through a three-year, \$65,000 Georgia Tech grant covering instruction and mentor costs, and will be repeated next year with potential for returning students to assist as mentors. Commissioners discussed eligibility (currently 11th–12th grade, age 16+ due to liability), drone capabilities, and possible expansion to middle school programming in the future.

VI. EXECUTIVE SESSION

Motion by Commissioner Troutman 2nd by Commissioner Larke to enter Executive Session at 11:02 a.m. to discuss Litigation and Real Estate

No Discussion; Unanimous Ayes; Motion Carries

Commissioner West requested the following individuals to remain in Executive Session: Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, Mr. Kenneth Hinkle, Mr. Robert Kerr, Mr. Edwin Scott (attended virtually via Zoom), & Mr. Plunkett.

A. To Discuss Real Estate

B. To Discuss Litigation

Motion by Commissioner Sasser 2nd by Commissioner Troutman to exit Executive Session at 12.25 p.m.

No Discussion; Unanimous Ayes; Motion Carries

Motion by Commission Sasser 2nd by Commissioner Barrett to execute the Executive Session Affidavit

No Discussion; Unanimous Ayes; Motion Carries

VII. COMMISSION COMMENTS / ACTION REQUESTS

A. The 2026 Airports Council International – North America (ACI-NA) Annual Conference & Exhibition will take place in Philadelphia, PA from September 14 to 17, 2026. The multiday aviation event will be at the Pennsylvania Convention Center. – Mr. Herbert L. Judon, Jr.

<https://airportscouncil.org/conference/2026-annual-conference-and-exhibition/>

Motion by Commissioner Barrett 2nd by Commissioner Troutman to approve Commissioner West's attendance at the ACI Conference.

No Discussion; Unanimous Ayes; Motion Carries

Addendum: Vote to schedule 4th session of the Ordinance Update Workshop – Commissioner West

1. July 7, 2026, 9:00 a.m. – 11:00 a.m.

2. July 20, 2026, 9:30 a.m. – 11:30 a.m.

The following Commissioners were available to attend on July 7th; Commissioner Sasser, Commissioner Harris, Commissioner Larke, and Commissioner Troutman.

The following Commissioners were available to attend on July 20th, Commissioner West, Commissioner Sasser, Commissioner Harris, Commissioner Larke, Commissioner Roland, Commissioner Cioffi, Commissioner Germany, Commissioner Troutman, and Commissioner Barrett.

Motion by Commissioner Troutman 2nd by Commissioner Sasser to approve AGS Staff to publicly advertise the Ordinance Workshop to be held July 20, 2026, from 9:30 a.m. – 11:30 a.m.

No Discussion; Unanimous Ayes; Motion Carries

GENERAL DISCUSSION

Commissioner Troutman noted that Robert's Rules of Order allow members to vote by alternate methods when necessary.

Commissioner Sasser requested that staff provide a full, clean draft of the ordinance for review during the upcoming workshop.

ADJOURN MEETING

**Motion to adjourn by Commissioner Larke 2nd by Commissioner Harris
No Discussion; Unanimous Ayes; Motion Carries**

Meeting Adjourned at 12:33 p.m.

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public.Services.Committee.Meeting

Meeting Date: 07/14/2026

Augusta Regional Airport (AGS) – Security Camera Improvements Contract
with NetPlanner Systems, Inc. (ITB #26-150)

Department:	Augusta Regional Airport (AGS)
Presenter:	Herbert L. Judon, Jr., Airport Executive Director
Caption:	Augusta Regional Airport (AGS) - Approve the Construction Contract to NetPlanner Systems, Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project. This item was approved by the Augusta Aviation Commission 06/25/26 (ITB #26-150). The recommendation of award for this contract was approved by the Augusta Commission for May 21, 2026, item #23 (ITB 26-150).
Background:	Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from Johnson Controls Building Solutions headquartered in Columbia, SC, CelPlan Technologies headquartered in Reston, VA, and NetPlanner Systems Inc. headquartered in Martinez, GA. The Augusta Regional Airport Security Camera Improvement Project, including but not limited to the replacement of existing cameras and addition of new cameras to total approximately 180 new cameras. This project will also provide a new primary Video Management System server, new Network Video Recorders, and associated equipment and programming required for the operation of the camera installation. Related project site work includes, but is not limited to, the providing of new directionally bored underground conduit, providing of new handholes, camera poles, concrete bases, solar panels, and cabling and network infrastructure required for camera connection. April 30, 2026, the Aviation Commission approved the recommendation of award for the project to NetPlanner.
Analysis:	Mead & Hunt's construction estimate for this project was \$1,440,600.00. NetPlanner's bid for the same bid package came in at \$1,556,877.35. This Contract has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.
Financial Impact:	This contract is proposed to be funded through a FAA Airport Improvement Program (AIP) Grant and/or the Airport Infrastructure Grant (AIG) program in the amount of \$1,556,877.35 in FY 2026. GDOT plans to participate via their standard match of 5% resulting in AGS providing the remaining 5%.
Alternatives:	N/A

Recommendation: Approve the Construction Contract to NetPlanner Systems, Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project.

Funds are available in the following accounts: 551081301-5413130

REVIEWED AND N/A
APPROVED BY:

NOTICE OF AWARD

TO: **NETPLANNER SYSTEMS, INC.**

PROJECT: **AUGUSTA REGIONAL AIRPORT SECURITY CAMERA IMPROVEMENTS**

The Owner has considered the bid submitted by you for the above-described WORK in response to its Advertisement for Bids and Information for Bidders.

You are hereby notified that your bid has been accepted for items in the amount of **\$1,556,877.35**.

You are required by the Invitation to Bid to execute the Contract and furnish the required Contractor's Performance and Payment Bonds within fifteen (15) calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said bonds within fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all rights arising out of the Owner's acceptance of your bid as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Owner.

Dated this ____ day of _____, 20__

AUGUSTA REGIONAL AIRPORT

BY: _____

TITLE: _____

*** ACCEPTANCE OF NOTICE ***

Receipt of the above NOTICE OF AWARD is hereby

acknowledged by _____

this the _____ day of _____, 20_____.

BY: _____

TITLE: _____

PERFORMANCE BOND

(NOTE: THIS BOND IS ISSUED SIMULTANEOUSLY WITH PAYMENT BOND, IN FAVOR OF THE OWNER CONDITIONED FOR THE PAYMENT OF LABOR AND MATERIAL.)

KNOW ALL MEN BY THESE PRESENTS:

That _____ as Principal,
hereinafter called CONTRACTOR, and _____, a
corporation organized and existing under the laws of the State of _____, with
its principal office in the City of _____, State of _____, as Surety, hereinafter called
SURETY, are held and firmly bound unto AUGUSTA, GEORGIA BY AND THROUGH THE AUGUSTA-
RICHMOND COUNTY COMMISSION as Oblige, hereinafter called the OWNER, in the penal amount of _____
Dollars (\$_____) for the payment whereof CONTRACTOR and SURETY bind themselves, their heirs,
executors, administrators, successors, and assigns, jointly and severally, firmly by these presents for the faithful
performance of a certain written agreement.

WHEREAS, CONTRACTOR has by said written agreement dated _____ entered into a Contract with
OWNER for the construction of **AUGUSTA REGIONAL AIRPORT SECURITY CAMERA
IMPROVEMENTS**, Augusta, Georgia, in accordance with the drawings and specifications issued by the Augusta
Aviation Commission and the Augusta-Richmond County Commission, which contract is by reference made a part
hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, the condition of this obligation is such that, if CONTRACTOR shall
promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in
full force and effect.

The SURETY hereby waives notice of any alteration or extension of time made by the OWNER.

Whenever CONTRACTOR shall be, and declared by OWNER to be in default under the Contract,
the OWNER having performed OWNER's obligations thereunder, the SURETY may promptly remedy the default, or
shall promptly

- (1) Complete the Contract in accordance with its terms and conditions, or
- (2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and
upon determination by SURETY of the lowest responsive and responsible bidder, or, if the OWNER
elects, upon determination by the OWNER and the SURETY jointly of the lowest responsive and
responsible bidder, arrange for a contract between such bidder and OWNER, and make available as
Work progresses (even though there should be a default or a succession of defaults under the contract
or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of
completion less the balance of the Contract price; but not exceeding, including other costs and
damages for which the SURETY may be liable hereunder, the amount set forth in the first paragraph
hereof. The term "balance of the Contract price," as used in this paragraph, shall mean the total
amount payable by OWNER to CONTRACTOR under the Contract and any amendments thereto,
less the amount properly paid by OWNER to CONTRACTOR.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on
which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the heirs, executors, administrators or successors of the OWNER.

Signed and sealed this _____ day of _____ A.D. 20____.

Witness _____ (Seal)

(Contractor)

Attest _____ By _____ (Seal)

(Title)

Witness _____ (Seal)

(Surety)

Attest _____ By _____ (Seal)

(Title)

LABOR AND MATERIAL PAYMENT BOND

(NOTE: THIS BOND IS ISSUED SIMULTANEOUSLY WITH PERFORMANCE BOND, IN FAVOR OF THE OWNER CONDITIONED FOR THE PERFORMANCE OF THE WORK.)

KNOW ALL MEN BY THESE PRESENTS:

That _____ as Principal,
hereinafter called CONTRACTOR, and _____
a corporation organized and existing under the laws of the State of _____, with
its principal office in the City of _____, State of _____, as Surety, hereinafter called
SURETY, are held and firmly bound unto AUGUSTA, GEORGIA BY AND THROUGH THE AUGUSTA-
RICHMOND COUNTY COMMISSION, as Obligee, hereinafter called the OWNER, for the use and benefit of
claimants as herein below defined in the amount of _____ Dollars (\$ _____) for the
payment whereof CONTRACTOR and SURETY bind themselves, their heirs, executors, administrators, successors,
and assigns, jointly and severally, firmly by these presents.

WHEREAS, CONTRACTOR has by written agreement dated _____ entered into a
Contract with Owner for the construction of **AUGUSTA REGIONAL AIRPORT SECURITY
CAMERA IMPROVEMENTS**, in accordance with drawings and specifications issued by the
Augusta Aviation Commission and Augusta-Richmond County Commission, which Contract is by
reference made a part hereof, and is hereinafter referred to as the CONTRACT.

NOW, THEREFORE, the condition of this obligation is such that, if the CONTRACTOR shall
promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required
to use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and
effect, subject, however, to the following conditions:

- (1) A claimant is defined as one having a direct contract with the CONTRACTOR or with a subcontractor of the CONTRACTOR for labor, material, or both, used or reasonably required for use in the performance of the Contract labor and material being construed as to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.
- (2) The above named CONTRACTOR and SURETY hereby jointly and severally agree with the OWNER that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The OWNER shall not be liable for the payment of any costs or expenses of any such suit.
- (3) No suit or action shall be commenced hereunder by any claimant,
 - (a) Unless claimant, other than one having a direct contract with the CONTRACTOR, shall have given written notice to any two of the following: The CONTRACTOR, the OWNER, or the SURETY above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed.

Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the CONTRACTOR, OWNER or SURETY, at any place where an office regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer.

- (b) After the expiration of one (1) year following the date on which CONTRACTOR ceased work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.
- (c) Other than in a Georgia state court of competent jurisdiction in and for the county or other political subdivision of the state in which the project, or any part thereof, is situated, or in the United States District Court for the district in which the project, or any part thereof, is situated, and not elsewhere.
- (4) The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by SURETY of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and sealed this _____ day of _____ A.D. 20__.

Witness _____ (Contractor) _____ (Seal)

Attest _____ By _____ (Title) _____ (Seal)

Witness _____ (Surety) _____ (Seal)

Attest _____ By _____ (Title) _____ (Seal)

NOTICE TO PROCEED

DATE: _____

SUBJECT: NOTICE TO PROCEED

PROJECT: **AUGUSTA REGIONAL AIRPORT SECURITY CAMERA IMPROVEMENTS,**

Gentlemen:

You are hereby notified to commence work in accordance with the Contract, within Ten (10) calendar days following the date first written above, and you are to complete the work within _____ (____) consecutive calendar days after the date of this notice. The date set for completion of all work is therefore _____.

AUGUSTA REGIONAL AIRPORT

BY: _____

TITLE: _____

*** ACCEPTANCE OF NOTICE ***

Receipt of the above NOTICE TO PROCEED is hereby
acknowledged by _____
this the _____ day of _____, 20____.

TITLE: _____

CONTRACT

THIS CONTRACT made and entered into to be effective _____, 20__ by and between, AUGUSTA GEORGIA, "Augusta," a political subdivision of the State of Georgia, acting through the AUGUSTA AVIATION COMMISSION, whose address is 1501 Aviation Way, Augusta Regional Airport at Bush Field, Augusta, Georgia 30906-9600, hereinafter called "Airport", and NETPLANNER SYSTEMS, INC., hereinafter called "Contractor".

WITNESSETH:

WHEREAS, Augusta is the owner and operator of a full-service commercial airport known as the Augusta Regional Airport;

WHEREAS, Augusta has solicited a bid for **SECURITY CAMERA IMPROVEMENTS**, for the Airport;

WHEREAS, the Contractor submitted a bid for said services; and

WHEREAS, Augusta, on behalf of the Airport, accepted the Contractor's Bid for said services;

NOW THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, Augusta and the Contractor hereby agree as follows:

The Contractor's Services shall be in accordance with the scope of services and all provisions provided herein.

ARTICLE 1 SCOPE OF THE WORK

- 1.1 The Contractor hereby agrees to furnish all of the materials and all of the equipment and labor necessary, and to perform all of the work shown on the Plans and described in the specifications for the Project entitled:

AUGUSTA REGIONAL AIRPORT SECURITY CAMERA IMPROVEMENTS,

and in accordance with the requirements and provisions of the Contract Documents as defined in the Provisions hereto attached which are hereby incorporated and made a part of this contract.

1.2 **Definitions**

The following terms have the following meanings whenever used in the Contract Documents (defined below), or in related documents, the terms or pronouns used in place of them shall be defined as follows:

- 1.2.1 **Airport Executive Director.** The person tasked with the day-to-day operations of the Airport.
- 1.2.2 **Augusta Aviation Commission.** The Augusta Regional Airport Aviation Commission tasked with the overall administration of the Airport.
- 1.2.3 **Augusta, Georgia or City or Owner.** Augusta, Georgia's Commission.

- 1.2.4 **Engineer.** The Work has been designed by Mead & Hunt, Inc., whose corporate headquarters is located at 2240 Deming Way, Middleton, WI 53562, who is hereinafter called Engineer and who is to assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.
- 1.2.5 **Project.** Augusta Regional Airport Security Camera Improvement Project, including but not limited to the replacement of existing cameras and addition of new cameras to total approximately 180 new cameras. This project will also provide a new primary Video Management System server, new Network Video Recorders, and associated equipment and programming required for the operation of the camera installation. Related project site work includes, but is not limited to, the providing of new directionally bored underground conduit, providing of new handholes, camera poles, concrete bases, solar panels, and cabling and network infrastructure required for camera connection.
- 1.2.6 **Airport's Administrator.** Airport's Representative shall be the Airport's Executive Director or his designee.
- 1.2.7 **Contractor's Representative(s).** The Contractor's representative ("Contractor's Representative") for all dealings with Airport shall be _____. Contractor's Representative may be changed upon prior written notice delivered to Owner.
- 1.3 Subject to controlling law, the Owner will refuse to permit the Contractor to use any employee on this job if the Owner reasonably deems that individual unfit to work at the Airport facilities in any respect.
- 1.4 All Contractor employees shall strictly adhere to Airport regulations while on the Airport premises, including but not limited to Augusta, Georgia, County, and Transportation Security Authority (TSA) and Federal Aviation Administration (FAA) regulations governing access to buildings, personal conduct, and possession of prescribed substances, parking, and traffic. The Owner reserves the right to require the removal of Contractor employees from the Project.
- 1.5 **Design, Standards, and Practices.** The design, strength, quality of materials, and workmanship must conform to the highest standards of construction practices and/or services.

ARTICLE II

TERM

- 2.1 The Contractor must begin work within ten (10) calendar days of receiving the Notice to Proceed (NTP) from the Owner. It is anticipated the NTP will be issued _____. The Contractor will mobilize with sufficient forces such that all work is completed within three hundred and eighty (**380**) calendar days after the issuance of the NTP. Contract time charges will begin as set forth in Section 80 of the General Provisions

- 2.2 Contractor working times shall be as designated on the Construction Safety & Phasing Plan sheets in the Construction Drawings. At the Owner's discretion, work times may be further restricted.
- 2.3 For additional details please review Section 80 of the attached Specifications.
- 2.4 It is hereby understood and mutually agreed, by and between the Contractor and the Owner, that the date of beginning, rate of progress and the time for completion of the work to be done hereunder are ESSENTIAL CONDITIONS of this Contract. Contractor agrees that said work shall be prosecuted regularly, diligently, and uninterruptedly at such rate of progress as will ensure full completion thereof within the time specified. It is expressly understood and agreed by and between the Contractor and the Owner, that the time for the completion of the work described herein is a reasonable time for the completion of the same, taking into consideration the average climatic range and construction conditions prevailing in this locality.
- 2.5 It is further agreed that **time is of the essence** of each and every portion of this Contract and the specifications wherein a definite portion and certain length of time is fixed for the performance of any act whatsoever; and where under the Contract an additional time is allowed for the completion of any work, the new time limit fixed by extension shall be the essence of the Contract.

ARTICLE III **LIQUIDATED DAMAGES**

- 3.1 The Contractor acknowledges that time is of the essence with respect to the Work governed by the Contract. The Contractor acknowledges and recognizes that if it fails to achieve Substantial Completion of any portion of the Work within the Contract Time as may be extended in accordance with the terms of this Contract, the Owner will sustain substantial losses as a result of such failure. The Contractor further acknowledges that the Owner will suffer damages that are difficult, if not impossible, to accurately estimate. The Contractor shall be assessed liquidated damages as set forth in Section 80, Execution and Progress, subsection 80-08.

ARTICLE IV **PAYMENT**

- 4.1 **The Contract Sum**
The Owner shall pay to the Contractor for completion of the Work in strict accordance with the Contract Documents, and in accordance with the unit bid prices submitted on MARCH 18, 2026, with a contract price of \$1,556,877.35.

4.2 **Progress Payments**

4.2.1 Contractor shall submit Applications for Payment in accordance with Section 90 of the General Provisions but in no case shall submit Applications for Payment more than once per month. Application for Payment will be processed by Engineer as provided in the General Provisions.

4.2.2 Progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or Owner may withhold, in accordance with Section 90 of the General Provisions.

- 1) 90% of Work completed as determined by Engineer.
- 2) 90% of materials and equipment not incorporated in the Work (but delivered, suitably stored, and accompanied by documentation satisfactory to Owner as provided in paragraph 90-07 of the General Provisions.)

4.2.3 Within ten (10) business days of receiving each Application for Payment, the Engineer shall either indicate in writing a recommendation of payment and present the application to the Owner or return the Application to the Contractor indicating in writing necessary corrections. In the latter case, the Contractor shall make the corrections and resubmit the application.

4.3 **Invoices.**

Contractor shall submit invoices to:
 Mead & Hunt, Inc.
 Attn: Edwin Scott
 5955 Core Road, Suite 515
 North Charleston, SC 29406

4.4 **Retainage and Partial Payments.** If payment request is approved by the Owner, the approved payment request shall be submitted to the Owner's Finance Department for processing on or before the fifth day of the following month, and payment (less retainage) shall be made to the Contractor thirty (30) calendar days after the date the approved payment request is received by the Owner's finance department. If a payment request is not approved by the Owner, then no payment shall be made to the Contractor until such time as the Owner approves the payment request. The amount of retainage shall be as follows:

4.4.1 Ten percent (10%) of each partial payment shall be withheld as retainage until the value of fifty percent (50%) of the Contract Price, including Change Orders and other authorized additions provided in the Contract, is due;

- 4.4.2 When fifty percent (50%) of the Contract Price, as described above, becomes due and the manner of completion of the Work and its progress, quality, and schedule are reasonably satisfactory to the Owner, and there are no outstanding claims by the Contractor, subcontractors or material suppliers, the withholding of retainage shall be discontinued.
- 4.4.3 If after discontinuing retainage, the Owner determines that the Work is unsatisfactory or has fallen behind schedule, withholding of ten percent (10%) of each request for payment may be resumed. When the Work has reached Substantial Completion and the Owner determines the Work to be reasonably acceptable, the Contractor shall submit an invoice or other documents as may be required and receive payment thereof within thirty (30) calendar days. If there are any remaining incomplete minor items, an amount equal to two hundred percent (200%) of the value of each item, as determined by the Owner, shall be withheld until such items are complete;
- 4.4.4 The Contractor shall within ten (10) calendar days from its receipt of retainage from the Owner pass through payments to Subcontractors and shall reduce each Subcontractor's retainage in the same manner as the Contractor's retainage is reduced by the Owner. The Subcontractor shall within ten (10) calendar days from the Subcontractor's receipt of retainage pass through payments to lower tier subcontractor's and shall reduce each lower tier subcontractor's retainage in the same manner as the Subcontractor's retainage is reduced.
- 4.4.5 The Contractor and Owner agree to abide by all applicable provisions of Georgia State Law concerning retainage, including but not limited to O.C.G.A. § 13-10-80. If the terms of this Contract concerning retainage conflict with Georgia State Law, Georgia State Law shall govern.

ARTICLE V

FINAL INSPECTION

- 5.1 Upon notice from the Contractor that the Work is completed, the Owner shall request the Contractor to be available during final inspection of the Work, shall notify the Contractor of all instances where the Work fails to comply with the Drawings and Specifications, as well as any defects the Owner may discover. At no cost to the Owner, the Contractor shall immediately make such alterations as are necessary to bring the Work into compliance with the Contract, the Drawings, and Specifications.

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ARTICLE XI

ACCEPTANCE AND FINAL PAYMENT

- 6.1 **Final Payment.** Upon final completion and acceptance of the Work in accordance with Section 50 of the General Provisions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said paragraph 90-09.
- 6.2 Before final payment is due the Contractor shall submit evidence satisfactory to the Engineer that all payrolls, material bills, and other indebtedness connected with the work have been paid, except that in case of disputed indebtedness or liens the Contractor may submit in lieu of evidence of payment a surety bond satisfactory to the Owner guaranteeing payment of all such disputed amounts when adjudicated in cases where such payment has not already been guaranteed by surety bond.
- 6.3 The making and acceptance of the final payment shall constitute a waiver of all claims by the Owner other than those arising from unsettled liens, from faulty work appearing within twelve (12) months after final payment, from requirements of the specifications, or from manufacturers' guarantees. It shall also constitute a waiver of all claims by the Contractor except those previously made and still unsettled.
- 6.4 If after the Work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and the Engineer so certifies, the Owner shall upon certificate of the Engineer, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

ARTICLE VII

CHANGES

- 7.1 The Owner may, during the Contract period, make changes to the Scope of Work, which may result in changes to the general scope of the Contract and its provisions.

- 7.2 Written/verbal agreements, changes, or amendments to this Contract shall not be binding upon the Owner unless approved and signed by the Owner in advance of performing work.
- 7.3 Contractor acknowledges that this contract and any changes to it by amendment, modification, change order, or other similar document may have required or may require the legislative authorization of the Augusta Aviation Commission or Augusta, Georgia Board of Commissioners and approval of the Mayor. Under Georgia law, Contractor is deemed to possess knowledge concerning Augusta, Georgia's ability to assume contractual obligations and the consequences of Contractor's provision of goods or services to Augusta, Georgia under an unauthorized contract, amendment, modification, change order or other similar document, including the possibility that the Contractor may be precluded from recovering payment for such unauthorized goods or services. Accordingly, Contractor agrees that if it provides goods or services to Augusta, Georgia under a contract that has not received proper legislative authorization or if the Contractor provides goods or services to Augusta, Georgia in excess of the any contractually authorized goods or services, as required by Augusta, Georgia's Charter and Code, Augusta, Georgia may withhold payment for any unauthorized goods or services provided by Contractor. Contractor assumes all risk of non-payment for the provision of any unauthorized goods or services to Augusta, Georgia, and it waives all claims to payment or to other remedies for the provision of any unauthorized goods or services to Augusta, Georgia, however characterized, including, without limitation, all remedies at law or equity.

ARTICLE VIII **INSURANCE**

- 8.1 During the term of this Contract, Contractor shall provide, pay for, and maintain with companies reasonably satisfactory to the Owner the types of insurance as set forth in the Augusta Code, and Georgia Law as the same may be amended from time to time, and as described herein. All insurance shall be issued by insurance companies eligible to do business in the State of Georgia and Best Rated A+ or equivalent. In the event of a conflict between the provisions of the Augusta Code and this Contract, the more stringent requirement shall govern. In no event shall Contractor maintain any insurance less than the requirements set forth in the Augusta Code, as amended.
- 8.2 All liability policies of Contractor and its subcontractors shall provide coverage that includes, or has the same substantive effect as the following:
- 8.2.1 Augusta, Georgia, the Augusta Aviation Commission, and each of its Commissioners, officers, agents, elected representatives, volunteers, and employees, in their respective capacities as such, shall be additional insured hereunder with respect to the products, premises, and operations of the named insured.

- 8.2.2 This insurance policy shall apply as primary, and any insurance and/or self-insurance as may be maintained by the Augusta, the Augusta Aviation Commission, or its Commissioners, officers, agents, elected representatives, volunteers, and employees shall apply in excess of, and shall not contribute with insurance provided by this policy.”
- 8.2.3 This insurance shall not be materially changed, altered, canceled, or non-renewed until after thirty (30) calendar days advanced written notice has been given to Augusta, Georgia except that only ten (10) calendar days’ notice shall be required in the event of cancellation due to non-payment of premium.
- 8.3 All such evidence of insurance shall be in the form of certificates of insurance satisfactory to the Augusta and its Risk Manager, accompanied by a certified true copy of an endorsement to each policy containing the above language. Properly executed certificates of insurance shall evidence the insurance coverage and limits required. The authorized representative of the insurance company shown on the certificate shall sign these certificates. The required policies of insurance shall comply with the laws of the State of Georgia.
- 8.4 If at any time the Executive Director requests a written statement from the insurance company as to any impairment to the aggregate limit, Contractor shall promptly authorize and have delivered such statement to the Augusta Aviation Commission. Contractor authorizes the Augusta Aviation Commission and/or the Augusta’s Risk Manager to confirm with Contractor’s insurance agents, brokers, and insurance companies all information furnished.
- 8.5 The acceptance of delivery to the Owner of any certificate of insurance evidencing the insurance coverage and limits required under this Contract does not constitute approval or acceptance by the Owner that the insurance requirements in this Contract have been met. No operations shall commence at the Airport unless and until the required certificates of insurance are in effect and approved by the Augusta’s Risk Manager.
- 8.6 The Contractor and the Owner understand and agree that the minimum limits of the insurance herein required may, from time to time, become inadequate, and Contractor agrees that it will increase such minimum limits upon receipt of written notice defining the basis of the increase. The Contractor shall furnish the Owner, within sixty (60) calendar days of the effective date thereof, a certificate of insurance evidencing that such insurance is in force.

- 8.7 Contractor's insurance companies or its authorized representative shall give the Owner thirty (30) calendar days prior written notice of any cancellation, intent not to renew, or material reduction in any policy's coverage, except in the application of the Aggregate Limit Provisions. In the event of a reduction to the Aggregate Limit, it is agreed that immediate steps will be taken to have the prior Aggregate Limit reinstated.
- 8.8 If at any time, the Airport Executive Director requests a written statement from the insurance companies as to any impairment(s) to the Aggregate Limit, prompt authorization and delivery of all requested information will be given to the Augusta Aviation Commission. Renewal Certificates of Insurance must be provided to the Owner as soon as practical but in every instance prior to expiration of current coverage.
- 8.9 The amounts and types of insurance shall conform to the following minimum requirements with the use of Insurance Service Office policies, forms, and endorsements or broader, where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be reasonably acceptable to the Owner.
- 8.10 Workers' Compensation and Employer's Liability Insurance shall be maintained in force by Contractor during the term of this Contract for all employees engaged in the operations under this Contract. The limits of coverage shall not be less than:
- | | |
|-----------------------|--|
| Workers' Compensation | Georgia Statutory |
| Employer's Liability | \$1,000,000.00 Limit Each Accident |
| | \$1,000,000.00 Limit Disease Aggregate |
| | \$1,000,000.00 Limit Disease Each Employee |
- 8.11 **Commercial General Liability** – Occurrence Form. Policy shall include bodily injury, property damage, personal injury, and broad form contractual liability coverage with limits no less than five million dollars (\$5,000,000.00) in Broad Form Comprehensive General Liability insurance.
- 8.12 **Automobile Liability Insurance.** For any vehicles authorized in writing by the Executive Director to operate on the Aircraft Operating Area (AOA) of the Airport, Automobile Insurance in the minimum amount of Five Million Dollars (\$5,000,000.00) combined single limit coverage. If the Contractor's Comprehensive General Liability coverage includes vehicular operations on the Airport, separate automobile insurance shall not be required. The foregoing insurance shall be endorsed to state that it will be primary to the Augusta, Georgia and the Augusta Aviation Commission's insurance and that the carrier waives its right of

subrogation against Augusta, Georgia, the Augusta Aviation Commission, and their officers, agents, elected and appointed officials, representatives, volunteers, and employees. Augusta, Georgia, the Augusta Aviation Commission, and their officers, agents, employees, and elected and appointed officials shall be added as additional insureds on said policies. Said policy shall contain Severability of Interest Clause and shall include contractual liability coverage at least as broad as that given in the most current CA 00 01 ISO form.

8.13 Excess Liability: \$2,000,000.00

Policy must follow form of General Liability Policy and all insurance together for general liability must total at least a minimum of two million dollars (\$2,000,000.00). Any form of underlying and excess policies may satisfy such requirement.

8.14 The Commercial General Liability Insurance coverage as required in the paragraph above shall include those classifications, as listed in Standard Liability Insurance Manuals, which are applicable to the operations of the Contractor in the performance of this Contract.

8.15 Within sixty (60) calendar days of the effective date thereof or any subsequent term, Contractor shall provide Owner with certificate(s) of insurance evidencing that such insurance as described herein be in force. Insurance binder letter(s) or a Certificate(s) of Insurance as described above must be sent to the address below with a copy to the Owner:

Augusta, Georgia
Risk Management
535 Telfair Street
Suite 920
Augusta, GA 30901
(706) 821-2502 (Fax)

8.16 Subcontractors. It is the sole responsibility of the general Contractor to ensure that all subcontractors working under it have separately procured any and all types and limits of insurance that are required under any and all pertinent local, state, or federal ordinances or resolutions that are suitable for the particular trade that the subcontractor is performing. It also is the sole responsibility of the general and/or prime Contractor to ensure that any and all subcontractors or vendors carry types and limits of insurance not less than those listed herein and that the subcontractors and/or vendors carry and/or procure endorsements to waive all subrogation rights against and name "Augusta, Georgia, its appointed and elected Officials, departments, agencies, boards, commissions, its officers, agents, employees, and volunteers" as additional insureds.

ARTICLE IX
AIRPORT SECURITY REQUIREMENTS

- 9.1 Contractor's employees shall be required to operate in Airport's secure areas. Contractor shall be required to obtain the Airport's Security Identification Display Area (SIDA) badges for any employee working in the secured area. Contractor shall comply, at its own expense, with the Transportation Security Administration (TSA) and the Owner's security requirements for the Airport including, but not limited to employee training and badges. Contractor shall cooperate with the TSA and the Owner on all security matters and shall promptly comply with any project security arrangements established by the Owner. Compliance with such security requirements shall not relieve Contractor of its responsibility for maintaining proper security for the above-noted items, nor shall it be construed as limiting in any manner Contractor's obligation with respect to all applicable federal, state and local laws and regulations and its duty to undertake reasonable action to establish and maintain secure conditions at and around the Project and throughout the Airport. All employees shall be properly badged and comply with all Owner's safety and security rules.
- 9.2 Any Contractor employees assigned to work in a secured area are required to be "badged" or a "badged" Contractor employee must escort them the entire time they are in these secured areas.
- 9.3 To qualify for the badge, individual must be fingerprinted and have a background investigation completed. In addition, the Owner will conduct a background inquiry and require finger printing of all individuals who will be working on the secured side of the Airport screening point. This may also include collection of appropriate criminal history information, contractual and business associations and practices, employment histories, reputation in the business community, and credit reports for the Contractor, as well as, its employees.
- 9.4 Contractor consents to such an inquiry and agrees to make available to the Owner such books and records the Owner deems necessary to conduct the review.
- 9.5 Contractor shall pay all costs associated with providing SIDA badges.
- 9.6 Contractor shall be responsible for any fines assessed by the FAA or TSA as a result of the actions of its employees or subcontractors.

ARTICLE X

REPRESENTATIONS AND WARRANTIES

In order to induce the Owner to enter into this Contract, Contractor hereby represents and warrants that as of the date above written that:

- 10.1 Contractor is duly organized and validly existing in good standing under the laws of the State of _____ in which it is organized, is qualified to do business in all jurisdictions in which it is operating, and has the power and authority to execute and deliver and to perform its obligations under this Contract and the documents to which it is signatory; and
- 10.2 The execution, delivery, and performance by Contractor and its undersigned representative(s) of this Contract and other documents to which Contractor is a signatory do not require the approval or consent of any other person, entity, or government agency and do not result in any breach of any agreement to which Contractor is a party or by which it is bound; and
- 10.3 The execution, delivery, and performance by Contractor of this Contract and other documents to which it is a signatory have been duly authorized by all necessary action, and constitute legal, valid, and binding obligations of Contractor, enforceable against Contractor in accordance with its terms; and
- 10.4 No action, suit, or proceeding to which Contractor is a party is pending or threatened that may restrain or question this Contract, or any other document to which it is a signatory, or the enjoyment of rights or benefits contemplated herein; and
- 10.5 Contractor has all State of Georgia Licenses and permits required for the performance of the Work and shall only use properly licensed and trained persons to perform such services.

ARTICLE XI

NOTICES

- 11.1 **Delivery.** All notices given by either party to the other under this Contract must be in writing and delivered by: (i) regular mail, postage prepaid; (ii) certified or registered mail; (iii) facsimile; or (iv) hand - delivery, to the parties at the addresses and facsimile numbers set forth in the Clause titled "Addresses."

- 11.2 **Receipt.** Notices sent by mail will be deemed to be received upon deposit in the mail, properly addressed. Notices sent by certified or registered mail will be deemed to be received upon the date of the acknowledgment. Notices sent by facsimile will be deemed to be received upon successful transmission to the proper facsimile number. Notices delivered by hand- delivery will be deemed to be received upon acceptance by the respective party or its agent.
- 11.3 **Change of Address or Facsimile Number.** Either party may, at any time, change its respective address or facsimile number by sending written notice to the other party of the change.
- 11.4 **Addresses.**
- | | |
|--|--|
| <p>To OWNER:</p> <p>Augusta Regional Airport
Attn: Executive Director
1501 Aviation Way
Augusta, Georgia 30906
Telephone: (706) 798-3236
Fax: (706) 798-1551</p> <p>With a copy to:</p> <p>Augusta General Counsel
Augusta Richmond County Department of Law
535 Telfair St.
Building 3000
Augusta, GA 30901
Fax: (706) 842-5556</p> | <p>To CONTRACTOR:</p> <p>Attn:</p> <p>Telephone:</p> <p>Fax:</p> |
|--|--|
- 11.5 Georgia Prompt Pay Act not applicable. The terms of this agreement supersede any and all provisions of the Georgia Prompt Pay Act.

ARTICLE XII

INDEMNIFICATION AND HOLD HARMLESS

- 12.1 Except where, and to the extent caused by the gross negligence of Augusta, Georgia, the Augusta Aviation Commission, their agents, employees, contractors, officers, or Contractor shall protect, defend, reimburse, indemnify, and hold Augusta, Georgia, the Augusta Aviation Commission, its members, agents, employees, and elected officers and each of them, free and harmless at all times as set forth in Augusta, Georgia Code, and particularly Article 1, Chapter 3, Division 1, Section 1-3-8.5, Indemnity and Insurance, as the same may be amended from time to time, and described herein. In the event of a conflict between the provisions of the Augusta Code and this Contract, the broader requirement shall govern.

ARTICLE XIII **PERMITS**

- 13.1 Contractor shall obtain and maintain at all times all necessary licenses, permits, and certifications to perform the work described in the Contract. Contractor shall furnish copies of all licenses, permits, and certifications to the Administrator.

ARTICLE XIV **WORK PERMITS REQUIRED**

- 14.1 Contractor agrees and acknowledges that its employees and agent's employees, as well as any subcontractors or subcontractors' personnel, working on the Contract must be United States citizens, or must be lawfully admitted for residence and be permitted to work in the United States under the Immigration and Naturalization Act, 8 U.S.C. 1101, et. seq.

ARTICLE XV **FEDERAL WORK AUTHORIZATION**

- 15.1 Pursuant to O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02, the Owner cannot enter a contract for the physical performance of services unless the Contractor and its Subcontractors register and participate in the Federal Work Authorization Program to verify specific information on all new employees.
- 15.2 The Contractor certifies that it has complied and will continue to comply with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02.
- 15.3 The Contractor agrees to sign an affidavit evidencing its compliance with O.C.G.A. § 13- 10-91 and Georgia Department of Labor Rule 300-10-1-.02. The signed affidavit is attached to this Contract as an exhibit
- 15.4 The Contractor agrees that in the event that it employs or contracts with any Subcontractor(s) in connection with this Contract, the Contractor will secure from each Subcontractor an affidavit that indicates the employee-number category applicable to that Subcontractor and certifies the Subcontractor's current and continuing compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. Any signed Subcontractor affidavit(s) obtained in connection with this Contract shall be attached hereto as an exhibit.

ARTICLE XVI

MISCELLANEOUS CONTRACT PROVISIONS

16.1 Independent Contractor/Subcontractor

Contractor is acting, in performance of this Contract, as an independent contractor. Personnel supplied by the Contractor or its agents or subcontractors hereunder are not the Owner's employees or agents and Contractor assumes full responsibility for their acts. Contractor shall be solely responsible for the payment of compensation to Contractor's employees. The Owner shall not be responsible for payment of Worker's Compensation, disability benefits, and unemployment insurance or for withholding and paying employment taxes for any Contractor employee, or Contractor's subcontractors or its agent's employees, but such responsibility shall be solely that of Contractor. This clause of the contract does not prevent the Airport from requiring Contractor to have its employees follow normal rules and guidelines for work performance, redirecting the efforts of the employees to meet the needs of the facilities, performing safety or from requiring Contractor to perform the requirements of this Contract satisfactorily, according to the General Conditions, Scope of Services, Performance Work Statement, Service Performance Standards, and Methods described herein.

16.2 Force Majeure

16.2.1 Neither party hereto shall be considered in default in the performance of its obligations hereunder to the extent that the performance of any such obligation, except the payment of money, is prevented or delayed by any cause, existing or future, which is beyond the reasonable control of the affected party, or by a strike, lockout or other labor difficulty, the settlement of which shall be within the sole discretion of the party involved.

16.2.2 Each party hereto shall give notice promptly to the other of the nature and extent of any Force Majeure claimed to delay, hinder, or prevent performance of the services under this Contract. In the event either party is prevented or delayed in the performance of this obligation because of such Force Majeure, there shall be an equitable adjustment of the schedule. In the event there is a fluctuation in the costs or price associated with the project due to occurrence of a force majeure event, such price differential shall be borne by the party claiming the force majeure delay. However, if the party claiming the delay can show good faith efforts to mitigate the costs and demonstrates that the party's action, inaction, or omission did not contribute to the price or costs fluctuation, said increased costs shall be borne equally by both parties.

16.2.3 Contractor will not be liable for failure to perform or for delay in performance because of Force Majeure, including the following:

16.2.3.1 any cause beyond its reasonable control;

16.2.3.2 any act of God;

16.2.3.3 inclement weather;

16.2.3.4 earthquake;

16.2.3.5 fire;

16.2.3.6 explosion;

16.2.3.7 flood;

16.2.3.8 strike or other labor dispute;

16.2.3.9 any shortage or disruption of or inability to obtain labor, material, manufacturing facilities, power, fuel, or transportation from unusual sources, or any other;

16.2.3.10 delay or failure to act of any governmental or military authority;

16.2.3.11 any war, hostility, or invasion;

16.2.3.12 any embargo, sabotage, civil disturbance, riot, or insurrection;

16.2.3.13 any legal proceedings;

16.2.3.14 failure to act by Contractor's suppliers due to any cause which Contractor is not responsible, in whole or in part; or,

16.2.3.15 any disease, epidemic, or pandemic.

16.3 **Commercial Activities**

Neither Contractor nor its employees may establish any commercial activity or issue concessions or permits of any kind to third parties for establishing activities at the Airport.

16.4 **Records and Audit**

Contractor and its subcontractors shall maintain records and accounts in connection with all aspects in the performance of this Contract, including those, which will accurately document incurred costs, both direct and indirect, of whatever nature, during and for a period of three (3) years from the expiration or other termination of this Contract, unless otherwise specified by applicable law. The Owner may examine and copy, at all reasonable times, with advance notification, those records and accounts. Contractor shall maintain all records in a central location in Augusta, Georgia.

16.5 **Contingent Fees**

Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working for Contractor, to solicit or secure this Contract; and that Contractor has not paid or agreed to pay any company, association, corporation, firm or person, other than a bona fide employee working for Contractor, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Contract. For the breach or violation of this warranty and upon a finding after notice and hearing, the Owner may terminate the Contract and, at its discretion, may deduct from the Contract sum, or otherwise recover the full amount of any such fee, commission, percentage, gift or consideration.

16.6 **Rights and Remedies**

The rights and remedies of the Owner provided in this paragraph are not exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

16.7 **Non-Appropriations**

Notwithstanding anything contained in this Contract, if sufficient funds have not been appropriated to support continuation of this Contract for an additional calendar year or an additional term of the Contract, this Contract shall terminate absolutely and without further obligation on the part of the Owner at the close of the calendar year of its execution or if the Owner suspends performance pending the appropriation of funds.

16.8 **Assignment**

Without the prior written consent of the Owner, Contractor may not assign, transfer, or convey any of its interests under this Contract, nor delegate any of its obligations or duties under this Contract except as provided herein.

16.8.1 Consent of the Owner Required. Any assignment of this Contract or rights under this Contract, in whole or part, without the prior written consent of the Owner will be void, except that, upon ten (10) calendar days prior written notice to the Owner, Contractor may assign monies due or to become due under this Contract. Any assignment of monies will be subject to proper setoffs in favor of the Owner and to any deductions provided for in this Contract.

16.8.2 No Relief of Responsibilities. No assignment will be approved which would relieve Contractor of its responsibilities under this Contract.

16.9 **Parties Bound.** This Contract will be binding upon and inure to the benefit of the Owner and Contractor and their respective successors and assigns.

16.10 **No Partnership or Joint Venture.** Nothing contained in this Contract will be deemed to create a partnership or joint venture between the Owner and Contractor or cause the Owner to be responsible for the debts or obligations of Contractor or any other party. Contractor must not represent to anyone that its relationship to the Owner is other than as the Owner's Contractor. Contractor must act as an independent agent and not as the agent of the Owner in performing this Contract and shall maintain complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Contract or any lower tier purchase order or subcontract awarded by Contractor will create any contractual relationship between any lower-tier supplier or subcontractor and the Owner. No act or direction of the Owner shall be deemed to be the exercise of supervision or control of the Contractor's performance hereunder.

16.11 **Waiver**

The failure of the Owner to seek redress for any violation of or to insist upon the strict performance of, any term of this Contract will not prevent a subsequent violation of this Contract from being actionable by the Owner. The provision in this Contract of any particular remedy will not preclude the Owner from any other remedy.

16.12 **Compliance with Applicable Laws and Regulations**

Contractor covenants and agrees that it, its agents and employees shall comply with all Georgia, county, state, and federal laws, Airport Rules and Regulations, and Augusta, Georgia Ordinances applicable to the work to be performed under this Contract, and that it shall obtain all necessary permits, and pay all license fees and taxes to comply therewith. Further, Contractor agrees that it, its agents, and employees will abide by all rules, regulations, and policies of Airport during the term of this Contract, including any renewal periods.

16.13 **Patent Indemnity**

Except as otherwise provided, the Contractor shall indemnify Augusta, Georgia and its Board of Commissioners, officers, agents, and employees against liability, including costs and expenses for infringement upon any letters or patent of the United States arising out of the performance of this Contract or out of the use or disposal by or for the account of the Owner of supplies furnished or construction work performed hereunder.

16.14 Use of Augusta, Georgia Landfill

Contractor shall dispose of all debris and trash from the Airport will be transported to and disposed of at the Augusta, Georgia Solid Waste Landfill in accordance with local and state regulations. The Contractor shall provide evidence of proper disposal through manifests, which shall include the types of material disposed of, the name and location of the disposal facility, date of disposal, and all related fees.

16.15 Inspection

The Owner may, at reasonable times, inspect the part of the plant, place of business, or work site of a contractor or subcontractor or subunit thereof which is pertinent to the performance of the contract.

16.16 Temporary Suspension or Delay of Performance of Contract

To the extent that it does not alter the scope of this Contract the Owner may unilaterally order a temporary stopping of the work or delaying of the work to be performed by the Contractor under this Contract.

16.17 Entire Agreement

This Contract, together with all of the attachments shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Contract shall not be binding upon either party except to the extent incorporated in this Contract.

16.18 Governing Law

This Contract will be construed under Georgia law, including the Georgia Uniform Commercial Code; all remedies available under that code are applicable to this Contract. Contractor and the Owner fix jurisdiction and venue for any action brought with respect to this Contract in Augusta, Georgia.

16.19 Legal Construction

If any provision contained in this Contract is held to be invalid, illegal, or unenforceable, that invalidity, illegality, or unenforceability will not affect any other provision of this Contract and this Contract will be construed as if the invalid, illegal, or unenforceable provision had never been contained in this Contract.

16.20 Prior Contracts Superseded

This Contract and the attachments constitute the sole and only agreement between Contractor and Owner with respect to the subject matter of this Contract and supersede any prior understandings or written or oral contracts respecting the subject matter of this Contract.

16.21 Counterparts

This Contract may be executed concurrently in one or more counterparts, each of which will be deemed an original, but all of which will together constitute one (1) Contract.

16.22 Further Acts

Owner and Contractor each agrees to perform any additional acts and execute and deliver any additional documents as may reasonably be necessary in order to carry out the provisions and affect the intent of this Contract.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their appropriate officials, as of the date first written above.

[SIGNATURES ON THE FOLLOWING PAGE]

AUGUSTA, GEORGIA

Garnett L. Johnson, Mayor

Attest: _____
Lena J. Bonner, Clerk of Commission

AUGUSTA AVIATION COMMISSION

Ronic West, Aviation Commission Chair

Attest: _____
Jennifer Humphrey, Clerk of Augusta Aviation Commission

CONTRACTOR

Sworn to and subscribed before me
this ____ day of _____, 202__.

Notary Public

My commission expires: _____

(NOTARIAL SEAL)



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

Augusta Aviation Commission Meeting Minutes

June 25, 2026

10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commission Members: Commissioner Ronic West; Commissioner Michael Cioffi;
Commissioner Dan Troutman; Commissioner Wilbert Barrett;
Commissioner Charles Larke; Commissioner James Germany;
Commissioner Larry Harris; Commissioner Randy Sasser;
Commissioner Kay Roland

Absent: Commissioner William Fennoy; Commissioner Davis Beman;
Commissioner Marshall McKnight

Staff: Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith;
Mr. Robert Kerr – Staff Attorney; Mr. Kenneth Hinkle;
Ms. Elizabeth Giles; Ms. Diane Johnston; Mr. Chris Valentine

Others: Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt;
Mr. Marc – Mead & Hunt; Ms. Lisa – CMI, Mr. Jim Plunket, Mr. Edwin
Scott (virtually); Ms. Dana-Lynn McIntyre – Augusta Press
Mr. Ryan Lynch – WJBF; Ms. Pamela Davison – Bravo Air

CALL TO ORDER & PRAYER – Chair Commissioner Ronic West called the meeting to order at 10:11 a.m. and Commissioner Barrett offered prayer.

- I. AGENDA, MINUTES, STATISTICS, & CONSENT –** Chairwoman Ronic West
Motion by Commissioner Cioffi 2nd by Commissioner Larke to remove Consent Items D. 1. IV. B. The Augusta Technical College Foundation/ Leadership Awards Gala & C. Friends of North Augusta Animals/ Rock for Rescues 2026, addendum to section VII Commission Comments / Action Requests for scheduling Ordinance Update Workshop #4.
No Discussion; Unanimous Ayes; Motion Carries

Note of Personal Privilege by Commissioner Germany: stated that we need a formal voting system for the Aviation Commission Meetings to calculate votes to ensure they are being reflected accurately in minutes. Commissioner West asked that this topic be added on the July Aviation Commission Meeting Agenda.

- A. June 25, 2026, Augusta Aviation Commission Meeting Agenda
- B. May 28, 2026, Augusta Aviation Commission Meeting Minutes
Motion by Commissioner Cioffi 2nd by Commissioner Sasser to approve May 28, 2026, Augusta Aviation Commission Meeting Minutes
No Discussion; Unanimous Ayes; Motion Carries
- C. May 2026 Statistics
Motion by Commission Roland 2nd by Commission Harris to approve May 2026 Statistics
No Discussion; Unanimous Ayes; Motion Carries
- D. Consent Items
 - 1. Director Action Requests – IV. A – F (Approved in Augusta Aviation Marketing & Construction Committee Meetings)
Motion by Commissioner Troutman 2nd by Commissioner Larke to approve Consent Items A & C through F.
No Discussion; Unanimous Ayes; Motion Carries

II. COMMITTEE REPORTS

- A. Masters Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee met but did not have a quorum. Discussion focused on Masters Tournament operations, including East Side expansion logistics and transportation planning. The Airport experienced a successful Masters week with no significant operational issues, and both commercial and general aviation activities were handled effectively. Vehicle congestion was reviewed, and staff reported that new pavement improvements on the East Side are expected to be completed by 2027 to support future operations.
- B. Air Service Committee Report – Commissioner Randy Sasser
Commissioner Sasser reported that the Committee met without a quorum. Discussion centered on the passenger experience during Masters week, particularly on Monday, as well as the high passenger volumes experienced on Wednesday and Friday. The Committee noted continued airline interest in adding flights and utilizing larger aircraft, which has contributed to congestion and longer wait times. Members discussed how current and planned capital projects will help address these challenges and emphasized the need to evaluate future gate area expansion and continue proactive discussions with airline partners regarding scheduling.
- C. Marketing Committee Report – Commissioner Michael Cioffi
Commissioner Cioffi reported that the Committee approved a \$1,000 sponsorship request from ASPF. Two additional sponsorship requests were tabled until July pending identification of available funding. Staff will return with proposed budget adjustments and policy revisions for Committee consideration.
- D. Construction Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee approved the security camera upgrade contract and related CACO. The Committee also approved a feasibility study for the potential relocation of the ARFF facility and discussed future uses for the former car wash area and parking needs.

Ms. Elizabeth Giles provided an update on pending grants, including three grants related to the security camera project and one grant for an ARFF vehicle. Due to application deadlines, the Mayor will execute the grant documents prior to formal Commission approval, with the grants to be presented to the Commission at a future meeting for ratification.

III. FINANCIALS – Mr. Stephen Hedden

A. May Financials

Mr. Hedden reported that future Statements of Cash Balances will include cash on hand as a separate line item to provide greater transparency. He also noted that staff is reviewing discrepancies between the cash and cash equivalents reported in the financial system and the bank statements to ensure consistency and accuracy.

Reviewing the profit and loss statement, Mr. Hedden noted a positive trend of increasing revenues and controlled expenses. He highlighted a 2.5% increase in contract labor expenses and noted that supply costs have risen, likely due to inflationary pressures. Fuel expenses continue to be difficult to project because of market volatility; however, fuel revenues have increased correspondingly as fuel prices have risen.

Mr. Hedden also provided an overview of the FY 2027 budget development schedule. The current County submission deadline is July 17, although staff have requested flexibility on that date. Budget discussions will begin with staff, followed by review with the Finance Committee and the full Aviation Commission before submission to Augusta-Richmond County. The consolidated Augusta-Richmond County budget is scheduled for submission in September.

*Motion by Commissioner Barrett 2nd by Commissioner Harris to accept May Financial Report
No Discussion; Unanimous Ayes; Motion Carries*

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – American Foundation for Suicide Prevention/ *Out of Darkness Walk* – Ms. Lauren Smith
- B. Augusta Regional Airport (AGS) - The Augusta Technical College Foundation/ *Leadership Awards Gala* – Ms. Lauren Smith
- C. Augusta Regional Airport (AGS) - Friends of North Augusta Animals/ *Rock for Rescues 2026* – Ms. Lauren Smith
- D. Augusta Regional Airport (AGS) - Security Camera Improvements CA/CO – Work Authorization #24 – Ms. Elizabeth Giles
- E. Augusta Regional Airport (AGS) – Security Camera Improvements Contract with NetPlanner Systems, Inc. – Ms. Elizabeth Giles
- F. Augusta Regional Airport (AGS) - Aircraft Rescue and Firefighting Facility Replacement Feasibility Study – Work Authorization #25 – Ms. Elizabeth Giles

V. INFORMATION ITEMS

A. 2026 Drone Summer Camp – Ms. Diane Johnston & Mr. Chris Valentine

Ms. Diane Johnston reported on the Airport's first two-week drone camp in partnership with Georgia Tech. The program included 12 high school students and two Georgia Tech mentors, with ARFF Sgt. Valentine serving as instructor. Students built and demonstrated a drone focused on first responder emergency scenarios, including basic medical response tools.

The program is fully funded through a three-year, \$65,000 Georgia Tech grant covering instruction and mentor costs, and will be repeated next year with potential for returning students to assist as mentors. Commissioners discussed eligibility (currently 11th–12th grade, age 16+ due to liability), drone capabilities, and possible expansion to middle school programming in the future.

VI. EXECUTIVE SESSION

Motion by Commissioner Troutman 2nd by Commissioner Larke to enter Executive Session at 11:02 a.m. to discuss Litigation and Real Estate

No Discussion; Unanimous Ayes; Motion Carries

Commissioner West requested the following individuals to remain in Executive Session: Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, Mr. Kenneth Hinkle, Mr. Robert Kerr, Mr. Edwin Scott (attended virtually via Zoom), & Mr. Plunkett.

A. To Discuss Real Estate

B. To Discuss Litigation

Motion by Commissioner Sasser 2nd by Commissioner Troutman to exit Executive Session at 12.25 p.m.

No Discussion; Unanimous Ayes; Motion Carries

Motion by Commission Sasser 2nd by Commissioner Barrett to execute the Executive Session Affidavit

No Discussion; Unanimous Ayes; Motion Carries

VII. COMMISSION COMMENTS / ACTION REQUESTS

A. The 2026 Airports Council International – North America (ACI-NA) Annual Conference & Exhibition will take place in Philadelphia, PA from September 14 to 17, 2026. The multiday aviation event will be at the Pennsylvania Convention Center. – Mr. Herbert L. Judon, Jr.

<https://airportscouncil.org/conference/2026-annual-conference-and-exhibition/>

Motion by Commissioner Barrett 2nd by Commissioner Troutman to approve Commissioner West's attendance at the ACI Conference.

No Discussion; Unanimous Ayes; Motion Carries

Addendum: Vote to schedule 4th session of the Ordinance Update Workshop – Commissioner West

1. July 7, 2026, 9:00 a.m. – 11:00 a.m.

2. July 20, 2026, 9:30 a.m. – 11:30 a.m.

The following Commissioners were available to attend on July 7th; Commissioner Sasser, Commissioner Harris, Commissioner Larke, and Commissioner Troutman.

The following Commissioners were available to attend on July 20th, Commissioner West, Commissioner Sasser, Commissioner Harris, Commissioner Larke, Commissioner Roland, Commissioner Cioffi, Commissioner Germany, Commissioner Troutman, and Commissioner Barrett.

Motion by Commissioner Troutman 2nd by Commissioner Sasser to approve AGS Staff to publicly advertise the Ordinance Workshop to be held July 20, 2026, from 9:30 a.m. – 11:30 a.m.

No Discussion; Unanimous Ayes; Motion Carries

GENERAL DISCUSSION

Commissioner Troutman noted that Robert's Rules of Order allow members to vote by alternate methods when necessary.

Commissioner Sasser requested that staff provide a full, clean draft of the ordinance for review during the upcoming workshop.

ADJOURN MEETING

**Motion to adjourn by Commissioner Larke 2nd by Commissioner Harris
No Discussion; Unanimous Ayes; Motion Carries**

Meeting Adjourned at 12:33 p.m.

Ronic West, Chairwoman
Augusta Aviation Commission

Date

**Office of the Administrator**

Tameka Allen
Administrator

May 21, 2026

Herbert Judon, Director
Augusta Regional Airport
1501 Aviation Way
Augusta, GA 30906

Dear Mr. Judon,

At the regular meeting held Thursday, May 21, 2026, the Augusta, Georgia Commission took action on the following:

32. Augusta Regional Airport (AGS) – Approved Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project (ITB 26-144). This item was approved by the Augusta Aviation Commission April 30, 2026.

33. Augusta Regional Airport (AGS) – Approved Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project. This item was approved by the Augusta Aviation Commission April 30, 2026.

34. Augusta Regional Airport (AGS) – Approved amendment to the Airport's 2026 Budget: transferring \$140,000.00 from "Available for Future Years" into the "Airport Administration Permanent Full Time Regular Salary & Wages." This item was approved by the Augusta Aviation Commission April 30, 2026.

If you have any questions, please contact me.

In Service,

Mattie Sue Stevens, Deputy Administrator

MS/sg



Public.Services.Committee.Meeting

Meeting Date: 07/14/2026

Augusta Regional Airport (AGS) – Aircraft Rescue and Firefighting Facility Replacement Feasibility Study – Work Authorization #25

Department:	Augusta Regional Airport (AGS)
Presenter:	Herbert L. Judon, Jr., Airport Executive Director
Caption:	Augusta Regional Airport (AGS) - Approve Work Authorization # 25 for Mead & Hunt to provide professional design Feasibility Study support for the development of a new Aircraft Rescue and Firefighting (ARFF) facility at the Augusta Regional Airport in the amount of \$55,176.50. This item was approved by the Augusta Aviation Commission 06/25/26. (RFP 25-156)
Background:	The purpose of this project is based upon the need to replace the existing ARFF facility to better support ongoing operational, safety, and maintenance requirements and to reduce ARFF response times. The existing facility requires significant ongoing maintenance, is operationally inefficient, and has exceeded its useful life. The objective is to complete a preliminary Feasibility Study to confirm the viability of the proposed ARFF replacement and relocation project. The study will define space needs, assess site constraints, develop footprint and floor plan concepts, and establish a clearly defined concept design, preliminary construction budget, and high-level project schedule to support future project advancement. The project is programmed for Fiscal Year (FY) 2026 and is proposed to be funded via AGS Airport Infrastructure Grants. The estimated construction budget for the entire project is approximately Twelve Million Six Hundred Thousand Dollars and No Cents (\$12,600,000.00).
Analysis:	Continuous improvement and expansion of the Airport remains a high priority for the community, City, and staff. The current estimated cost is \$12,600,000. This Amendment has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.
Financial Impact:	This Work Authorization will be funded by AGS Airport Infrastructure Grants.
Alternatives:	N/A
Recommendation:	Approve Work Authorization # 25 for Mead & Hunt to provide professional design Feasibility Study support for the development of a new Aircraft Rescue

and Firefighting (ARFF) facility at the Augusta Regional Airport in the amount of \$55,176.50.

Item 3.

Funds are available in the following accounts: 551081304-5413130

REVIEWED AND N/A
APPROVED BY:



May 4, 2026

Ms. Elizabeth Giles
Sr. Construction Project Manager
Augusta Regional Airport
1501 Aviation Way
Augusta, GA 30906-9620

Subject: Proposal for Aircraft Rescue and Firefighting Facility Replacement Feasibility Study

Dear Elizabeth,

Mead & Hunt, Inc. (CONSULTANT) is pleased to offer professional design support to the Augusta Regional Airport and the Augusta-Richmond County Aviation Commission (AIRPORT) for the development of a new Aircraft Rescue and Firefighting (ARFF) facility at Augusta Regional Airport (AGS).

Project Understanding

The AIRPORT has identified the need to replace the existing ARFF facility to better support ongoing operational, safety, and maintenance requirements and to reduce ARFF response times. The existing facility requires significant ongoing maintenance, is operationally inefficient, and has exceeded its useful life.

CONSULTANT understands the AIRPORT's objective is to complete a preliminary Feasibility Study to confirm the viability of the proposed ARFF replacement and relocation project. The study will define space needs, assess site constraints, develop footprint and floor plan concepts, and establish a clearly defined concept design, preliminary construction budget, and high-level project schedule to support future project advancement.

Mead & Hunt's Scope of Services

CONSULTANT shall provide limited professional services to prepare a Feasibility Study for the proposed PROJECT. Services will be performed in accordance with the tasks outlined below.

Task 1 – Project Management

CONSULTANT shall provide project management services, including:

- Project initiation, file setup, and general administration.
- Set up and monitor project cost accounting and invoicing.
- Coordination and communication with the AIRPORT and identified stakeholders.
- Internal correspondence and documentation.

Ms. Elizabeth Giles

May 4, 2026

Page 2

- Perform project Quality Control reviews.
- Internal design team meetings.

Task 2 – Feasibility Study Design

CONSULTANT shall perform the following planning and feasibility tasks:

- Conduct a site visit, photography, and basic documentation of existing conditions.
- Facilitate a half-day project kickoff meeting with AIRPORT staff to confirm program needs, project goals, aesthetic expectations, and construction budget parameters.
- Assess functional needs and space requirements.
- Develop a space program and room size summary.
- Prepare three alternative floor plan concepts.
- Develop unit-based (square-foot) rough order of magnitude construction cost opinions for each alternative.
- Facilitate half-day alternatives review meeting with AIRPORT staff to review concepts and select a preferred option.
- Advance the preferred concept to a 15% conceptual design level, including:
 - Preliminary plans identifying walls, doors, windows, room functions, and square footage.
 - Conceptual furniture and fixture layouts to support functional planning.
- Develop primary exterior elevations illustrating principal materials and major dimensions.
- Update the unit-based construction cost opinion for the preferred concept.
- Complete initial air space review - 7460 and Part 77 evaluation of impacts of the preferred option. (7460 evaluation for concept consideration only – will not be submitted to FAA at this time).
- Perform an initial floor plan and space eligibility review in accordance with FAA Airport Improvement Program (AIP) Handbook requirements to assess funding eligibility.
- Review applicable local building codes and establish a preliminary life safety approach.
- Prepare a rough order of magnitude design and construction schedule.
- Prepare a written Concept Feasibility Study report summarizing findings and recommendations (electronic PDF).
- Facilitate a half-day preferred concept review meeting with AIRPORT staff to present the study results.
- Participate in one Construction Committee / Aviation Commission meeting to present the feasibility study findings.

Services under this agreement include only a cursory review of existing architectural, structural, civil, mechanical, electrical, and operational conditions based on available information and solely for feasibility determination purposes. Detailed analysis, design development, and engineering services will be provided under a separate future agreement.

CONSULTANT will prepare conceptual floor plans and preliminary site planning as necessary to demonstrate project feasibility.

Ms. Elizabeth Giles

May 4, 2026

Page 3

Responsibilities of AGS

The AIRPORT shall be responsible for providing:

- Access to the project site and existing facilities.
- Access to available existing documentation and records.
- A current water flow test.
- Information regarding specialized equipment, systems, and vehicles requiring accommodation.

Work Not Included in the Scope of Services

The following services are expressly excluded and may be provided under a separate amendment or agreement:

- Development of design beyond 15% Design.
- 3D renderings
- Procurement services
- Construction administration or resident inspection
- Surveying and geotechnical investigations
- Any other system design or analysis
- Interior design and material selections
- Detailed opinions of probable construction cost
- Sustainability certification services (LEED, Green Globes, etc.)
- Value engineering, redesign, or rebidding efforts
- Permitting, plan review, and associated fees
- Public meetings
- Energy modeling
- Hazardous materials investigation or mitigation
- Special inspections required by code
- Flood plain investigation, mapping, analysis, permitting, or other associated task.
- Analysis and permitting for designated wetland areas.

Compensation

The work described in under Scope of Services for preparation of the Feasibility Study will be performed on a lump-sum basis in accordance with the Architect-Engineer Services Fee Proposal, which is attached to and made part of this proposal.

Project Schedule

Consultant proposes to complete this work in eight weeks from issuance of notice to proceed direction from the airport and execution of the kick-off meeting.

Ms. Elizabeth Giles
 May 4, 2026
 Page 4

Signatures of authorized representatives of Augusta Richmond County Aviation Commission and Mead & Hunt shall convert this proposal to an Agreement between the two parties, and receipt of one signed copy shall be considered authorization to proceed with the work described in the Scope of Services.

We appreciate the opportunity to submit this proposal to Augusta Richmond County Aviation Commission.

Respectfully submitted,

MEAD AND HUNT, INC.

Approved by: MEAD AND HUNT, INC.

By:  _____ <i>Author/Submitter</i> Name: <u>Debbie Dent, AIA, LEED AP BD+C, GPCP</u> Title: <u>Project Manager</u> Date: <u>May 5, 2026</u>	By: Terry Helms  _____ <i>Authorized Signer Review</i> Name: <u>Terry L. Helms, AIA</u> Title: <u>Vice President</u> Date: <u>May 5, 2026</u>
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Digitally signed by Terry Helms
 DN: CN=Terry Helms
 Reason: I am approving this document
 Date: 2026.05.05 12:50:55-05'00'

Attachment(s) A: A/E Fee Proposal

Accepted by: [Client Company Name]

By: _____
The above person is authorized to sign for Client and bind the Client to the terms hereof.

Name: _____

Title: _____

Date: _____

A/E FEE PROPOSAL
Attachment A

Item 3.

AIRPORT:
PROJECT DESCRIPTION:
MEAD & HUNT PROJECT NUMBER:

Augusta Regional Airport
ARFF Feasibility Study
0119700-210377.03

DATE: 5/1/2026
BY: Debbie Dent
DURATION: 8 weeks

MEAD & HUNT PROJECT MANAGEMENT, ARCHITECTURE AND ENGINEERING

LABOR CLASSIFICATION	
TASK	RATE

PRINCIPAL IN CHARGE \$366.00	PROJECT MANAGER \$334.00	PROJECT ARCHITECT \$284.00	ARCH DESIGNER \$213.00	STRUCT ENGINEER \$284.00	CIVIL ENGINEER \$284.00	MECH ENGINEER \$284.00	TECHNOLOGY ENGINEER \$284.00	ELECT ENGINEER \$284.00	CADD TECH \$165.00	CLERICAL \$99.00	TASK TOTAL
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Task 01. PROJECT MANAGEMENT

Project Set-up and Administration
Monitor Project Cost Accounting and Invoicing
Internal Correspondence and Coordination
Communicate with Airport and Stakeholders
Task Plans and Updates
Quality Control

	1									1	2
	2									2	4
	2	1									3
1	6										7
	1										1
1	2	1		1	1	1	1	1		1	10
											0
2	14	2		1	1	1	1	1	0	4	27

Task 02. FEASIBILITY STUDY DESIGN

Site Visit and Inventory
Develop Base CAD/Revit File
1/2-day KO Meeting
Review functional needs and space needs
Develop space program and room listing
Develop Alternative Plans (4)
Initial ROM Cost Opinion for alternatives
Complete Initial Air Space Review
1/2-day Alternatives Review Meeting
Develop Preferred Plan
Develop Concept Exterior Elevations
ROM Opinion of Construction Costs
Update Air Space Review
Eligibility Floor Plan
Review Building Codes
Initial Schedule Development
Written Narrative Report
1/2-day Preferred Concept Review Meeting
1/2-day Commission Meeting

	4		4								8
			4						16		20
	4	4									8
		2	2								4
		2							2	2	6
		4	12	2	8	2	2	2	32		64
	1	4		1	1	1	1	1			10
		1			1						2
	4	4			4						12
		2	6	2	8	2	2	2	12		36
		2	6						12		20
	2	2									4
		1			1						2
		1							2		3
		1									1
	1									1	2
	2	4	4							4	14
	4	4									8
	4	4									8
0	26	42		5	23	5	5	5	76	7	232

TOTAL LABOR HOURS:	2	40	44	0	6	24	6	6	6	76	11	221
DIRECT LABOR COSTS:	\$ 732.00	\$ 13,360.00	\$ 12,496.00	\$ -	\$ 1,704.00	\$ 6,816.00	\$ 1,704.00	\$ 1,704.00	\$ 1,704.00	\$ 12,540.00	\$ 1,089.00	\$ 53,849.00
Total labor hours	221											

EXPENSES

6 Staff Trips			
TRAVEL	250 Miles	\$0.725	\$ 1,087.50
PER DIEM	\$40.00	1	\$ 240.00
HOTEL	0	0	\$ -
TOTAL EXPENSES:			\$ 1,327.50

SUMMARY		TOTAL
LABOR	EXPENSES	FEE
COST		
\$ 53,849.00	\$ 1,327.50	\$ 55,176.50



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

Augusta Aviation Commission Meeting Minutes

June 25, 2026

10:00 a.m.

Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commission Members: Commissioner Ronic West; Commissioner Michael Cioffi;
Commissioner Dan Troutman; Commissioner Wilbert Barrett;
Commissioner Charles Larke; Commissioner James Germany;
Commissioner Larry Harris; Commissioner Randy Sasser;
Commissioner Kay Roland

Absent: Commissioner William Fennoy; Commissioner Davis Beman;
Commissioner Marshall McKnight

Staff: Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith;
Mr. Robert Kerr – Staff Attorney; Mr. Kenneth Hinkle;
Ms. Elizabeth Giles; Ms. Diane Johnston; Mr. Chris Valentine

Others: Ms. Debbie Dent – Mead & Hunt; Mr. Clay Jessie – Mead & Hunt;
Mr. Marc – Mead & Hunt; Ms. Lisa – CMI, Mr. Jim Plunket, Mr. Edwin
Scott (virtually); Ms. Dana-Lynn McIntyre – Augusta Press
Mr. Ryan Lynch – WJBF; Ms. Pamela Davison – Bravo Air

CALL TO ORDER & PRAYER – Chair Commissioner Ronic West called the meeting to order at 10:11 a.m. and Commissioner Barrett offered prayer.

- I. AGENDA, MINUTES, STATISTICS, & CONSENT –** Chairwoman Ronic West
Motion by Commissioner Cioffi 2nd by Commissioner Larke to remove Consent Items D. 1. IV. B. The Augusta Technical College Foundation/ Leadership Awards Gala & C. Friends of North Augusta Animals/ Rock for Rescues 2026, addendum to section VII Commission Comments / Action Requests for scheduling Ordinance Update Workshop #4.
No Discussion; Unanimous Ayes; Motion Carries

Note of Personal Privilege by Commissioner Germany: stated that we need a formal voting system for the Aviation Commission Meetings to calculate votes to ensure they are being reflected accurately in minutes. Commissioner West asked that this topic be added on the July Aviation Commission Meeting Agenda.

- A. June 25, 2026, Augusta Aviation Commission Meeting Agenda
- B. May 28, 2026, Augusta Aviation Commission Meeting Minutes
Motion by Commissioner Cioffi 2nd by Commissioner Sasser to approve May 28, 2026, Augusta Aviation Commission Meeting Minutes
No Discussion; Unanimous Ayes; Motion Carries
- C. May 2026 Statistics
Motion by Commission Roland 2nd by Commission Harris to approve May 2026 Statistics
No Discussion; Unanimous Ayes; Motion Carries
- D. Consent Items
 - 1. Director Action Requests – IV. A – F (Approved in Augusta Aviation Marketing & Construction Committee Meetings)
Motion by Commissioner Troutman 2nd by Commissioner Larke to approve Consent Items A & C through F.
No Discussion; Unanimous Ayes; Motion Carries

II. COMMITTEE REPORTS

- A. Masters Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee met but did not have a quorum. Discussion focused on Masters Tournament operations, including East Side expansion logistics and transportation planning. The Airport experienced a successful Masters week with no significant operational issues, and both commercial and general aviation activities were handled effectively. Vehicle congestion was reviewed, and staff reported that new pavement improvements on the East Side are expected to be completed by 2027 to support future operations.
- B. Air Service Committee Report – Commissioner Randy Sasser
Commissioner Sasser reported that the Committee met without a quorum. Discussion centered on the passenger experience during Masters week, particularly on Monday, as well as the high passenger volumes experienced on Wednesday and Friday. The Committee noted continued airline interest in adding flights and utilizing larger aircraft, which has contributed to congestion and longer wait times. Members discussed how current and planned capital projects will help address these challenges and emphasized the need to evaluate future gate area expansion and continue proactive discussions with airline partners regarding scheduling.
- C. Marketing Committee Report – Commissioner Michael Cioffi
Commissioner Cioffi reported that the Committee approved a \$1,000 sponsorship request from ASPF. Two additional sponsorship requests were tabled until July pending identification of available funding. Staff will return with proposed budget adjustments and policy revisions for Committee consideration.
- D. Construction Committee Report – Commissioner Dan Troutman
Commissioner Troutman reported that the Committee approved the security camera upgrade contract and related CACO. The Committee also approved a feasibility study for the potential relocation of the ARFF facility and discussed future uses for the former car wash area and parking needs.

Ms. Elizabeth Giles provided an update on pending grants, including three grants related to the security camera project and one grant for an ARFF vehicle. Due to application deadlines, the Mayor will execute the grant documents prior to formal Commission approval, with the grants to be presented to the Commission at a future meeting for ratification.

III. FINANCIALS – Mr. Stephen Hedden

A. May Financials

Mr. Hedden reported that future Statements of Cash Balances will include cash on hand as a separate line item to provide greater transparency. He also noted that staff is reviewing discrepancies between the cash and cash equivalents reported in the financial system and the bank statements to ensure consistency and accuracy.

Reviewing the profit and loss statement, Mr. Hedden noted a positive trend of increasing revenues and controlled expenses. He highlighted a 2.5% increase in contract labor expenses and noted that supply costs have risen, likely due to inflationary pressures. Fuel expenses continue to be difficult to project because of market volatility; however, fuel revenues have increased correspondingly as fuel prices have risen.

Mr. Hedden also provided an overview of the FY 2027 budget development schedule. The current County submission deadline is July 17, although staff have requested flexibility on that date. Budget discussions will begin with staff, followed by review with the Finance Committee and the full Aviation Commission before submission to Augusta-Richmond County. The consolidated Augusta-Richmond County budget is scheduled for submission in September.

*Motion by Commissioner Barrett 2nd by Commissioner Harris to accept May Financial Report
No Discussion; Unanimous Ayes; Motion Carries*

IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – American Foundation for Suicide Prevention/ *Out of Darkness Walk* – Ms. Lauren Smith
- B. Augusta Regional Airport (AGS) - The Augusta Technical College Foundation/ *Leadership Awards Gala* – Ms. Lauren Smith
- C. Augusta Regional Airport (AGS) - Friends of North Augusta Animals/ *Rock for Rescues 2026* – Ms. Lauren Smith
- D. Augusta Regional Airport (AGS) - Security Camera Improvements CA/CO – Work Authorization #24 – Ms. Elizabeth Giles
- E. Augusta Regional Airport (AGS) – Security Camera Improvements Contract with NetPlanner Systems, Inc. – Ms. Elizabeth Giles
- F. Augusta Regional Airport (AGS) - Aircraft Rescue and Firefighting Facility Replacement Feasibility Study – Work Authorization #25 – Ms. Elizabeth Giles

V. INFORMATION ITEMS

A. 2026 Drone Summer Camp – Ms. Diane Johnston & Mr. Chris Valentine

Ms. Diane Johnston reported on the Airport's first two-week drone camp in partnership with Georgia Tech. The program included 12 high school students and two Georgia Tech mentors, with ARFF Sgt. Valentine serving as instructor. Students built and demonstrated a drone focused on first responder emergency scenarios, including basic medical response tools.

The program is fully funded through a three-year, \$65,000 Georgia Tech grant covering instruction and mentor costs, and will be repeated next year with potential for returning students to assist as mentors. Commissioners discussed eligibility (currently 11th–12th grade, age 16+ due to liability), drone capabilities, and possible expansion to middle school programming in the future.

VI. EXECUTIVE SESSION

Motion by Commissioner Troutman 2nd by Commissioner Larke to enter Executive Session at 11:02 a.m. to discuss Litigation and Real Estate

No Discussion; Unanimous Ayes; Motion Carries

Commissioner West requested the following individuals to remain in Executive Session: Mr. Herbert L. Judon, Jr., Ms. Elizabeth Giles, Mr. Kenneth Hinkle, Mr. Robert Kerr, Mr. Edwin Scott (attended virtually via Zoom), & Mr. Plunkett.

A. To Discuss Real Estate

B. To Discuss Litigation

Motion by Commissioner Sasser 2nd by Commissioner Troutman to exit Executive Session at 12.25 p.m.

No Discussion; Unanimous Ayes; Motion Carries

Motion by Commission Sasser 2nd by Commissioner Barrett to execute the Executive Session Affidavit

No Discussion; Unanimous Ayes; Motion Carries

VII. COMMISSION COMMENTS / ACTION REQUESTS

A. The 2026 Airports Council International – North America (ACI-NA) Annual Conference & Exhibition will take place in Philadelphia, PA from September 14 to 17, 2026. The multiday aviation event will be at the Pennsylvania Convention Center. – Mr. Herbert L. Judon, Jr.

<https://airportscouncil.org/conference/2026-annual-conference-and-exhibition/>

Motion by Commissioner Barrett 2nd by Commissioner Troutman to approve Commissioner West's attendance at the ACI Conference.

No Discussion; Unanimous Ayes; Motion Carries

Addendum: Vote to schedule 4th session of the Ordinance Update Workshop – Commissioner West

1. July 7, 2026, 9:00 a.m. – 11:00 a.m.

2. July 20, 2026, 9:30 a.m. – 11:30 a.m.

The following Commissioners were available to attend on July 7th; Commissioner Sasser, Commissioner Harris, Commissioner Larke, and Commissioner Troutman.

The following Commissioners were available to attend on July 20th, Commissioner West, Commissioner Sasser, Commissioner Harris, Commissioner Larke, Commissioner Roland, Commissioner Cioffi, Commissioner Germany, Commissioner Troutman, and Commissioner Barrett.

Motion by Commissioner Troutman 2nd by Commissioner Sasser to approve AGS Staff to publicly advertise the Ordinance Workshop to be held July 20, 2026, from 9:30 a.m. – 11:30 a.m.

No Discussion; Unanimous Ayes; Motion Carries

GENERAL DISCUSSION

Commissioner Troutman noted that Robert's Rules of Order allow members to vote by alternate methods when necessary.

Commissioner Sasser requested that staff provide a full, clean draft of the ordinance for review during the upcoming workshop.

ADJOURN MEETING

**Motion to adjourn by Commissioner Larke 2nd by Commissioner Harris
No Discussion; Unanimous Ayes; Motion Carries**

Meeting Adjourned at 12:33 p.m.

Ronic West, Chairwoman
Augusta Aviation Commission

Date



Public Services Committee Meeting

July 14, 2026

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 26-27 – New Location: Shameka Jacobs is the applicant for 127 Taste LLC, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 127 Laney Walker Blvd Ext, Augusta GA 30901. District 1, Super District 9
Background:	New Location
Analysis:	Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$5610.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements. Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



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

Case Number: A.N. 26-27

Application Type: New Location: Consumption on premise liquor, beer, wine and Sunday sales (Restaurant).

Business Name: 127 Taste LLC

Hearing Date: July 14, 2026

Prepared By: Cecilia Woodruff, Planning Services Branch Manager

Applicant: Shameka Jacobs

Property Owner: Benjamin Frank

Address of Property: 127 Laney Walker
Blvd Ext

Tax Parcel #: 060-0-021-03-0

Commission Districts: District 1,
Super District 9



ANALYSIS:

Location Restrictions:

- **Zoning:** LI
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

ADDITIONAL CONSIDERATIONS:

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



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

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

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner in which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

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

RECOMMENDATION:

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

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

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

COPY

Alcohol License Application
Licensing Division
1803 Marvin Griffin Rd
Augusta, GA 30904
706-312-5038



Alcohol License Number (Office Use Only): LCB20260000454

AN 26-27

Alcohol Beverage Application

Business Legal Name: 127 TASTE LLC
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 127 LANEY WALKER BLVD. Ex AUGUSTA, GA 30901
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 061-0-011-06-0 Zoning: B-2

Business Phone: (706) 951-0610 Home Phone: ()

Applicant Name: SHAMEKA JACOBS

Applicant's Address: 2916 COURTNEY RD AUGUSTA, GA 30906
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: _____

Location Manager(s): 1. _____

2. _____

3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? ☒ Yes ☐ No

Ownership Information

Corporation (if applicable): Date Chartered: 3/26/2025

Mailing Address:

Name of Business: 127 TASTE LLC

Attention: SHAMEKA JACOBS

Address: 127 LANEY WALKER BLVD

City/State/Zip: AUGUSTA, GA 30901

Ownership Type: ☒ Corporation ☐ Partnership ☐ Individual

Corporate Name: 127 TASTE LLC

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

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. <u>SHAMEKA JACOBS</u>	Click or tap here to enter text. <u>OWNER</u>	<u>[REDACTED]</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>80%</u>
Click or tap here to enter text. <u>TREVOR McCoskill</u>	Click or tap here to enter text. <u>PASSIVE INVESTOR</u>	<u>[REDACTED]</u>	Click or tap here to enter text. <u>[REDACTED]</u>	Click or tap here to enter text. <u>20%</u>
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

☒ Restaurant – Full ☐ Restaurant – Limited ☐ Hybrid ☐ Lounge ☐ Convenience Store
☐ Package Store ☐ Other: _____

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

Total License Fee: \$ 5616 Prorated License Fee (After July 1 ONLY): \$ 2805

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

If so, give year of application and its disposition: _____

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

☒ Yes ☐ No If so, please initial: SJ

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

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

If yes, give full details:

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

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

REASON 'CHARGED' : 16-13-33 CRIMINAL ATTEMPT POSS OF
DANGEROUS DRUGS
3231 WHITEHITSBORO RD AUGUSTA, GA 7/6/2010

List owner or owners of the building and property.

BENJAMIN FRANK

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

SHAMEKA JACOBS

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

A) Church: _____

C) School: _____

B) Library: _____

D) Public Recreation: _____

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

Shameka Jacobs
Applicant Signature

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

This 30th day of MARCH, in the year 2020

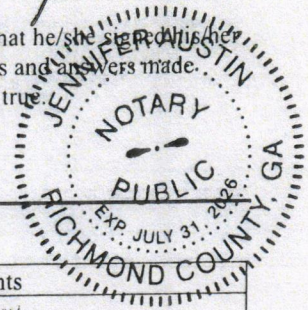
Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	☐	☐	Click or tap here to enter text.
Sheriff	☐	☐	Click or tap here to enter text.
Fire Inspector	☐	☐	Click or tap here to enter text.

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

Administrator

Date





Public Services Committee Meeting

July 14, 2026

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 26-35 – Existing location, new ownership: Melissa Winter is the applicant for Lounging Around LLC, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 2706 Gordon Highway, Augusta GA 30909. District 4, Super District 9
Background:	Existing location, new ownership.
Analysis:	Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$5610.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements. Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



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

Case Number: A.N. 26-35

Application Type: Exiting Location, New Ownership: Consumption on premise liquor, beer, wine and Sunday sales.

Business Name: Lounging Around LLC

Hearing Date: July 14, 2026

Prepared By: Cecilia Woodruff, Planning Services Branch Manager

Applicant: Melissa Winter

Property Owner: Rooney Todd Rofs &
Mischel Suzanne Rofs

Address of Property: 2706 Gordon Hwy

Tax Parcel #: 080-0-003-00-0

Commission Districts: District 4,
Super District 9



ANALYSIS:

Location Restrictions:

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

ADDITIONAL CONSIDERATIONS:

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



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

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

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner in which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

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

RECOMMENDATION:

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

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

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

COPY

Alcohol License Application
Physical Address:
Augusta Planning & Development
1803 Marvin Griffin Rd
Augusta, GA 30906
706-312-5038

RECEIVED
06/17/2026
fw



Item 5.

Alcohol License Number (Office Use Only): 2026-707 AN26-35

Alcohol Beverage Application

Business Legal Name: LOUNGING AROUND, LLC

If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 2706 GORDON HWY, AUGUSTA, GA 30909
(Complete Street Address- City, State, Zip Code)

Business Location: Map & Parcel #: 080-0-003-00-0 Zoning: B2

Business Phone: (CELL) 706-726-9203 Home Phone: (CELL) 706-726-9203

Applicant Name: MELISSA WINTER

Applicant's Address: MAILING ADDRESS - 3921 WRIGHTSBORO RD., AUGUSTA, GA 30909
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: 414-55-5752 Date of Birth: 1/12/1979

If Applicant is a transfer, list previous Applicant: _____

Location Manager(s): 1. _____
2. _____
3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? ☒ Yes ☐ No

Ownership Information

Corporation (if applicable): Date Chartered: 3/25/26

Mailing Address:

Name of Business: Lounging Around, LLC
Attention: Melissa Winter
Address: 3921 Wrightsboro Rd
City/State/Zip: Augusta GA 30909

Ownership Type: ☐ Corporation ☐ Partnership ☐ Individual

Corporate Name: Lounging Around, LLC

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

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. Melissa Winter	Click or tap here to enter text. owner	Click or tap here to enter text. 44-55-5752	Click or tap here to enter text. 3921 Wrightson Rd Augusta GA 30909	Click or tap here to enter text. 100%
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

☐ Restaurant – Full ☒ Restaurant – Limited ☐ Hybrid ☒ Lounge ☐ Convenience Store
☐ Package Store ☐ Other: _____

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises	YES	YES	YES	NO	YES
Wholesale					

Total License Fee: \$ _____ Prorated License Fee (After July 1 ONLY): \$ _____

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

If so, give year of application and its disposition: _____

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

☒ Yes ☐ No If so, please initial: **MW** *MW*

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

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

If yes, give full details:

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

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

2007, RICHMOND COUNTY, DUI, RESOLVED

List owner or owners of the building and property.

MELISSA WINTER

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

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

A) Church: 1.2 MILES (FT. GORDON)

C) School 1.07 MILES (BELAIR ELEMENTARY)

B) Library: 1.3 MILES (FT. GORDON)

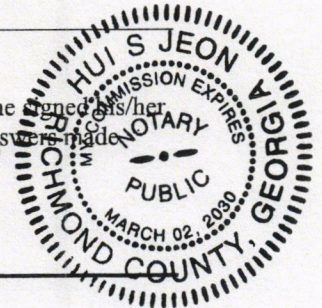
D) Public Recreation: 2.7 MILES (SUE REYNOLDS)

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

Melissa Winter
Applicant Signature

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

This 13 day of May, in the year 2026.



Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection <u>[Signature]</u>	☒	☐	Click or tap here to enter text.
Sheriff <u>[Signature]</u>	☒	☐	Click or tap here to enter text.
Fire Inspector	☐	☐	Click or tap here to enter text.

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

Administrator

Date



Public Services Committee Meeting

July 14, 2026

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 26-35 – Existing location, new ownership: Melissa Winter is the applicant for Lounging Around LLC, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 2706 Gordon Highway, Augusta GA 30909. District 4, Super District 9
Background:	Existing location, new ownership.
Analysis:	Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$5610.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements. Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



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

Case Number: A.N. 26-35

Application Type: Exiting Location, New Ownership: Consumption on premise liquor, beer, wine and Sunday sales.

Business Name: Lounging Around LLC

Hearing Date: July 14, 2026

Prepared By: Cecilia Woodruff, Planning Services Branch Manager

Applicant: Melissa Winter

Property Owner: Rooney Todd Rofs &
Mischel Suzanne Rofs

Address of Property: 2706 Gordon Hwy

Tax Parcel #: 080-0-003-00-0

Commission Districts: District 4,
Super District 9



ANALYSIS:

Location Restrictions:

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

ADDITIONAL CONSIDERATIONS:

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



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

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

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner in which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

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

RECOMMENDATION:

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

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

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

COPY

Item 6.

Alcohol License Application
Physical Address:
Augusta Planning & Development
1803 Marvin Griffin Rd
Augusta, GA 30906
706-312-5038



Alcohol License Number (Office Use Only): 2026-707

Alcohol Beverage Application

Business Legal Name: LOUNGING AROUND, LLC

If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 2706 GORDON HWY, AUGUSTA, GA 30909
(Complete Street Address— City, State, Zip Code)

Business Location: Map & Parcel #: 080-0-003-00-0 Zoning: B2

Business Phone: [REDACTED] Home Phone: [REDACTED]

Applicant Name: MELISSA WINTER

Applicant's Address: MAILING ADDRESS - [REDACTED]
(Complete Street Address – City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: _____

Location Manager(s): 1. _____
2. _____
3. _____

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency? ☒ Yes ☐ No

Ownership Information

Corporation (if applicable): Date Chartered: 3/25/26

Mailing Address:

Name of Business: Lounging Around, LLC
Attention: Melissa Winter
Address: 3921 Wrightsboro Rd
City/State/Zip: Augusta GA 30909

Ownership Type: ☐ Corporation ☐ Partnership ☐ Individual

Corporate Name: Lounging Around, LLC

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

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. <u>Melissa Winter</u>	Click or tap here to enter text. <u>owner</u>			Click or tap here to enter text. <u>100%</u>
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

☐ Restaurant – Full ☒ Restaurant – Limited ☐ Hybrid ☒ Lounge ☐ Convenience Store
☐ Package Store ☐ Other: _____

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises	YES	YES	YES	NO	YES
Wholesale					

Total License Fee: \$ 5610 Prorated License Fee (After July 1 ONLY): \$ 2805

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

If so, give year of application and its disposition: _____

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

☒ Yes ☐ No If so, please initial: MW

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

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

If yes, give full details:

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

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

2007. RICHMOND COUNTY. DUI. RESOLVED

List owner or owners of the building and property.

MELISSA WINTER

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

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

A) Church: 1.2 MILES (FT. GORDON)

C) School 1.07 MILES (BELAIR ELEMENTARY)

B) Library: 1.3 MILES (FT. GORDON)

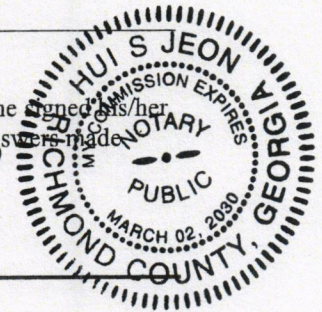
D) Public Recreation: 2.7 MILES (SUE REYNOLDS)

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

Melissa Winter
Applicant Signature

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

This 13 day of May, in the year 2026.



Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	☐	☐	Click or tap here to enter text.
Sheriff	☐	☐	Click or tap here to enter text.
Fire Inspector	☐	☐	Click or tap here to enter text.

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

Administrator

Date



Public Services Committee

Meeting Date: July 14, 2026

Construction Services for Park Improvements: May Park & Boykin Road Park (Vendor Approval)

Department:	Recreation & Parks
Presenter:	Tameka D. Williams
Caption:	Motion to approve the selection of JHC Corporation as the vendor for Bid Item# 26-161, Construction Services for May Park Improvements, in the amount of \$3,521,680, and Bid Item# 26-162, Construction Services for Boykin Road Park Improvements, in the amount of \$2,456,857; to approve associated SPLOST 7 allocations; and to authorize the mayor to execute the contracts and all related documents.
Background:	Augusta Recreation and Parks solicited bids for construction services for two park improvement projects: Bid Item# 26-161 for May Park Improvements and Bid Item# 26-162 for Boykin Road Park Improvements. Both projects are partially funded through a federal grant. Both bids came back over the available grant-funded project budgets. Following review of the bid results, we entered value-engineering negotiations with the lowest bidder, who subsequently withdrew from negotiations with no agreement. We then entered negotiations with the second-lowest bidder, JHC Corporation, who was selected after agreeable value-engineering negotiations. The value engineering process allowed the projects to proceed while prioritizing the grant-funded portions necessary to meet applicable grant deadlines.
Analysis:	JHC Corporation has been selected for both projects following bid review and value engineering negotiations. The vendor will prioritize the grant-funded portions of each project first to ensure compliance with grant deadlines. After completion of the grant-funded portions, JHC Corporation will complete the remaining portions of the projects using supplemental funding.
Financial Impact:	The total financial impact is \$5,978,537. May Park Improvements: Total project amount: \$3,521,680 Federal grant funding available: \$1,924,247.50 Remaining amount funded through SPLOST 7: \$1,597,432.50 Boykin Road Park Improvements: Total project amount: \$2,456,857

Federal grant funding available: \$1,485,041.73

Remaining amount funded through SPLOST 7: \$971,815.27

Combined funding summary:

Total project amount: \$5,978,537

Total Federal grant funding available: \$3,409,289.23

Total remaining amount funded through SPLOST 7: \$2,569,247.77

SPLOST 7 funds are available from program administration (\$1,091,990) and excess collections (\$1,477,260).

Alternatives:

1. Approve the selection of JHC Corporation and allow both projects to proceed.
2. Do not approve the selection and delay the projects, which may affect the ability to complete grant-funded portions within required grant timelines.
3. Reject the bids and rebid the projects, which may further delay construction and may not result in lower pricing.

Recommendation:

Approve the selection of JHC Corporation as the vendor for Bid Item# 26-161, Construction Services for May Park Improvements, in the amount of \$3,521,680, and Bid Item# 26-162, Construction Services for Boykin Road Park Improvements, in the amount of \$2,456,857; and to approve associated SPLOST 7 allocations.

Funds are available in the following accounts:

Federal Grant Funding:

May Park: \$1,924,247.50 (GL 220-06-1331)

Boykin Road Park: \$1,485,041.73 (GL 220-06-1415)

SPLOST 7 (GL 329-01-1110/ JL 216010901):

May Park: \$1,597,432.50

Boykin Road Park: \$971,815.27

REVIEWED AND
APPROVED BY:

N/A

Invitation to Bid

Sealed bids will be received at this office until **Monday, March 30, 2026 @ 3:00 p.m. and will be opened publicly. Opening may also be viewed via Teams: Meeting ID: 269 620 061 477 85; Passcode: 8Ji3qT6E** for furnishing:

Bid Item #26-161 Construction Services for May Park Improvements for Augusta, GA – Recreation and Parks Department

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 (706)821-2422. Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$225.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.

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.augustablue.com) at no charge through Augusta Blueprint (706)722-6488 beginning Thursday, February 19, 2026. 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.

Mandatory pre-bid conference will be held on Friday, March 13, 2026 @ 10:00 a.m. at Augusta Procurement Department/ 535 Telfair St., Suite 605/Augusta, GA 30901 and via Teams: Meeting ID: 211 158 736 398 44 Passcode: HH2Cj365. An optional site visit to follow. Please contact Frank Rost @ (706)796-5030

Questions, request for clarifications or interpretations regarding this Bid must be submitted to the Procurement Department:

Augusta Procurement Department
Attn: Marcie Williams
535 Telfair Street - Room 605
Augusta, Georgia 30901
Phone: (706)821-2422
Email: procbidandcontract@augustaga.gov

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to procbidandcontract@augustaga.gov to the Procurement Department on or before the close of business Monday, March 16, 2026 @ 5:00 P.M.

No bids may be withdrawn for a period of ninety (90) days after bids have been opened, pending the execution of contract with the successful bidder. **A 5% 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 award.**

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

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

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

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

Publish: Augusta Chronicle February 19, 26, March 5, 12, 2026



BID Opening: BID Item #26-161 Construction Services for May Park Improvements
for Augusta, GA - Recreation and Parks Department
BID Date: Monday, March 30, 2026 @ 3:00 p.m.

Total Number Specifications Mailed Out: 40
Total Number Specifications Download (Euna OpenBids): 16
Total Electronic Notifications (Euna OpenBids): 819
Georgia Procurement Registry: 3572
Pre-Bid Conference Attendees: 22
Total Packages Submitted: 2
Total Non-Compliant: 0

Vendors	Exhibit A	Addendum 1	E-Verify Number	SAVE Form	Original and 1 USB	Bid Bond	Bid Total
Horizon Construction & Associates, Inc. P. O. Box 798 Evans, GA 30809	Yes	Yes	229921	Yes	Yes	Yes	\$3,271,867.75
JHC Corporation 15 Fresh Bru Dr Newnan, GA 30263	Yes	Yes	413897	Yes	Yes	Yes	\$5,983,576.00

MEMORANDUM

TO: Andy Penick, Director-Procurement

FROM: Tameka D. Williams, ^{TDW}CPRP, CYSA, Director-Recreation & Parks

DATE: July 6, 2026

RE: Recommendation of Award - Bid Item# 26-161 (May Park Improvements)

Augusta Recreation and Parks Department (ARPD) respectfully submits its recommendation of award for Bid Item# 26-161 Construction Services for May Park Improvements. The project is funded through the Federal grant "Improving Neighborhood Outcomes in Disproportionally Impacted Communities" for park improvement initiatives. It includes the construction of new recreational and park amenities, pedestrian infrastructure, and supporting facilities as outlined in the approved project scope.

The project was formally advertised for bid and a total of two (2) bids were received. Upon review, bids were determined to be compliant with the solicitation requirements. However, both bids came back over the available project's budget.

Following the review of bid results and due to budget constraints, the project scope was value engineered and divided into two (2) phases. The value engineering process allows the projects to proceed while prioritizing the grant-funded portions necessary to meet applicable grant deadlines. With this process, value-engineering negotiations were conducted with the lowest bidder, who subsequently withdrew from negotiations with no agreement. ARPD then entered negotiations with the second-lowest bidder, JHC Corporation, who was selected after agreeable value-engineering negotiations.

JHC Corporation agreed to complete Phase I of the May Park Improvement Project for a negotiated amount of \$3,521,680. Phase II will be deferred until additional funding is identified. Sufficient funding is available for Phase I for park improvements.

Based on the bid results, compliance review and negotiated scope, the Department recommends awarding this contract to JHC Corporation and proceeding with contract negotiations. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you in advance for moving the process forward!

CONTRACT MANAGEMENT
1829 KILLINGSWORTH ROAD
AUGUSTA, GA 30904

KUHLKE CONSTRUCTION
3704 BENCHMARK DR.
AUGUSTA, GA 30909

R.W. ALLEN LLC
1015 BROAD STREET
AUGUSTA, GA 30901

ALLEN BATCHELOR CONSTRUCTION
1063 FRANKE INDUSTRIAL BLVD
AUGUSTA, GA 30909

RCN CONSTRUCTION
1115 FRANKE INDUSTRIAL BLVD.
AUGUSTA, GA 30909

John W. Spratling & Son, LLC
5133 Washington Road, Suite 300
Evans, GA 30809

SPRATLIN & SON CONSTRUCTION
P.O. BOX 66
139 N. PEACHTREE STREET
LINCOLNTON, GA 30817

BLOUNT'S COMPLETE HOME
2907 TOBACCO ROAD #C
HEPHZIBAH, GA 30815

SHEARER CONSTRUCTION
ATTN: ROBBIE SHEARER
P. O. BOX 2570
EVANS, GA 30809

ATTAWAY CONSTRUCTION
ATTN: MELISSA TYLER
4234 WHEELER ROAD
MARTINEZ, GA 30907

SOMMERS CONSTRUCTION COMPANY
632 SOUTH OLD BELAIR ROAD
GROVETOWN, GA 30813

LARRY MCCORD DESIGN BUILD
2016 HIGHLAND AVE
AUGUSTA, GA 30904

AKINS GENERAL CONTRACTORS
PO BOX 941
520 PARK AVENUE
STATESBORO, GA 30458

S. D. CLIFTON CONSTRUCTION
4324 WHEELER ROAD
AUGUSTA, GA 30907

DABBS-WILLIAMS GC
ATTN JAY JAMES
319 S WALNUT STREET
STATESBORO GA 30459

CONTINENTAL CONSTRUCTION
4190 CROSSTOWNE COURT
EVANS, GA 30809

IMPACT ROOFING & CONSTRUCTION
453 COLUMBIA INDUSTRIAL BLVD.
SUITE 5
EVANS, GA 30809

ACC CONSTRUCTION CO
635 NORTHWEST FRONTAGE
AUGUSTA, GA 30907

PEACH CONTRACTING
3127 DAMASCUS ROAD
AUGUSTA, GA 30909

BOWLES CONSTRUCTION, INC.
2112 HIGHLAND AVE.
AUGUSTA, GA 30904

**AUGUSTA REMODELING &
CONSTRUCTION**
201 VALDES DR.
MARTINEZ, GA 30907

S AND S WIDNER CONTRACTORS
4106 COLBEN BLVD STE 101
EVANS, GA 30809

GREEN & GREEN CONSTRUCTION
2703 PEACH ORCHARD RD
AUGUSTA, GA 30906

MCKNIGHT CONSTRUCTION CO INC
635 NW FRONTAGE ROAD
AUGUSTA, GA 30907

Lagniappe Development Company
1190 W. Shadburn Ave
Buford, GA 30518

Horizon Construction & Associates, Inc.
PO Box 798
Evans, GA 30809

Attaway Construction & Associates, LLC
3800 Park Lane
Martinez, GA 30907

BID ITEM #26-161
MAY PARK IMPROVEMENTS – FOR
PARKS AND RECREATION
DEPARTMENT
MAILED: THURS., 2/18/2026

BID ITEM #25-161
MAY PARK IMPROVEMENTS – FOR
PARKS AND RECREATION
DEPARTMENT
DUE: WED., 3/30/26 @ 3:00 P.M.

PAGE 1 OF 2

Sommers Construction LLC
313 U N Court
Grovetown, GA 30813

Kenrick's Construction Company
910 Georgia Avenue
North Augusta, SC 29831

J. E. STEWART BUILDERS, INC
237 CHESTERFIELD STREET
N. AIKEN, SC 29801

LAVENDER & ASSOC, INC.
P.O. BOX 1654
STATESBORO, GA 30459

HEAVENER AND ASSOCIATES
CONSTRUCTION
P.O. BOX 14129
AUGUSTA, GA 30919

CONTRACT MANAGEMENT, INC.
ATTN: JAMES WILLIAMS
P. O. BOX 3833
AUGUSTA, GA 30914

B.R. WALDEN CONSTRUCTION
2320 WALDEN DRIVE
AUGUSTA, GEORGIA 30904

COOK GENERAL CONTRACTING
ATTN: JENNIFER GRIER
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

J & B CONSTRUCTION
ATTN: JEROME JONES
3550 GORDON HWY
GROVETOWN, GA 30813

SHEARER CONSTRUCTION
ATTN: ROBBIE SHEARER
106 S BELAIR ROAD
AUGUSTA, GA 30907

SOMMERS CONSTRUCTION
ATTN: PATRICK SOMMERS
4889 SOMERSET DRIVE
EVANS, GA 30809

COPPER CONSTRUCT.
410 MCINTOSH ST.
VIDALIA, GA 30474

J MAR BUILDER & SERVICE
1450 GREENE STREET
AUGUSTA, GA 30901

TAMEKA WILLIAMS
AUGUSTA PARKS & RECREATION

FRANK ROST
AUGUSTA PARKS & RECREATION

YOLANDA JACKSON
AUGUSTA COMPLIANCE DEPT.

BID ITEM #26-161
MAY PARK IMPROVEMENTS – FOR
PARKS AND RECREATION
DEPARTMENT
MAILED: THURS., 2/18/2026

BID ITEM #25-161
MAY PARK IMPROVEMENTS – FOR
PARKS AND RECREATION
DEPARTMENT
DUE: WED., 3/30/26 @ 3:00 P.M.

PAGE 2 OF 2

FW: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000177

From Nancy M. Williams <NWilliams@augustaga.gov>

Date Thu 2/19/2026 6:49 PM

To Marcie Williams <MWilliams2@augustaga.gov>

Place a copy with your vendor list.

From: bidnotice.donotreply@doas.ga.gov <bidnotice.donotreply@doas.ga.gov>

Sent: Thursday, February 19, 2026 6:36 PM

To: Nancy M. Williams <NWilliams@augustaga.gov>

Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000177

Dear Nancy Williams,
nwilliams@augustaga.gov

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

Event Number: PE-72155-NONST-2026-000000177

Event Title: ITB 26-161

Event Type: Non-State Agency

Process Log
2026/02/19 18:12:00 : Log starts for - 41927278 - EVENT_RELEASE_TO_SUPL
2026/02/19 18:12:21 : Email Process Log for the Event#: PE-72155-NONST-2026-000000177
2026/02/19 18:12:21 : Email Batch# 2602191164
2026/02/19 18:12:21 : Notification Type: EVENT_RELEASE_TO_SUPL
2026/02/19 18:29:38 : Bad Email not sent to ATTN: Trsargo Direct Procurement (trsargodirect@trsives.com) of Trsargo Direct
2026/02/19 18:35:49 : Total No of Contacts found for sending Email: 3572
2026/02/19 18:35:49 : No of Email(s) not sent due to Bad Email Address: 1

The sourcing event can be reviewed at: <https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2026-000000177&sourceSystemType=gpr20>

02/19/2026 06:35:49 PM

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Planholders

[Add Supplier](#)[Export To Excel](#)

Supplier (16)

Supplier ^{F1}	Download Date
Augusta Quality Lawn Care	02/19/2026
Bliss Products & Services, Inc.	02/20/2026
C & J Lawncare Service	02/25/2026
ConstructConnect	02/20/2026
Dodge Data	02/19/2026
Down to Earth, Inc.	02/19/2026
Georgia Institutional Furnishings	03/05/2026
JLA	03/02/2026
LAKESHORE LEARNING MATERIALS	02/20/2026
Limitless Concrete & Works Inc.	02/28/2026
Onvia, Inc. - Content Department	02/19/2026
Polivka International	02/24/2026
Premier Turf	03/25/2026
Sanders Welding & Fabrication LLC	02/20/2026
Southeastern Seating Inc	02/25/2026

1 2

Showing 1-15 of 16

[Add Supplier](#)

Supplier Details

Supplier Name	Augusta Quality Lawn Care
Contact Name	Bonnie Gregory

Email augustaqualitylawncare@yahoo.com

Phone Number 705-592-9841

[Remove](#)

Documents

Filename	Type	Action
26-161_ITB	Bid Document / Specifications	View History
26-161_ADD1	Addendum	View History

Augusta Blueprint & Microfilm, Inc

#26-161 Construction Services for May Park Improvements for Augusta, GA - Recreation & Parks

Set#	Rec'd By	Del	Shipped	Pick-Up	Email	Address	Phone	Fax
1	Midwest Maintenance, Inc				X	101 Fox Drive Piqua, OH 45356 tiah@mmirestore.com	937-773-9236	
2	Contract Management		X			1829 Killingsworth Road Augusta, GA 30904 estimating@contractingmtinc.com	706-667-9033	
3	Horizon Construction				X	P.O. Box 798 Evans, GA 30809 info@Horizontaug.com	706-719-5001	
4	LEP Contracting LLC				X	2917 Foxhall Circle Augusta, GA 30907 lncrump@gmail.com	404-520-9101	
5	JHC Corporation		X			15 Fresh Bru Dr, Newman, GA 30263 Melissa@jhccorporation.com	770-487-3258	
6	R.W Allen				X	1015 Broad Street Augusta, GA 30901 cmcree@rwallen.com	706-733-2800	

BIG OAK PARK IMPROVEMENTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
1.00	Earthwork				
1.00	Force Account	LS	1	\$ 180,000.00	\$ 180,000.00
1.01	Strip and Stockpile Topsoil	CY	275		
1.02	Erosion Control Measures	LS	1		
1.03	Site Grading	CY	327		
1.04	Fine Grading	SF	35,350		
1.05	Miscellaneous Demolition	LS	1		
1.06	Tree Protection Fencing	LS	1		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
2.00	Site Utilities				
2.01	2' Domestic Water Service, Gate Valve & Backflow Preventer	LS	1		
2.02	4" Sanitary Sewer Lateral	LF	320		
2.03	Electric Service	LS	1		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
3.00	Site Work				
3.01	Asphalt parking lot (21 Stalls)	EA	21		
3.02	Pavement Marking	EA	21		
3.03	Concrete Walks	SF	1,400		
3.04	Stone Dust Walking Trail	SF	7,600		
3.05	Seed Disturbed Areas	SF	16,800		
3.06	Bollard	EA	13		
3.07	Handicap Signage	EA	2		
3.08	Unit Pavers	SF	252		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
4.00	Sport Courts				
4.01	Acrylic Surfaced Asphalt Hard Courts- Pickleball	SF	6,495		
4.02	Acrylic Surfaced Asphalt Hard Courts- Basketball	SF	4,026		
4.03	Outdoor fitness area	LS	1		
4.04	Pickleball Court Fencing	LF	340		

Sub-Total:

BIG OAK PARK IMPROVEMENTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
5.00	Buildings				
5.01	New Park Shelter with Restrooms	SF	1,800		
5.02	Airnasium Overhead Structure	SF	13,554		
5.03	Airnasium Foundation Piers & Slab	LS	1		
5.04	Rain Water Leader Dischage and Cleanouts	LF	100		
5.05	LED Pendant Lights	EA	24		
5.06	Circulation Fans	EA	2		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
6.00	Site Amenities				
6.01	Landscaping	LS	1		
6.02	Benches	EA	8		
6.03	Trash receptacles	EA	4		
6.04	Concrete Bench Pads (10'x4')	SF	160		
6.05	Team Benches	EA	9		

Sub-Total:

Total Project Cost (Base Bid):

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
ALT	Add Alternate #1				
A.01	Versacourt Tiles for Basketball Court	SF	4,026		

Sub-Total:

Total Project Cost (Alternate Bid):

26-161 Value Engineering Phase 1 -
MAY PARK IMPROVEMENTS CONSTRUCTION BID RESULTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation			JHC Corporation VE Bid		VE Notes
				UNIT COST	COST	UNIT COST	COST		UNIT COST	COST	
1.00	Demolition/Earthwork							\$ 333,000.00			
1.01	Force Account	LS	1	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	\$ 272,000.00	Force Account and Early Completeion Incentive not factored into cost estimate	\$ 100,000.00	\$ 100,000.00	Reduced to 3% of bid per recommendation of CHA
1.02	Early Completion Incentive Allowance	LS	1	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00		\$ -	\$ -	
1.03	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 1,530,000.00	\$ 1,530,000.00		\$ 1,230,000.00	\$ 1,230,000.00	JHC had built in LD's in the original bid due to the uncertainty of start date and buildability in the time allowed. Reduced with removal of LDs from contract. Reducing an additional \$20k for bonding decrease due to scope decrease and an additional \$30k for scope reduction.
1.04	Erosion and Sediment Control	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	
1.05	Earthwork	SF	222358	\$ 1.00	\$ 222,358.00	\$ 1.00	\$ 222,358.00		\$ 1.00	\$ 222,358.00	
1.06	Construction Surveying	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 25,000.00	\$ 25,000.00		\$ 25,000.00	\$ 25,000.00	
1.07	Remove and Dispose of Existing Fire Station	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00		\$ 100,000.00	\$ 100,000.00	
1.08	Remove and Dispose of Existing Park Shelters	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 100,000.00	\$ 100,000.00		\$ 35,000.00	\$ 35,000.00	Reduced price to \$35,000
1.09	Remove and Dispose of Existing Asphalt	SF	5,231	\$ 2.00	\$ 10,462.00	\$ 3.00	\$ 15,693.00		\$ 3.00	\$ 15,693.00	
1.10	Mill Existing Asphalt Play Courts	SY	2,140	\$ 6.00	\$ 12,840.00	\$ 10.00	\$ 21,400.00		\$ 10.00	\$ 21,400.00	
1.11	Remove and Dispose of Existing Concrete	SF	22735	\$ 3.00	\$ 68,205.00	\$ 3.00	\$ 68,205.00		\$ 3.00	\$ 68,205.00	
1.12	Remove and Dispose of Existing Chain Link Fence	LF	2950	\$ 7.50	\$ 22,125.00	\$ 5.00	\$ 14,750.00		\$ 5.00	\$ 14,750.00	
1.13	Remove and Dispose of Existing Concrete Curb	LF	30	\$ 3.00	\$ 90.00	\$ 55.00	\$ 1,650.00		\$ 55.00	\$ 1,650.00	
1.14	Remove and Dispose of Existing Basketball Goals	EA	2	\$ 300.00	\$ 600.00	\$ 3,000.00	\$ 6,000.00		\$ 1,000.00	\$ 2,000.00	Reduced unit price to \$1,000/ea
1.15	Remove and Dispose of Existing Storm Structure	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 6,000.00	\$ 12,000.00		\$ 6,000.00	\$ 12,000.00	
1.16	Remove and Dispose of Existing Storm Pipe	LF	100	\$ 10.00	\$ 1,000.00	\$ 55.00	\$ 5,500.00		\$ 55.00	\$ 5,500.00	
					\$ 855,180.00	*Clarify Scope	\$ 2,495,556.00			\$ 1,893,556.00	

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST
2.00	Site Work						
2.01	Aggregate Base Course	TN	322	\$ 55.00	\$ 17,710.00	\$ 85.00	\$ 27,370.00
2.02	Asphalt Intermediate Course	TN	206	\$ 150.00	\$ 30,900.00	\$ 300.00	\$ 61,800.00
2.03	Asphalt Surface Course	TN	137	\$ 165.00	\$ 22,605.00	\$ 300.00	\$ 41,100.00
2.04	Aggregate Base Course	TN	224	\$ 55.00	\$ 12,320.00	\$ 85.00	\$ 19,040.00

UNIT COST	COST
\$ 85.00	\$ 27,370.00
\$ 300.00	\$ 61,800.00
\$ 300.00	\$ 41,100.00
\$ 85.00	\$ 19,040.00

26-161 Value Engineering Phase 1 -
MAY PARK IMPROVEMENTS CONSTRUCTION BID RESULTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation	
				UNIT COST	COST	UNIT COST	COST
2.05	Asphalt Intermediate Course	TN	127	\$ 150.00	\$ 19,050.00	\$ 275.00	\$ 34,925.00
2.06	Asphalt Surface Course	TN	95	\$ 165.00	\$ 15,675.00	\$ 300.00	\$ 28,500.00
2.07	Driveway Entrance	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 25,000.00	\$ 25,000.00
2.08	Concrete Sidewalk	SY	1200	\$ 65.00	\$ 78,000.00	\$ 80.00	\$ 96,000.00
2.09	Concrete Curb	LF	887	\$ 25.00	\$ 22,175.00	\$ 30.00	\$ 26,610.00
2.10	Pavement Markings	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00
2.11	Decomposed Granite Trail	TN	153	\$ 300.00	\$ 45,900.00	\$ 125.00	\$ 19,125.00
2.12	Aggregate Base Course	TN	307	\$ 55.00	\$ 16,885.00	\$ 85.00	\$ 26,095.00
2.13	Curb Ramps	EA	5	\$ 2,000.00	\$ 10,000.00	\$ 2,000.00	\$ 10,000.00
2.14	Detectable Warning Plates	SF	61	\$ 20.00	\$ 1,220.00	\$ 60.00	\$ 3,660.00
2.15	Solar Bollards	EA	46	\$ 1,000.00	\$ 46,000.00	\$ 1,100.00	\$ 50,600.00
2.16	6' HT. Chain Link Fence	LF	1481	\$ 28.00	\$ 41,468.00	\$ 30.00	\$ 44,430.00
2.17	6' HT. x 4' W Gate Leaf	EA	5	\$ 600.00	\$ 3,000.00	\$ 800.00	\$ 4,000.00
2.18	6' HT. x 4' W Double Gate Leaf	EA	4	\$ 1,200.00	\$ 4,800.00	\$ 1,600.00	\$ 6,400.00
2.19	8' HT. Chain Link Fence	LF	401	\$ 30.00	\$ 12,030.00	\$ 45.00	\$ 18,045.00
2.20	8' HT. x 4' W Gate Leaf	EA	8	\$ 725.00	\$ 5,800.00	\$ 1,000.00	\$ 8,000.00
2.21	10' HT. Chain Link Fence	LF	727	\$ 36.00	\$ 26,172.00	\$ 50.00	\$ 36,350.00
2.22	10' HT. x 4' W Gate Leaf	EA	4	\$ 700.00	\$ 2,800.00	\$ 1,000.00	\$ 4,000.00
2.23	Hooded Backstop	EA	2	\$ 14,000.00	\$ 28,000.00	\$ 13,000.00	\$ 26,000.00
2.24	Foul Poles	EA	2	\$ 2,300.00	\$ 4,600.00	\$ 2,000.00	\$ 4,000.00
2.25	Signage	EA	3	\$ 500.00	\$ 1,500.00	\$ 750.00	\$ 2,250.00
2.26	Monument Sign	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00
2.27	Heritage Trail Plaques/ Street Signage	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00
2.28	Seed Disturbed Areas	SF	110700	\$ 0.10	\$ 11,070.00	\$ 0.20	\$ 22,140.00
				\$ 513,680.00		\$ 700,440.00	

JHC Corporation VE Bid	
UNIT COST	COST
\$ 275.00	\$ 34,925.00
\$ 275.00	\$ 26,125.00
\$ 13,000.00	\$ 13,000.00
\$ 70.00	\$ 84,000.00
\$ 30.00	\$ 26,610.00
\$ 10,000.00	\$ 10,000.00
\$ 125.00	\$ 16,000.00
\$ 85.00	\$ 21,845.00
\$ 2,000.00	\$ 10,000.00
\$ 60.00	\$ 3,660.00
\$ 1,100.00	\$ 25,300.00
\$ 30.00	\$ 44,430.00
\$ 800.00	\$ 4,000.00
\$ 1,600.00	\$ 6,400.00
\$ 45.00	\$ 18,045.00
\$ 1,000.00	\$ 8,000.00
\$ 50.00	\$ 36,350.00
\$ 1,000.00	\$ 4,000.00
\$ 13,000.00	\$ 26,000.00
\$ 2,000.00	\$ 4,000.00
\$ 750.00	\$ 2,250.00
\$ 5,000.00	\$ 5,000.00
\$ 20,000.00	\$ 20,000.00
\$ 0.20	\$ 22,140.00
\$ 621,390.00	

VE Notes

Reduced Unit Price to \$275/ton

Reduced driveway entrance to \$13,000

Reduced cost to \$70/SY

Reduced to \$10,000 LS

Reduced to 128 tons per Designer VE Suggestions

Reduced to 257 tons per Designer VE Suggaestions

Reduced to 23 bollards per Designer VE suggestions.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST
3.00	Site Utilities						
3.01	8" HDPE Storm Pipe	LF	138	\$ 40.00	\$ 13,560.00	\$ 40.00	\$ 5,520.00

UNIT COST	COST
\$ -	\$ -

Removed from contract per revised drawings.

26-161 Value Engineering Phase 1 -
MAY PARK IMPROVEMENTS CONSTRUCTION BID RESULTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation	
				UNIT COST	COST	UNIT COST	COST
3.02	12" RCP Storm Pipe	LF	190	\$ 100.00	\$ 10,400.00	\$ 50.00	\$ 9,500.00
3.03	12" HDPE Storm Pipe	LF	87	\$ 55.00	\$ 8,855.00	\$ 50.00	\$ 4,350.00
3.04	15" HDPE Storm Pipe	LF	274	\$ 50.00	\$ 22,100.00	\$ 55.00	\$ 15,070.00
3.05	18" RCP Storm Pipe	LF	136	\$ 130.00	\$ 27,300.00	\$ 85.00	\$ 11,560.00
3.06	Storm Structures	EA	11	\$ 3,000.00	\$ 33,000.00	\$ 7,700.00	\$ 84,700.00
3.07	Area Drains	EA	7	\$ 1,500.00	\$ 15,000.00	\$ 7,700.00	\$ 53,900.00
3.08	Storm Water Control Measures	EA	2	\$ 25,000.00	\$ 50,000.00	\$ 25,000.00	\$ 50,000.00
3.09	2" Domestic Water Service and Appurtences	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 30,000.00
3.10	6" Sanitary Sewer Lateral	LF	240	\$ 120.00	\$ 34,680.00	\$ 125.00	\$ 30,000.00
3.11	Electric Service	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 40,000.00	\$ 40,000.00
					\$ 244,895.00		\$ 334,600.00

JHC Corporation VE Bid	
UNIT COST	COST
\$ 50.00	\$ 9,500.00
\$ -	\$ -
\$ 55.00	\$ 1,320.00
\$ 85.00	\$ 11,560.00
\$ 7,700.00	\$ 38,500.00
\$ -	\$ -
\$ 25,000.00	\$ 50,000.00
\$ 30,000.00	\$ 30,000.00
\$ 125.00	\$ 30,000.00
\$ 30,000.00	\$ 30,000.00
	\$ 200,880.00

VE Notes

Removed from contract per revised drawings.

Reduced to 24 LF per revised drawings.

Reduced to 5 structures per revised drawings.

Removed from contract per revised drawings.

Reduced price to \$30,000

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST
4.00	Buildings and Playgrounds						
4.01	Park Shelter With Restrooms	EA	1	\$ 160,000.00	\$ 160,000.00	\$ 550,000.00	\$ 550,000.00
4.02	Tennis / Basketball Court Repairs and Improvements	LS	2	\$ 235,000.00	\$ 235,000.00	\$ 125,000.00	\$ 250,000.00
					\$ 395,000.00	*clarify scope	\$ 800,000.00

UNIT COST	COST
\$ 458,000.00	\$ 458,000.00
\$ 125,000.00	\$ 250,000.00
	\$ 708,000.00

Building and pavillion to be wood framed w/ metal roofing. T&G under roofing. Hardi Siding with stone venner 30" high around building columns. Concrete sidewalk and turndown to be billed under line items.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST
5.00	Site Amenities and Landscaping						
5.01	Benches	EA	4	\$ 1,200.00	\$ 4,800.00	\$ 5,000.00	\$ 20,000.00
5.02	Tables	EA	6	\$ 1,000.00	\$ 6,000.00	\$ 5,000.00	\$ 30,000.00
5.03	Trash Receptacles	EA	6	\$ 1,500.00	\$ 9,000.00	\$ 4,000.00	\$ 24,000.00
5.04	Grills	EA	2	\$ 500.00	\$ 1,000.00	\$ 1,500.00	\$ 3,000.00

UNIT COST	COST
\$ 1,476.00	\$ 5,904.00
\$ 1,100.00	\$ 6,600.00
\$ 1,800.00	\$ 10,800.00
\$ 1,500.00	\$ 3,000.00

Uline H-6578 reduces this cost to \$1,100/ea.

Can get the Victor Stanley and reduced cost to \$1800/ea.

26-161 Value Engineering Phase 1 -
MAY PARK IMPROVEMENTS CONSTRUCTION BID RESULTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation	
				UNIT COST	COST	UNIT COST	COST
5.05	Bike Rack	EA	18	\$ 300.00	\$ 5,400.00	\$ 750.00	\$ 13,500.00
5.06	Bike Locker	EA	1	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10,000.00
5.07	Landscape Plantings	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 310,000.00	\$ 310,000.00
				\$ 79,200.00		\$ 410,500.00	

JHC Corporation VE Bid	
UNIT COST	COST
\$ 250.00	\$ 750.00
\$ 6,200.00	\$ 6,200.00
\$ 54,600.00	\$ 54,600.00
\$ 87,854.00	

Reduced to 3 bike racks per Designer VE suggestions and Dero Bike racks decrease cost to \$250/ea
Dero 2 bike locker with padlocks reduces price to \$6,200/ea
Reduced total cost budget per Designer VE suggestions. NOTE: There are a lot of areas that call for mulch, so this needs to be considered in final cost of landscaping in this phase.

VE Notes

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST
6.00	Miscellaneous Construction						
6.01	Earthwork	SF	45080	\$ 1.00	\$ 45,080.00	\$ 1.00	\$ 45,080.00
6.02	Concrete Sidewalk	SY	2024	\$ 65.00	\$ 131,560.00	\$ 70.00	\$ 141,680.00
6.03	Playground Concrete Border	LF	500	\$ 30.00	\$ 15,000.00	\$ 25.00	\$ 12,500.00
6.04	Stone Dust Paving	SF	7100	\$ 6.00	\$ 42,600.00	\$ 2.50	\$ 17,750.00
6.05	Curb Ramps	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 2,000.00	\$ 4,000.00
6.06	Detectable Warning Plates	SF	20	\$ 20.00	\$ 400.00	\$ 60.00	\$ 1,200.00
6.07	Vinyl Coated Chain Link Fence	LF	825	\$ 60.00	\$ 49,500.00	\$ 35.00	\$ 28,875.00
6.08	Concrete Pavers	SF	3232	\$ 20.00	\$ 64,640.00	\$ 25.00	\$ 80,800.00
6.09	Columns	EA	10	\$ 3,000.00	\$ 30,000.00	\$ 3,000.00	\$ 30,000.00
6.10	Seat Wall	SF	360	\$ 30.00	\$ 10,800.00	\$ 125.00	\$ 45,000.00
6.11	Underdrainage	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 45,000.00	\$ 45,000.00
6.12	Park Shelter	EA	1	\$ 30,000.00	\$ 30,000.00	\$ 100,000.00	\$ 100,000.00
6.13	Turn Down Curb at Park Shelter	LF	96	\$ 45.00	\$ 4,320.00	\$ 125.00	\$ 12,000.00
6.14	Pergola	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00
6.15	Play Structure	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 185,000.00	\$ 185,000.00
6.16	Freestanding Play Components	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 20,000.00	\$ 20,000.00
6.17	Engineered Wood Fiber Surfacing	SY	500	\$ 30.00	\$ 15,000.00	\$ 35.00	\$ 17,500.00
6.18	Fitness Equipment	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 75,000.00	\$ 75,000.00

UNIT COST	COST
\$ 1.00	NIB
\$ 70.00	NIB
\$ 25.00	NIB
\$ 2.50	NIB
\$ 2,000.00	NIB
\$ 60.00	NIB
\$ 35.00	NIB
\$ 25.00	NIB
\$ 3,000.00	NIB
\$ 125.00	NIB
\$ 45,000.00	NIB
\$ 100,000.00	NIB
\$ 125.00	NIB
\$ 40,000.00	NIB
\$ 75,000.00	NIB
\$ 6,000.00	NIB
\$ 35.00	NIB
\$ 75,000.00	NIB

26-161 Value Engineering Phase 1 -
MAY PARK IMPROVEMENTS CONSTRUCTION BID RESULTS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation	
				UNIT COST	COST	UNIT COST	COST
6.19	Concrete Cornhole Boards	EA	4	\$ 1,500.00	\$ 6,000.00	\$ 2,000.00	\$ 8,000.00
6.20	Benches	EA	26	\$ 1,200.00	\$ 31,200.00	\$ 4,000.00	\$ 104,000.00
6.21	Trash Receptacles	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
6.22	Tables	EA	10	\$ 1,000.00	\$ 10,000.00	\$ 6,500.00	\$ 65,000.00
6.23	Planters	EA	12	\$ 300.00	\$ 3,600.00	\$ 1,200.00	\$ 14,400.00
6.24	Landscape Plantings	LS	1	\$ 70,000.00	\$ 70,000.00	\$ 85,000.00	\$ 85,000.00
6.25	Temporary Electric Poles	LS	1	\$ 175.00	\$ 175.00	\$ 10,000.00	\$ 10,000.00
Total Project Cost (Base					\$ 640,375.00		\$ 1,190,285.00
					\$ 2,728,330.00		\$ 5,931,381.00
					Engineer Estimate		Original Bid

JHC Corporation VE Bid	
UNIT COST	COST
\$ 2,000.00	NIB
\$ 4,000.00	NIB
\$ 2,500.00	NIB
\$ 6,500.00	NIB
\$ 1,200.00	NIB
\$ 85,000.00	NIB
\$ 10,000.00	\$ 10,000.00
\$ 3,521,680.00	
VE Bid Total	

VE Notes

Invitation to Bid

Sealed bids will be received at this office until **Thursday, April 2, 2026 @ 3:00 p.m. and will be opened publicly. Opening may also be viewed via Teams: Meeting ID: 262 249 093 533 96; Passcode: eD6m498x** for furnishing:

Bid Item #26-162 Construction Services for Boykin Road Park Improvements for Augusta, GA – Recreation and Parks Department

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 (706) 821-2422. Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$175.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.

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.augustablue.com) at no charge through Augusta Blueprint (706) 722-6488 beginning Thursday, February 26, 2026. 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.

Mandatory pre-bid conference will be held on Friday, March 20, 2026 @ 10:00 a.m. at Augusta Procurement Department/ 535 Telfair St., Suite 605/Augusta, GA 30901 with an optional site visit to follow. Please contact Frank Rost @ 706-796-5030. Teams: Meeting ID: 214 910 512 607 90 Passcode: VH7gY2Hn

Questions, request for clarifications or interpretations regarding this Bid must be submitted to the Procurement Department:

Augusta Procurement Department
Attn: Marcie Williams
535 Telfair Street - Room 605
Augusta, Georgia 30901
Phone: 706-821-2422
Email: procbidandcontract@augustaga.gov

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to procbidandcontract@augustaga.gov to the Procurement Department on or before the close of business Monday, March 23, 2026 @ 5:00 P.M.

No bids may be withdrawn for a period of ninety (90) days after bids have been opened, pending the execution of contract with the successful bidder. **A 5% 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 award.**

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

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

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

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

Publish: Augusta Chronicle February 26, March 5, 12, 19 2026



BID Opening: BID Item #26-162 Construction Services for Boykin Road Improvements for Augusta, GA - Recreation and Parks Department
BID Date: Tuesday, April 2, 2026 @ 3:00 p.m.

Total Number Specifications Mailed Out: 40
Total Number Specifications Download (Euna OpenBids): 6
Total Electronic Notifications (Euna OpenBids): 734
Georgia Procurement Registry: 1588
Pre-Bid Conference Attendees: 11
Total Packages Submitted: 3
Total Non-Compliant: 0

Vendors	Exhibit A	Addendum 1	E-Verify Number	SAVE Form	Original and 1 USB	Bid Bond	Bid Total
Attaway Construction & Associate, LLC 3800 Park Lane Martinez, GA 30907	Yes	Yes	557631	Yes	Yes	Yes	\$3,605,688.65
Horizon Construction & Associates, Inc. P. O. Box 798 Evans, GA 30809	Yes	Yes	229921	Yes	Yes	Yes	\$2,536,316.00
JHC Corporation 15 Fresh Bru Dr Newnan, GA 30263	Yes	Yes	413897	Yes	Yes	Yes	\$3,263,880.00

MEMORANDUM

TO: Andy Penick, Director-Procurement

FROM: Tameka D. Williams, ^{TDW}CPRP, CYSA, Director-Recreation & Parks

DATE: July 6, 2026

RE: Recommendation of Award - Bid Item# 26-162 (Boykin Road Park Improvements)

Augusta Recreation and Parks Department (ARPD) respectfully submits its recommendation of award for Bid Item# 26-162 Construction Services for Boykin Road Park Improvements. The project is funded through the Federal grant "Improving Neighborhood Outcomes in Disproportionally Impacted Communities" for park improvement initiatives. It includes the construction of new recreational and park amenities, pedestrian infrastructure, and supporting facilities as outlined in the approved project scope.

The project was formally advertised for bid and a total of three (3) bids were received. Upon review, bids were determined to be compliant with the solicitation requirements. However, both bids came back over the available project's budget.

Following the review of bid results and due to budget constraints, the project scope was value engineered and divided into two (2) phases. The value engineering process allows the projects to proceed while prioritizing the grant-funded portions necessary to meet applicable grant deadlines. With this process, value-engineering negotiations were conducted with the lowest bidder, who subsequently withdrew from negotiations with no agreement. ARPD then entered negotiations with the second-lowest bidder, JHC Corporation, who was selected after agreeable value-engineering negotiations.

JHC Corporation agreed to complete Phase I of the Boykin Road Park Improvement Project for a negotiated amount of \$2,456,857. Phase II will be deferred until additional funding is identified. Sufficient funding is available for Phase I for park improvements.

Based on the bid results, compliance review and negotiated scope, the Department recommends awarding this contract to JHC Corporation and proceeding with contract negotiations. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you in advance for moving the process forward!

CONTRACT MANAGEMENT
1829 KILLINGSWORTH ROAD
AUGUSTA, GA 30904

KUHLKE CONSTRUCTION
3704 BENCHMARK DR.
AUGUSTA, GA 30909

R.W. ALLEN LLC
1015 BROAD STREET
AUGUSTA, GA 30901

ALLEN BATCHELOR CONSTRUCTION
1063 FRANKE INDUSTRIAL BLVD
AUGUSTA, GA 30909

RCN CONSTRUCTION
1115 FRANKE INDUSTRIAL BLVD.
AUGUSTA, GA 30909

John W. Spratling & Son, LLC
5133 Washington Road, Suite 300
Evans, GA 30809

SPRATLIN & SON CONSTRUCTION
P.O. BOX 66
139 N. PEACHTREE STREET
LINCOLNTON, GA 30817

BLOUNT'S COMPLETE HOME
2907 TOBACCO ROAD #C
HEPHZIBAH, GA 30815

SHEARER CONSTRUCTION
ATTN: ROBBIE SHEARER
P. O. BOX 2570
EVANS, GA 30809

ATTAWAY CONSTRUCTION
ATTN: MELISSA TYLER
4234 WHEELER ROAD
MARTINEZ, GA 30907

SOMMERS CONSTRUCTION COMPANY
632 SOUTH OLD BELAIR ROAD
GROVETOWN, GA 30813

LARRY MCCORD DESIGN BUILD
2016 HIGHLAND AVE
AUGUSTA, GA 30904

AKINS GENERAL CONTRACTORS
PO BOX 941
520 PARK AVENUE
STATESBORO, GA 30458

S. D. CLIFTON CONSTRUCTION
4324 WHEELER ROAD
AUGUSTA, GA 30907

DABBS-WILLIAMS GC
ATTN JAY JAMES
319 S WALNUT STREET
STATESBORO GA 30459

CONTINENTAL CONSTRUCTION
4190 CROSSTOWNE COURT
EVANS, GA 30809

IMPACT ROOFING & CONSTRUCTION
453 COLUMBIA INDUSTRIAL BLVD.
SUITE 5
EVANS, GA 30809

ACC CONSTRUCTION CO
635 NORTHWEST FRONTAGE
AUGUSTA, GA 30907

PEACH CONTRACTING
3127 DAMASCUS ROAD
AUGUSTA, GA 30909

BOWLES CONSTRUCTION, INC.
2112 HIGHLAND AVE.
AUGUSTA, GA 30904

AUGUSTA REMODELING &
CONSTRUCTION
201 VALDES DR.
MARTINEZ, GA 30907

S AND S WIDNER CONTRACTORS
4106 COLBEN BLVD STE 101
EVANS, GA 30809

GREEN & GREEN CONSTRUCTION
2703 PEACH ORCHARD RD
AUGUSTA, GA 30906

MCKNIGHT CONSTRUCTION CO INC
635 NW FRONTAGE ROAD
AUGUSTA, GA 30907

Lagniappe Development Company
1190 W. Shadburn Ave
Buford, GA 30518

Horizon Construction & Associates, Inc.
PO Box 798
Evans, GA 30809

Attaway Construction & Associates, LLC
3800 Park Lane
Martinez, GA 30907

BID ITEM #26-162
BOYKIN ROAD PARK IMPROVEMENTS –
FOR PARKS AND RECREATION
DEPARTMENT
MAILED: TUES., 2/24/2026

BID ITEM #26-162
BOYKIN ROAD PARK IMPROVEMENTS –
FOR PARKS AND RECREATION
DEPARTMENT
DUE: THUR., 4/2/26 @ 3:00 P.M.

PAGE 1 OF 2

Sommers Construction LLC
 313 U N Court
 Grovetown, GA 30813

Kenrick's Construction Company
 910 Georgia Avenue
 North Augusta, SC 29831

J. E. STEWART BUILDERS, INC
 237 CHESTERFIELD STREET
 N. AIKEN, SC 29801

LAVENDER & ASSOC, INC.
 P.O. BOX 1654
 STATESBORO, GA 30459

**HEAVENER AND ASSOCIATES
 CONSTRUCTION**
 P.O. BOX 14129
 AUGUSTA, GA 30919

CONTRACT MANAGEMENT, INC.
 ATTN: JAMES WILLIAMS
 P. O. BOX 3833
 AUGUSTA, GA 30914

B.R. WALDEN CONSTRUCTION
 2320 WALDEN DRIVE
 AUGUSTA, GEORGIA 30904

COOK GENERAL CONTRACTING
 ATTN: JENNIFER GRIER
 3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504

J & B CONSTRUCTION
 ATTN: JEROME JONES
 3550 GORDON HWY
 GROVETOWN, GA 30813

SHEARER CONSTRUCTION
 ATTN: ROBBIE SHEARER
 106 S BELAIR ROAD
 AUGUSTA, GA 30907

SOMMERS CONSTRUCTION
 ATTN: PATRICK SOMMERS
 4889 SOMERSET DRIVE
 EVANS, GA 30809

COPPER CONSTRUCT.
 410 MCINTOSH ST.
 VIDALIA, GA 30474

J MAR BUILDER & SERVICE
 1450 GREENE STREET
 AUGUSTA, GA 30901

TAMEKA WILLIAMS
 AUGUSTA PARKS & RECREATION

FRANK ROST
 AUGUSTA PARKS & RECREATION

YOLANDA JACKSON
 AUGUSTA COMPLIANCE DEPT.

BID ITEM #26-162
BOYKIN ROAD PARK IMPROVEMENTS –
FOR PARKS AND RECREATION
DEPARTMENT
MAILED: TUES., 2/24/2026

BID ITEM #26-162
BOYKIN ROAD PARK IMPROVEMENTS –
FOR PARKS AND RECREATION
DEPARTMENT
DUE: THUR., 4/2/26 @ 3:00 P.M.

PAGE 2 OF 2



Outlook

[EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000179

From bidnotice.donotreply@doas.ga.gov <bidnotice.donotreply@doas.ga.gov>

Date Fri 2/27/2026 11:47 AM

To Marcie Williams <MWilliams2@augustaga.gov>

Dear Marcie Williams,
mwilliams2@augustaga.gov

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

Event Number: PE-72155-NONST-2026-000000179

Event Title: ITB 26-162 BOYKIN ROAD PARK IMPROVEMENTS

Event Type: Non-State Agency

Process Log

2026/02/27 11:36:20 : Log starts for - 42383997 - EVENT_RELEASE_TO_SUPL
2026/02/27 11:36:28 : Email Process Log for the Event#: PE-72155-NONST-2026-000000179
2026/02/27 11:36:28 : Email Batch# 2602271459
2026/02/27 11:36:28 : Notification Type: EVENT_RELEASE_TO_SUPL
2026/02/27 11:46:48 : Total No of Contacts found for sending Email: 1588
2026/02/27 11:46:48 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at: <https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2026-000000179&sourceSystemType=gpr20>

02/27/2026 11:46:48 AM

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

Planholders

Add Supplier

Export To Excel

Supplier (6)

Supplier 

Download Date

Bliss Products & Services, Inc.

03/02/2026

ConstructConnect

02/27/2026

Dodge Data

02/27/2026

Jeff N Hess Construction LLC

03/13/2026

Limitless Concrete & Works Inc.

02/28/2026

Onvia, Inc. - Content Department

02/27/2026

Add Supplier

Supplier Details

Supplier Name	Bliss Products & Services, Inc.
Contact Name	Gregg Bliss
Address	6831 S. Sweetwater Road , Lithia Springs, GA 30122
Email	info@blissproducts.com
Phone Number	800-248-2547
Self Declarations	Small Business

Documents

Filename	Type	Action
ITB 26-162 CONSTRUCTION SERVICES FOR BOYKIN ROAD PARK IMPROVEMENTS	Bid Document / Specifications	View History
26-162_ADD1	Addendum	View History

Augusta Blueprint & Microfilm, Inc

#26-162 Construction Services for Boykin Roads Park Improvement

Set#	Rec'd By	Del	Shipped	Pick-Up	Email	Address	Phone	Fax
1	Contract Management				X	1829 Killingsworth Road Augusta, GA 30904 estimating@contractmgmtinc.com	706-667-9033	706-667-9034
2	Jacobs Land Management				X	733 Scott Nixon Memorial Drive Augusta, GA 30907 rjacobs@jacobslandmanagement.com	706-2673050	
3	Horizon Construction				X	P.O. Box 798 Evans, GA 30809 info@horizonaug.com	706-719-5001	
4	Attaway Construction				X	3800 Park Lane Martinez, GA 30907 jonathan@attawayconstruction.com		
5	JHC Corporation				X	15 Fresh Bru Dr Newnan, GA 30263 Melissa@jhccorporation.com	770-487-3258	770-487-4254
6								

BIG OAK PARK IMPROVEMENTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
1.00	Earthwork				
1.00	Force Account	LS	1	\$ 180,000.00	\$ 180,000.00
1.01	Strip and Stockpile Topsoil	CY	275		
1.02	Erosion Control Measures	LS	1		
1.03	Site Grading	CY	327		
1.04	Fine Grading	SF	35,350		
1.05	Miscellaneous Demolition	LS	1		
1.06	Tree Protection Fencing	LS	1		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
2.00	Site Utilities				
2.01	2' Domestic Water Service, Gate Valve & Backflow Preventer	LS	1		
2.02	4" Sanitary Sewer Lateral	LF	320		
2.03	Electric Service	LS	1		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
3.00	Site Work				
3.01	Asphalt parking lot (21 Stalls)	EA	21		
3.02	Pavement Marking	EA	21		
3.03	Concrete Walks	SF	1,400		
3.04	Stone Dust Walking Trail	SF	7,600		
3.05	Seed Disturbed Areas	SF	16,800		
3.06	Bollard	EA	13		
3.07	Handicap Signage	EA	2		
3.08	Unit Pavers	SF	252		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
4.00	Sport Courts				
4.01	Acrylic Surfaced Asphalt Hard Courts- Pickleball	SF	6,495		
4.02	Acrylic Surfaced Asphalt Hard Courts- Basketball	SF	4,026		
4.03	Outdoor fitness area	LS	1		
4.04	Pickleball Court Fencing	LF	340		

Sub-Total:

BIG OAK PARK IMPROVEMENTS

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
5.00	Buildings				
5.01	New Park Shelter with Restrooms	SF	1,800		
5.02	Airnasium Overhead Structure	SF	13,554		
5.03	Airnasium Foundation Piers & Slab	LS	1		
5.04	Rain Water Leader Dischage and Cleanouts	LF	100		
5.05	LED Pendant Lights	EA	24		
5.06	Circulation Fans	EA	2		

Sub-Total:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
6.00	Site Amenities				
6.01	Landscaping	LS	1		
6.02	Benches	EA	8		
6.03	Trash receptacles	EA	4		
6.04	Concrete Bench Pads (10'x4')	SF	160		
6.05	Team Benches	EA	9		

Sub-Total:

Total Project Cost (Base Bid):

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
ALT	Add Alternate #1				
A.01	Versacourt Tiles for Basketball Court	SF	4,026		

Sub-Total:

Total Project Cost (Alternate Bid):

**26-162 Value Engineering - Phase I
BOYKIN ROAD PARK IMPROVEMENTS CONSTRUCTION BID RESULTS**

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation		JHC Corporation VE Bid	
				UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
1.00	Demolition/Earthwork								
1.01	Force Account	LS	1	#####	\$ 166,000.00	\$ 166,000.00	\$ 166,000.00	\$ 70,000.00	\$ 70,000.00
1.02	Early Completion Incentive Allowance	LS	1	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00	\$ 61,000.00	\$ -	\$ -
1.03	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 797,000.00	\$ 797,000.00	#####	\$ 753,505.00
1.04	Erosion and Sediment Control	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
1.05	Earthwork	SF	102000	\$ 1.00	\$ 102,000.00	\$ 0.90	\$ 91,800.00	\$ 0.90	\$ 91,800.00
1.06	Construction Surveying	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
1.07	Remove and Dispose of Existing Asphalt	SF	11,500	\$ 2.00	\$ 23,000.00	\$ 2.50	\$ 28,750.00	\$ 2.50	\$ 28,750.00
1.08	Remove and Dispose of Existing Gravel	SF	11000	\$ 2.00	\$ 22,000.00	\$ 2.50	\$ 27,500.00	\$ 2.50	\$ 27,500.00
1.09	Remove and Dispose of Existing Chain Link Fence	LF	1100	\$ 7.50	\$ 8,250.00	\$ 10.00	\$ 11,000.00	\$ 10.00	\$ 11,000.00
1.10	Remove and Dispose of Existing Concrete Curb	LF	163	\$ 3.00	\$ 489.00	\$ 25.00	\$ 4,075.00	\$ 25.00	\$ 4,075.00
1.11	Remove and Dispose of Existing Basketball Goals	EA	3	\$ 300.00	\$ 900.00	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00
1.12	Remove and Dispose of Existing Storm Structure	EA	3	\$ 1,000.00	\$ 3,000.00	\$ 6,000.00	\$ 18,000.00	\$ 6,000.00	\$ 18,000.00
1.13	Remove and Dispose of Existing Storm Pipe	LF	280	\$ 10.00	\$ 2,800.00	\$ 55.00	\$ 15,400.00	\$ 55.00	\$ 15,400.00
				\$ 469,439.00		*Clarify Scope	#####	#####	

Reduced to 3% of bid per recommendation of CHA

Reduction in mobilization assumes removal of LD's from contract

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
2.00	Site Work								
2.01	Aggregate Base Course	TN	417	\$ 55.00	\$ 22,935.00	\$ 85.00	\$ 35,445.00	\$ 85.00	\$ 35,445.00
2.02	Asphalt Intermediate Course	TN	178	\$ 150.00	\$ 26,700.00	\$ 300.00	\$ 53,400.00	\$ 300.00	\$ 53,400.00
2.03	Asphalt Surface Course	TN	178	\$ 165.00	\$ 29,370.00	\$ 300.00	\$ 53,400.00	\$ 300.00	\$ 53,400.00
2.04	Aggregate Base Course	TN	313	\$ 55.00	\$ 17,215.00	\$ 85.00	\$ 26,605.00	\$ 85.00	\$ 26,605.00
2.05	Asphalt Surface Course	TN	111	\$ 165.00	\$ 18,315.00	\$ 300.00	\$ 33,300.00	\$ 300.00	NIB
2.06	Driveway Entrance	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
2.07	Concrete Sidewalk	SY	1100	\$ 65.00	\$ 71,500.00	\$ 70.00	\$ 77,000.00	\$ 70.00	\$ 66,430.00
2.08	Concrete Curb	LF	937	\$ 25.00	\$ 23,425.00	\$ 30.00	\$ 28,110.00	\$ 30.00	\$ 28,110.00

Removed from scope

Reduced to 949 per Designer VE Suggestions

**26-162 Value Engineering - Phase I
BOYKIN ROAD PARK IMPROVEMENTS CONSTRUCTION BID RESULTS**

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation		JHC Corporation VE Bid		VE Notes
				UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	
2.09	Turn Down at Park Shelters	LF	208	\$ 45.00	\$ 9,360.00	\$ 25.00	\$ 5,200.00	\$ 25.00	\$ 5,200.00	
2.10	Concrete Steps	EA	2	\$ 20,000.00	\$ 40,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,000.00	\$ 4,000.00	Reduced to one step per Designer VE Suggestions
2.11	Turn Down Edge	LF	123	\$ 30.00	\$ 3,690.00	\$ 30.00	\$ 3,690.00	\$ 30.00	\$ 3,690.00	
2.12	Safety Railing	LF	123	\$ 185.00	\$ 22,755.00	\$ 85.00	\$ 10,455.00	\$ 85.00	\$ 10,455.00	
2.13	Playground Concrete Border	LF	252	\$ 30.00	\$ 7,560.00	\$ 25.00	\$ 6,300.00	\$ 25.00	\$ 6,300.00	
2.14	Valley Gutter	LF	129	\$ 25.00	\$ 3,225.00	\$ 25.00	\$ 3,225.00	\$ 25.00	\$ 3,225.00	
2.15	Decomposed Granite Trail	TN	58	\$ 300.00	\$ 17,400.00	\$ 270.00	\$ 15,660.00	\$ 270.00	\$ 12,150.00	Reduced to 45 tons per Designer VE Suggestions
2.16	Aggregate Base Course	TN	118	\$ 55.00	\$ 6,490.00	\$ 110.00	\$ 12,980.00	\$ 110.00	\$ 10,230.00	Reduced to 93 tons per Designer VE Suggestions
2.17	Curb Ramps	EA	4	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	
2.18	Detectable Warning Plates	SF	281	\$ 20.00	\$ 5,620.00	\$ 40.00	\$ 11,240.00	\$ 40.00	\$ 11,240.00	
2.19	Solar Bollards	EA	38	\$ 1,000.00	\$ 38,000.00	\$ 1,000.00	\$ 38,000.00	\$ 1,000.00	\$ 15,500.00	Reduced to 8 Solar and 20 Uline regular bollards
2.20	Pavement Markings	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
2.21	Signage	EA	5	\$ 500.00	\$ 2,500.00	\$ 750.00	\$ 3,750.00	\$ 750.00	\$ 3,750.00	
2.22	Monument Sign	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	NIB	Removed from scope
2.23	Seed Disturbed Areas	SF	31600	\$ 0.10	\$ 3,160.00	\$ 0.20	\$ 6,320.00	\$ 0.20	\$ 6,320.00	
				\$ 391,220.00		\$ 463,330.00		\$ 385,450.00		

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
3.00	Site Utilities								
3.01	12" RCP Storm Pipe	LF	134	\$ 100.00	\$ 13,400.00	\$ 85.00	\$ 11,390.00	\$ 85.00	\$ 11,390.00
3.02	12" HDPE Storm Pipe	LF	414	\$ 55.00	\$ 22,770.00	\$ 35.00	\$ 14,490.00	\$ 35.00	\$ 14,490.00
3.03	18" RCP Storm Pipe	LF	73	\$ 130.00	\$ 9,490.00	\$ 86.00	\$ 6,278.00	\$ 86.00	\$ 6,278.00
3.04	24" RCP Storm Pipe	LF	16	\$ 165.00	\$ 2,640.00	\$ 100.00	\$ 1,600.00	\$ 100.00	\$ 1,600.00
3.05	24" HDPE Storm Pipe	LF	315	\$ 115.00	\$ 36,225.00	\$ 50.00	\$ 15,750.00	\$ 50.00	\$ 15,750.00
3.06	Underdrainage	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
3.07	Storm Structures	EA	8	\$ 3,000.00	\$ 24,000.00	\$ 6,000.00	\$ 48,000.00	\$ 6,000.00	\$ 48,000.00
3.08	Area Drains	EA	6	\$ 1,500.00	\$ 9,000.00	\$ 2,750.00	\$ 16,500.00	\$ 2,750.00	\$ 16,500.00

**26-162 Value Engineering - Phase I
BOYKIN ROAD PARK IMPROVEMENTS CONSTRUCTION BID RESULTS**

Item 7.

VE Notes

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation		JHC Corporation VE Bid	
				UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
3.09	Storm Water Control Measures	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3.10	2" Domestic Water Service and Appurtenances	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00
3.11	6" Sanitary Sewer Lateral	LF	184	\$ 120.00	\$ 22,080.00	\$ 83.00	\$ 15,272.00	\$ 83.00	\$ 15,272.00
3.12	5" Schedule 80 Conduit	LF	221	\$ 35.00	\$ 7,735.00	\$ 45.00	\$ 9,945.00	\$ 45.00	\$ 9,945.00
3.13	Electric Service	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
				\$ 212,340.00		\$ 236,725.00		\$ 236,725.00	

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
4.00	Buildings and Playgrounds								
4.01	Park Shelter with Restrooms	EA	1	#####	\$ 160,000.00	\$ 600,000.00	\$ 600,000.00	\$528,000.00	\$ 528,000.00
4.02	Park Shelter	EA	2	\$ 30,000.00	\$ 60,000.00	\$ 70,000.00	\$ 140,000.00	\$ 42,000.00	\$ 84,000.00
4.03	Play Stuctures	EA	1	#####	\$ 150,000.00	\$ 175,000.00	\$ 175,000.00	\$ 37,500.00	\$ 37,500.00
4.04	Swings	LS	1	\$ 9,000.00	\$ 9,000.00	\$ 30,000.00	\$ 30,000.00	\$ 12,500.00	\$ 12,500.00
4.05	Freestanding Play Components	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 30,000.00	\$ 30,000.00	\$ 18,000.00	\$ 18,000.00
4.06	Stabilizing Rubber Wear Mats	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	NIB
4.07	Engineered Wood Fiber Surfacing	SY	400	\$ 30.00	\$ 12,000.00	\$ 70.00	\$ 28,000.00	\$ 70.00	\$ 28,000.00
				\$ 410,000.00		#####		\$ 708,000.00	

Building and pavilion to be wood framed w/ metal roofing. T&G under roofing. Hardi Siding with stone venner 30" high around building columns. Concrete sidewalk and turndown to be billed under line items.

Amish whole sale gazebos + concrete footers
Includes Pine Craft Pirate Ship Set and Itty Bitty Pirate Ship set

Single post swing with two bays from playground equipment
Compan Water Seesaw+ 2 splash tables

Removed from scope

*clarify scope

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
5.00	Site Amenities and Landscaping								
5.01	Benches	EA	8	\$ 1,200.00	\$ 9,600.00	\$ 5,000.00	\$ 40,000.00	\$ 1,476.00	\$ 2,952.00
5.02	Trash Receptacles	EA	4	\$ 1,500.00	\$ 6,000.00	\$ 4,000.00	\$ 16,000.00	\$ 1,250.00	\$ 5,000.00
5.03	Grills	EA	4	\$ 500.00	\$ 2,000.00	\$ 1,500.00	\$ 6,000.00	\$ 1,500.00	\$ 6,000.00
5.04	Bike Rack	EA	1	\$ 300.00	\$ 300.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00

Reduced to 2 benches per Designer VE Suggestions
ULINE Model # H-2889BR

**26-162 Value Engineering - Phase I
BOYKIN ROAD PARK IMPROVEMENTS CONSTRUCTION BID RESULTS**

Item 7.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer Estimate		JHC Corporation		JHC Corporation VE Bid	
				UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
5.05	Bike Locker	EA	1	\$ 3,000.00	\$ 3,000.00	\$ 12,000.00	\$ 12,000.00	\$ 6,200.00	\$ 6,200.00
5.06	Landscape Mulch	CF	2000	\$ 5.00	\$ 10,000.00	\$ 0.50	\$ 1,000.00	\$ 0.50	\$ 1,000.00
5.07	Landscape Plantings and Native Seed	LS	1	#####	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 20,000.00	\$ 20,000.00
				\$ 130,900.00		\$ 176,000.00		\$ 42,152.00	

VE Notes

2 Bike capacity includes padlock

Reduce landscaping by 80% per Designer
VE Suggestions

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
6.00	Miscellaneous Construction								
6.01	Fitness Equipment	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	NIB
6.02	Fitness Area	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	NIB
6.03	Bench	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	NIB
6.04	Planters	EA	4	\$ 300.00	\$ 1,200.00	\$ 1,200.00	\$ 4,800.00	\$ 1,200.00	NIB
				\$ 15,400.00		\$ 79,800.00			
Total Project Cost (Base)				\$ 1,629,299.00		#####		#####	
				Engineer Estimate		Original Bid		VE Bid Total	



Public Services Committee Meeting

July 14, 2026

Additional Funding Request

Department:	N/A
Presenter:	N/A
Caption:	Planning and Development Department is requesting approval for additional funding to the zoning ordinance update to include but not limited to two (2) additional public engagement meetings/workshops for input from all Commissioners, stakeholders, and the public, and the production of an Official Zoning Map and Future Land Use Map. This request also is to extend the period of performance to November - December 2026 with an addition not-to-exceed the amount of \$68,368 for the adoption of the new Zoning Ordinance through White & Smith, LLC. RFQ Item #24-142. A scope of work and roadmap is attached for your review and consideration.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Augusta Budget Worksheet - Contract Amendment Proposal

Last Modified: June 4, 2026

Task	hourly rate	White & Smith						BENCHMARK		MHCB COLAB						Subtotals	
		Project Manager		Senior Planner		Supporting Staff		Principal		Principal		Director		Planner			
		M. White		J. Wallace		S. Scoopmire / C. Cameron		Vagn		Melissa Hege		Matt Hege		Jesica Perkel			
		\$210		\$145		\$100		\$150		\$250		\$205		\$80			
		Hours	Fees	Hours	Fees	Hours	Fees	Hours	Fees	Hours	Fees	Hours	Fees	Hours	Fees	Hours	Fees
1 Mapping																	
1.1 Future Land Use Map		0	\$0	2	\$290	0	\$0	24	\$3,600	0	\$0	0	\$0	0	\$0	26	\$3,890
1.2 Official Zoning Map Update		0	\$0	2	\$290	0	\$0	40	\$6,000	0	\$0	0	\$0	0	\$0	42	\$6,290
1.3 Land Use Analysis Maps		0	\$0	2	\$290	0	\$0	16	\$2,400	0	\$0	0	\$0	0	\$0	18	\$2,690
Subtotal		0	\$0	6	\$870	0	\$0	80	\$12,000	0	\$0	0	\$0	0	\$0	86	\$12,870
2 Community Engagement																	
2.1 Community Engagement Survey		0	\$0	2	\$290	0	\$0	0	\$0	16	\$4,000	6	\$1,230	10	\$800	34	\$6,320
2.2 Public Workshops		4	\$840	16	\$2,320	24	\$2,400	0	\$0	46.5	\$11,625	40.5	\$8,303	30	\$2,400	161	\$27,888
(In-Person, 2-days, Series of meetings; format TBD)																	
Subtotal		4	\$840	18	\$2,610	24	\$2,400	0	\$0	63	\$15,625	47	\$9,533	40	\$3,200	195	\$34,208
3 Zoning Ordinance Revisions																	
3.1 Drafting - Zoning District & Uses		4	\$840	16	\$2,320	16	\$1,600	0	\$0	0	\$0	0	\$0	0	\$0	36	\$4,760
3.2 Drafting - Development Standards		4	\$840	16	\$2,320	16	\$1,600	0	\$0	0	\$0	0	\$0	0	\$0	36	\$4,760
3.3 Drafting - Administration & Procedures		4	\$840	16	\$2,320	16	\$1,600	0	\$0	0	\$0	0	\$0	0	\$0	36	\$4,760
Subtotal		12	\$2,520	48	\$6,960	48	\$4,800	0	\$0	0	\$0	0	\$0	0	\$0	108	\$14,280
4 Adoption Support																	
4.1 Planning Commission & Augusta Commission Work Session		12	\$2,520	24	\$3,480	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	36	\$6,000
Subtotal		12	\$2,520	24	\$3,480	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	36	\$6,000
5 Project Management / Expenses																	
5.1 Management & Coordination (1.5% of Project Cost)			\$88		\$209		\$108		\$180		\$234		\$143		\$48		\$1,010
Subtotal		0	\$88	0	\$209	0	\$108	0	\$180	0	\$234	0	\$143	0	\$48	0	\$1,010
Total Costs		28	\$5,968	96	\$14,129	72	\$7,308	80	\$12,180	63	\$15,859	47	\$9,675	40	\$3,248	425	\$68,368
% of total hours		6.59%	8.73%	22.59%	20.67%	16.94%	10.69%	18.82%	17.82%	14.71%	23.20%	10.94%	14.15%	9.41%	4.75%	100%	100%

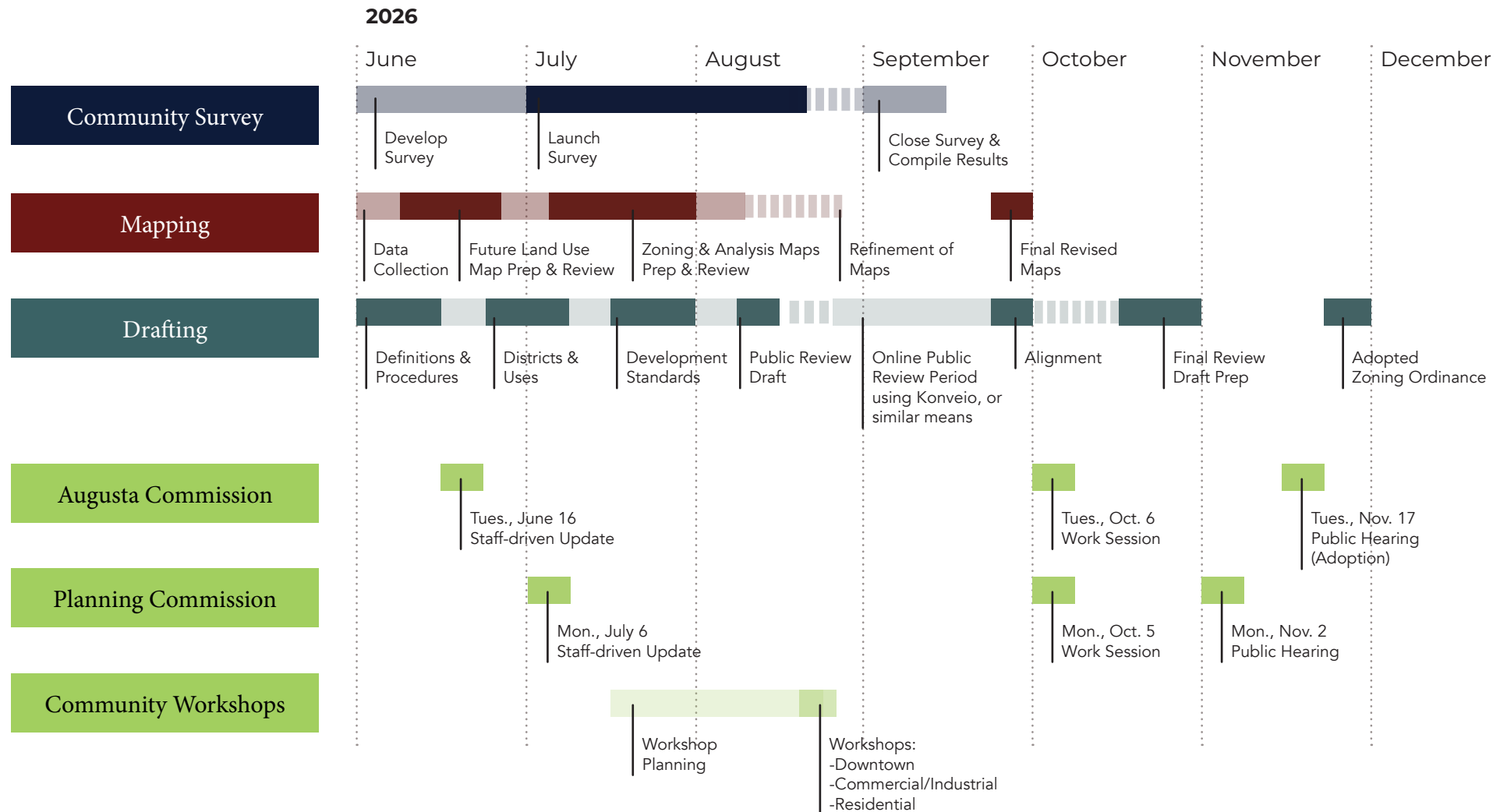
Augusta Zoning Ordinance Rewrite

Adoption Roadmap



Augusta Zoning Ordinance Rewrite

Adoption Roadmap





DEVELOPMENT REVIEW TRENDS REPORT

The purpose of this report is to evaluate whether the draft Zoning Ordinance responds to the recurring issues, development trends, and regulatory challenges most frequently encountered during Augusta's development review process.

To prepare this diagnostic, the project team reviewed meeting minutes, agendas, and staff report from the Augusta Commission, Planning Commission, Board of Zoning Appeals, and Historic Preservation Commission between 2021 and 2025. Recurring themes were identified based on the frequency of appearance, amount of board and commission discussion, number of requests associated with the issue, and the potential for zoning regulations to address or reduce future conflicts.

The following pages summarize the most common issues raised during development review and identify corresponding provisions in the draft Zoning Ordinance intended to address, mitigate, or reduce the frequency of these concerns. While not all issues can be resolved through zoning regulations alone, this diagnostic serves as a tool to evaluate how the draft ordinance supports more predictable, consistent, and effective land use decision-making.

Prepared By:

Augusta Commission Trends (2023-2025)

Theme	Recurring Issues	Zoning Ordinance Strategies
Housing Diversity and Residential Development	Balancing housing choice, affordability, and neighborhood expectations	- The Zoning Ordinance expands the types of housing options to include missing middle housing types, and includes new definitions for duplex, triplex, quadplex, cottage court, townhouse, tiny house, and low-rise residential buildings. - New Middle Neighborhood District and Neighborhood Residential District are introduced to facilitate rezoning process to include broader range of housing types. - New Residential Infill incentives encourage redevelopment in established neighborhoods. - New Building Design standards encourage context-sensitive design for residential buildings.
Neighborhood Compatibility and Character	Managing transitions between new development and established neighborhoods	- Enhanced buffer standards strengthen screening between incompatible uses and intensities. - New transition standards require a transition plan for nonresidential and mixed-use developments within 200 feet of a residential district or use.
Development Review Process and Regulatory Transparency	Improving predictability, clarity, and efficiency of development approvals	- All procedures are consolidated into a single Article in the Zoning Ordinance. - Approval procedures and decisions criteria are outlined with a flow chart that depicts the approval pathways.
Commercial and Industrial Expansion	Accommodating economic growth while minimizing land use conflicts	- New transition standards and enhanced buffer standards offer to add protection between incompatible uses and intensities. - New Adaptive Reuse section incentives reuse of existing buildings by relaxing zoning requirements. - New Transit-Oriented Development Overlay implements transportation priorities identified in Envision Augusta to support walkability and multimodal transportation options, increase housing along public transit corridors, and relax zoning requirements in exchange for public transit provisions.
Historic Preservation and Cultural Resources	Balancing preservation objectives with property owner flexibility	- New cross-references are added to the Zoning Ordinance to clarify preservation review procedures. - Administrative Adjustments up to 20% could help development review approvals. - New Adaptive Reuse section incentives reuse of existing buildings by relaxing zoning requirements.
Emerging Land Uses and Land Uses in Need of Modernization	Managing location, intensity, and operational impacts of emerging and potentially impactful land uses.	- New standards have been added for data centers. - New standards have been added for short-term rentals. - Lodging uses have been streamlined and updated for modern terminology. - New Corner Store use added that prohibits: alcohol and tobacco sales; drive-through facilities; gas stations; tattoo establishments. 1,000 to 1,200-foot separation requirement established for certain uses that mitigates proliferation of uses having detrimental impacts to surrounding neighborhoods. - Updated use regulations to conform to state requirements.

Augusta Commission Trends (continued)

Theme	Recurring Issues	Zoning Ordinance Strategies
Infrastructure Capacity and Growth Management	Coordinating development with public infrastructure capacity	- New Administrative Adjustment provision allows a 12% adjustment in minimum lot size reduction for underground utilities. - Utilities are allowed to occur in required open space (with proper approvals). - Townhouse Developments may be developed using 3 available options: 1] comply with minimum front yard setback; 2] Increased front yard setback where utility easement occurs; or 3] reduced front yard setback where rear-loaded parking is provided
Blight, Property Maintenance, and Redevelopment	Encouraging reinvestment while addressing nuisance properties	- New Adaptive Reuse section incentives reuse of existing buildings by relaxing zoning requirements. - New Residential Infill incentives encourage redevelopment in established neighborhoods. - Nonconformity section has been updated to include provisions addressing lots, buildings, uses, sites, and signs. - The Zoning Ordinance could include stronger enforcement provisions to address deferred maintenance and unsafe conditions.

Planning Commission Trends (2021-2023)

Theme	Recurring Issues	Zoning Ordinance Strategies
Housing Variety, Density, and Compatibility	- Concerns regarding compatibility of townhouses and multifamily housing adjacent to single-family neighborhoods - Debates over appropriate density, lot sizes, and housing intensity - Questions about transitions between attached and detached housing types - Requests for greater housing diversity while maintaining neighborhood character	- New Building Design and Transition/Buffer sections include provisions that address townhouse and multifamily residential buildings. - New residential zoning districts (namely, Middle Neighborhood and Neighborhood Residential) allow for greater density, variation in lot size, and compact configurations. Building Design section applies to missing middle housing types. - Enhanced Buffer Yard section includes new buffer yard types required between land uses.
Transportation, Access, and Connectivity	- Concerns about traffic impacts generated by new development - Need for traffic studies and roadway improvements as part of project approvals - Incomplete sidewalk and street network connectivity	These concerns are predominantly addressed through the Subdivision Ordinance; however, the Traffic Impact Analysis Section includes requirements regarding traffic analysis for certain development applications.
Buffers, Screening, and Transitions	- Requests for greater separation between differing land uses and development intensities - Concerns about privacy, lighting, noise, and visual impacts - Preservation of existing trees as neighborhood transitions	- New Transitions section requires a transition plan as part of site plan review to demonstrate how new development relates to adjacent residential areas through enhanced screening, buffering, building scale, design measures, and performance standards. - Enhanced Buffer Yard section includes new buffer yard types required between land uses.
Open Space & Amenities	- Community expectation that new development provide meaningful amenities and gather spaces - Desire for parks, trails, dog parks, pools, and recreation facilities - Perception that projects with amenities provide greater community benefit	New Open Space section establishes minimum requirements for open space for major subdivisions, multifamily uses, mixed-use developments that include residential use, and Planned Development Districts. The amount of required open space is scaled to the intensity of each zoning district, and the standards include open space types that distinguish between natural open space versus amenity areas.
Parking & Site Design	- Concerns with parking shortages and spillover parking - Difficulty accommodating guest parking in townhouse developments - Conflicts between parking requirements and desired development form	- New Residential Guest Parking Requirements have been added for all residential uses. - New Alternative Parking Plan, Remote Parking, Shared Parking. - For Townhouse Developments, applicants now have options to develop either with rear-loaded parking from the alley/private drive or front-loaded parking.
Commercial Corridor Redevelopment	- Uncertainty regarding where commercial expansion should occur, particularly along Washington Rd.; Milledgeville Rd.; Claussen Rd.; Windsor Spring Rd. - Concerns about commercial encroachment into residential areas - Questions regarding redevelopment intensity along major corridors - Need for predictable transitions between commercial and residential uses	- New Future Land Use Map and Official Zoning Map will serve as a tool for rezoning decision-making. - New Transitions section requires a transition plan as part of site plan review to demonstrate how new development relates to adjacent residential areas through enhanced screening, buffering, building scale, design measures, and performance standards. - Enhanced Buffer Yard section includes new buffer yard types required between land uses.

Planning Commission Trends (continued)

Theme	Recurring Issues	Zoning Ordinance Strategies
Building Appearance	- Requests for higher-quality building materials and architectural design - Concerns regarding facade articulation and visual character - Desire for development that complements surrounding neighborhoods - Evaluation of project appearance often occurs through rezoning conditions rather than ordinance standards	Proposed Building Design section adds clear and consistent expectations for higher intensity residential developments including duplex, triplex, quadplex, townhouse, low-rise, mid-rise, and high-rise residential buildings including materials, variation in wall plane, and orientation of buildings.
Neighborhood Engagement & Public Participation	- Concerns that neighborhoods are not engaged early enough in the process - Requests for additional outreach and community meetings - Petitions and organized neighborhood opposition - Frequent continuances to allow additional stakeholder engagement	- Proposed Neighborhood & Community Organization Registry allows voluntary registry of neighborhood associations and community organizations to facilitate communication and notification regarding zoning applications. - Proposed Citizen Participation Plan (CCP) encourages early communication between applicants and surrounding neighborhoods prior to the submission of certain development applications (PDs; SUPs; and applications determined by Director to have potential community impacts)
Administrative Review and Coordination	- Utility, easement, and infrastructure coordination challenges - Amendments to previously approved PUDs and zoning conditions - Requests for clarification of development commitments - Interpretation of site plans and development assumptions during rezoning review	- Revised Minimum Lot Reduction for Underground Utilities (previously 2%, now 10%) to be coordinated and approved by utility company and Planning Director - New Minor Modification of Final Site or Development Plan added - New criteria added to Planned Development to aid rezoning review

Board of Zoning Appeals Trends (2021-2023)

Theme	Recurring Issues	Zoning Ordinance Strategies
Accessory Structure Dimensional Requirements	- Accessory building size limits do not reflect lot size or property context - Difficulty meeting setback requirements for detached garages, workshops, and outbuildings - Restrictions on utility connections and placement of accessory structures	The Accessory Buildings and Structures section has been updated to include: - Allowing accessory buildings/structures to occur By Right versus a Conditional Use. - New minimum setback requirements for accessory structures that align with the Building Code. - New criteria and considerations for administrative adjustments for setback adjustments for accessory structures
Irregular Lot Configurations	- Irregular shaped lots make it difficult to adhere to setback requirements - Double- and triple-frontage lots are subject to multiple front-yard setbacks	- New provision addresses non-uniform front yard setbacks - Clearer guidance for setback standards on irregularly shaped lots - Administrative adjustments for narrow, shallow, or irregular lots - Acknowledge reduced Secondary Frontage yards for double- and triple-frontage lots
Corner Lot Requirements	- Secondary street frontages function like side yards but are regulated as front yards - Corner lot setback requirements reduce flexibility for additions, garages, and accessory structures	The draft currently states “corner lots having two street frontages shall have two front yards.” It is recommended that corner lots designate a Primary and Secondary Street Frontage based on the street address. Secondary Street Frontage yard may be reduced up to 50% of the Primary Street Frontage.
Historic Property Relief	- Historic buildings were constructed prior to modern zoning standards - Existing structures occupy nonconforming locations on the lot - Preservation goals limit the ability to relocate or reconfigure buildings - Modest additions frequently require relief due to existing nonconformities - Legacy lot patterns, such as narrow urban lots, predate the current zoning standards and make it difficult to adhere to modern setback requirements	A new Neighborhood Residential (NR) District has been added to the Zoning Ordinance to serve Augusta’s in-town neighborhoods initially developed during the late 19th and early 20th centuries. Additionally, new Residential Infill section applies to historic neighborhoods which provide relief. However, the draft dimensional requirements are still in conflict with existing conditions and require further review for added flexibility. Some options include: - Remove zoning restrictions for these areas since they pre-date zoning and have historic commission review; - Increase flexibility with alternative setback measures for NR District to reflect existing conditions (e.g., context-based versus strict dimensional requirements). - Increase administrative adjustments for historic properties up to 20%. - Add “preservation of a designated historic resource” as a unique site condition criteria when evaluating requests for dimensional relief. - Enhance nonconformity provisions to directly address buildings and structures in historic neighborhoods (e.g., allow increases of nonconforming structures in historic neighborhoods) - Acknowledge historic lot-of-record; small/narrow lots as existing conditions that are permitted to redevelop.
Nonconforming Structures, Lots, and Uses	- Existing nonconforming structures are difficult to expand, modernize, or improve - Property owners seek reinvestment opportunities without increasing nonconformities - Redevelopment of legacy commercial and residential sites often requires dimensional relief	Nonconformity section has been revised to include: - Exemption for lots preceding the Zoning Ordinance - Relief in the form of proportionate setbacks for nonconforming lots, up to 20% deviation - Continuance of nonconforming lot size provision that allow a principal structure, accessory structure, or building addition - Expansions of a nonconforming building/structure up to 20% of the existing building footprint

Board of Zoning Appeals Trends (continued)

Theme	Recurring Issues	Zoning Ordinance Strategies
Home Occupations	- Home occupation standards do not align with contemporary business practices - Questions regarding customer visits, deliveries, and accessory structure use - Balancing neighborhood compatibility with small business flexibility	Home-based Occupations section has been revised to include: - Type 1 (HBOs of little to no impact permitted with a Zoning Compliance Permit) and Type II (HBOs of greater impact requiring a Special Exception Permit). - Clear limits on number of employees, maximum size, outward appearance, and parking/traffic.
Sign Regulations	- Visibility constraints on commercial properties - Existing sign standards do not reflect redevelopment conditions or site geometry - Requests for relief from sign area, height, and placement requirements	The Sign regulations have been significantly revised. Major changes include: - Standards are broken up into residential districts and mixed-use/commercial districts to allow signs of appropriate scale and features that relate to context. - New sign area, height, and placement standards have been adjusted based on context/district.
Fence and Wall Standards	- Privacy and security needs conflict with fence height and location standards - Visibility and sight-distance concerns - Request for fencing associated with residential, multifamily, and commercial properties	This was not identified as a priority early on the process. However, some ways in which the Zoning Ordinance can address these issues include: - Context-sensitive fence height standards by yard type, zoning district, use type, and/or adjacent land use. - Establish separate standards for Primary/Secondary street frontages on corner lots. - Expand administrative review and approval of minor deviations (up to 10%).

Historic Preservation Commission Trends (2021-2023)

Many historic preservation issues are governed by the Historic Preservation Ordinance and Historic Preservation Overlay Design Standards; however, the Zoning Ordinance can improve flexibility and reduce conflicts through coordinated dimensional, parking, and nonconformity standards.

Theme	Recurring Issues	Zoning Ordinance Strategies
Additions, Accessory Structures, and Expansion of Historic Properties	Dimensional standards (setbacks and lot coverage) constrain compatible reinvestment in historic properties	- The draft Zoning Ordinance establishes a new zoning district for historic neighborhoods called the Neighborhood Residential District. - A new Residential Infill section relaxes lot dimension and setback requirements and exempts historic properties from density and lot coverage requirements. - Nonconformities section includes a provision that allows expansion of nonconforming building or structure up to 20% of the existing footprint area. - The Zoning Ordinance could allow Administrative Adjustment up to 20% for historic properties to assist with reinvestment of historic properties.
Parking, Driveways, and Site Access on Historic Properties	Modern parking requirements conflict with historic development patterns	- Residential Infill section reduces parking requirements in historic areas by one parking space. - However, the Zoning Ordinance could waive parking requirements for historic structures and adaptive reuse projects.
Demolition by Neglect	Property maintenance and enforcement challenges threaten historic resources	This was not identified as a priority earlier on in the process; however, the Zoning Ordinance could include provisions in the Enforcement section that addresses maintenance standards for historic structure, with timelines for corrective action.



Public Services Committee Meeting

July 14, 2026

Discuss and Consider Amending the Comprehensive Zoning Ordinance

Department:	N/A
Presenter:	N/A
Caption:	Commission to discuss and consider amending the Comprehensive Zoning Ordinance of Augusta, Georgia to establish land use regulation criteria pertaining to data centers. Planning and Development is requesting approval of the regulations.
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

INDUSTRIAL DISTRICT CLASSIFICATION

SECTION 24-A

DATA CENTER AND HIGH-DENSITY COMPUTING FACILITIES ZONE

Section 24-A1. Purpose and Intent

This ordinance is adopted in accordance with and in furtherance of the Comprehensive Zoning Ordinance of Augusta Georgia and the Augusta Georgia Comprehensive Plan (Envision Augusta) in order to regulate the siting and land use impacts of Data Centers (DCs) or High-Density Computing Facilities (HDCFs) that promotes compatibility with surrounding land uses, protect public infrastructure, preserve agricultural land and natural resources, and reduce the risk of adverse impacts associated with the siting, construction, and operation of such facilities. Because DCs or HDCFs may involve substantial electrical demand, continuous equipment operation, cooling systems, and large-scale site improvements, these regulations are intended to ensure that such uses are considered only in appropriate locations and under standards addressing location, setbacks, site design, infrastructure coordination, resource protection, and site restoration. These regulations are further intended to support orderly development patterns and discourage scattered or incompatible industrial development.

Section 24-A2. Definitions

For purposes of this Section 24-A, the following terms shall be defined as follows. To the extent there is a conflict between these definitions and the General Definitions of Section 2, these definitions shall control.

Abatement. Any corrective action taken to reduce, mitigate, or eliminate an identified violation of this ordinance, including but not limited to operational adjustments, physical modifications, removal of violating materials or equipment, site restoration, or other corrective action authorized by law.

Accessory Use. A use or structure incidental and subordinate to the principal facility on the same parcel and serving a function customarily associated with the principal use.

Adjacent or Nonparticipating Parcel. A parcel that is not owned, leased, controlled, or otherwise subject to a written agreement with the Data Center or High-Density Computing Facility applicant, owner, or operator for purposes of siting, construction, operation, setback, access, or related project approval.

Augusta. Augusta, Georgia or the Augusta-Richmond County Board of Commissioners, as the context requires.

Closed-Loop Cooling System. A cooling system that recirculates coolant within a sealed system and does not rely on continuous withdrawal or discharge of groundwater or surface water during normal operation.

Data Center: A facility primarily used for centralized storage, processing, transmission, or management of digital data. This includes, but is not limited to, hyperscale, enterprise, colocation, edge, high-performance computing (HPC), and blockchain operations. Data Centers typically house computer servers, networking equipment, and related infrastructure necessary for continuous digital operations, and generally require significant electrical capacity, broadband connectivity, and cooling systems.

Expansion or Modification. Any structural, mechanical, or electrical addition or alteration that increases total electrical service load, physical footprint, or operating noise beyond that authorized under the most recent zoning permit or Augusta Planning Commission approval.

High-Density Computing Facility (HDCF). A facility or group of structures housing servers, computer clusters, processors, or similar computing equipment that is designed, proposed, or operated at a total electrical service load of six hundred (600) amps or greater and/or an energy-use intensity of two hundred fifty (250) kWh per square foot per year or greater, as identified in application materials, utility-service documentation, or other information acceptable to the Planning and Development Director or their Designee, . Examples include cryptocurrency mining, artificial-intelligence training, data-processing, cloud-computing, or similar computational operations. Thresholds are based on regional utility data showing step-change impacts to local grid reliability above this service level. The term includes facilities commonly referred to as data centers, cryptocurrency mining operations, or similar computing-intensive uses, whether primary or accessory in nature.

Hydro-Cooling System. A closed-loop or water-based heat-exchange system used for temperature control of computing equipment.

Mapped Sensitive Area. A sensitive environmental, cultural, hydrologic, scenic, or geologic resource identified in Augusta, state, or federal mapping, records, or adopted plans, including but not limited to wetlands, floodplains, sinkholes, karst features, protected water resources, conservation areas, mapped burial mound or archaeological sensitivity areas, bluffs, scenic byway viewsheds, or other mapped natural-resource areas.

Noise Level (dBA). Sound-pressure level measured with an A-weighted filter and slow-response time constant in accordance with ANSI S12.9 (Parts 1 & 3) and IEC 61672-1 (Type 1 sound-level meter) standards.

Occupied Structure. Any building or structure designed for or regularly used by humans for employment, assembly, education, worship, or shelter, whether permanent or seasonal.

Operator. The individual, company, partnership, corporation, or other legal entity that owns, leases, or controls the operation, maintenance, and regulatory compliance of a DC or HDCF.

Owner. The person, partnership, corporation, trust, or other legal entity holding title to the real property on which a DC or HDCF is located, as recorded with the Clerk of the Superior Court of Richmond County.

Surface Water. Any water body located on the surface of the land, including rivers, streams, creeks, ponds, lakes, drainageways, wetlands and other waters regulated by the Georgia Department of Natural Resources (GDNR).

Utility Provider. The electric utility (including an investor-owned public utility, municipal utility, or electric cooperative) that is lawfully authorized to provide retail electric service to the subject property, or its designated agent, and that will supply primary electrical power to the DC or HDCF.

Utility Service Coordination Letter. Written documentation from the applicable Utility Provider, or other documentation acceptable to the Planning and Development Director or their Designee, confirming that the applicant has contacted the Utility Provider regarding the proposed DC or HDCF's anticipated electrical service needs and identifying any known service extensions, upgrades, easements, substations, transmission or distribution improvements, or related utility infrastructure improvements necessary to serve the proposed use. The letter is for land-use and site feasibility review only and shall not be construed as an Augusta regulation of utility capacity, rates, service territory, interconnection requirements, or system operations.

Section 24-A3. Applicability and Zoning Districts

DCs and HDCFs require substantial electrical infrastructure, may generate continuous operational noise, and may utilize cooling systems that affect surrounding environmental conditions. To ensure compatibility with neighboring land uses, protection of natural resources, and public safety, this section establishes where such facilities may be considered within Augusta.

A. Prohibited Locations

DCs and HDCFs are prohibited in all zoning districts except those specifically listed in Section 24-A3(B).

DCs and HDCFs are also prohibited within any area where industrial or commercial development is prohibited by applicable Augusta Ordinances, state, or federal law, regulation, easement, deed restriction, conservation restriction, or other legally binding land-use limitation. Sites containing or affecting wetlands, conservation areas, protected natural-resource areas, drainageways, flood-prone areas, karst features, bluffs, or other environmentally sensitive resources shall be subject to all applicable August Ordinances,

state, and federal review and permitting requirements. Augusta Planning and Development Department shall require the applicant to identify such resources on the site plan and may require additional information or conditions where necessary to determine site suitability and prevent adverse land-use impacts.

B. Allowable Locations

DCs and HDCFs may be considered only upon approval by Augusta, following a public hearing, within the following zoning district: HI Industrial District.

All DCs and HDCFs, regardless of zoning district, shall comply with the enclosure and permanent construction requirements of Section 24-A13.

C. Special Exception Required

DCs and HDCFs shall not be permitted by right in any zoning district. Approval by Augusta is required for all DCs and HDCFs and shall be processed as a Special Exception under the Comprehensive Zoning Ordinance of Augusta, Georgia.

D. General Siting Requirements

1. Sites shall have feasible access to electrical and broadband infrastructure without requiring new service extensions through existing residential neighborhoods or environmentally sensitive areas. As part of siting feasibility, the applicant shall submit the Utility Service Coordination Letter or other acceptable documentation required by Section 24-A9(A), identifying the applicable Utility Provider and any known utility service extensions, upgrades, easements, substations, transformers, access routes, or related infrastructure improvements that may be necessary to serve the proposed use.
2. Sites shall provide safe, all-weather access for emergency-response, utility, and service vehicles.
3. Facilities that cannot comply with the cooling and water-use standards of Section 24A.7 without reliance on consumptive groundwater or surface-water use shall be ineligible for approval. Any request for consideration of alternative cooling technology shall be reviewed only through the (Utilities) approval process and the limited exception provisions of Section 24-A7(B) and shall require written Findings of Fact.
4. Where a proposal involves conversion of existing cropland or pasture to industrial use, the applicant shall provide information as required by Section 24-A4(2). Conversion of existing cropland or pasture is a consideration for compatibility and land-use impacts; it is not, by itself, an approval or denial criterion.

Section 24-A4. Application and Review Process

A. Pre-Application Conference.

Before filing an application, the applicant shall meet with the Planning and Development Director or Designee, Engineering Department Director, Environmental Services, Utilities, and Board of Health, and Building Official. The purpose is to identify site constraints, coordinate utility and infrastructure needs, and confirm required submittals.

B. Application Submittal Requirements.

Applications for a DC or HDCF shall include, at minimum:

1. A current survey, site plan showing property boundaries, topography, drainageways, proposed structures, setbacks, utilities, emergency access, stormwater facilities, parking, and landscaping.
2. A brief summary of the disturbed area or acres proposed for disturbance. The applicant may include a short narrative on how the layout minimizes conversion where feasible.
3. Required studies, as applicable, including noise analysis, hydrogeologic/water evaluation, utility service coordination, stormwater and drainage information, traffic information, and backup power/fuel storage information, prepared in accordance with Sections 24-A6 through 24-A14 of this ordinance.
4. The Utility Service Coordination Letter or other acceptable documentation required by Section 24-A9(A).
5. A written operations plan describing anticipated hours of operation, staffing levels, maintenance activities, delivery schedules, site security, emergency shutdown procedures, generator use, backup power systems, expected truck traffic during operation, and the name and contact information for the responsible facility operator.
6. If the project is proposed to be constructed in phases, the applicant shall submit a phasing plan identifying the timing, location, electrical load, structures, equipment, impervious surface, utility improvements, and operational capacity of each phase. Any future phase, expansion, or increase in electrical load beyond that approved shall require review as an Expansion or Modification under this ordinance.
7. The applicant shall identify the location and general type of major utility infrastructure proposed to serve the facility, including transformers, substations, switchgear, utility yards, poles, underground routes, easements, service access routes, and related equipment areas, to the extent known at the time of application.
8. The applicant shall identify the proposed method of sanitary sewage disposal and potable water supply for the facility, including whether the facility will use an existing system,

proposed private well, public or municipal water service, hauled water, or another lawful source. Any required Environmental, Board of Health or state agency review shall be coordinated under Section 24-8.

9. The applicant shall submit development plan, which includes stormwater, grading, drainage, and erosion-control plan prepared by a qualified professional, identifying existing and proposed drainage patterns, impervious surface, stormwater facilities, erosion-control measures, sediment-control measures, and any required state or federal stormwater permits.

10. The applicant shall identify any proposed backup generators, fuel tanks, battery energy storage systems, diesel storage, propane storage, coolant storage, or other backup power systems, including general location, capacity, containment measures, noise impacts, air-emissions permitting status if applicable, and emergency-response considerations. Nothing in this subsection authorizes a battery energy storage system except as otherwise allowed by the Augusta Fire Marshal, Utilities, and Engineering Department.

11. As part of the Emergency Access and Safety Coordination Plan, the applicant shall provide basic site-safety information reasonably necessary for emergency-response coordination, including access routes, gate or access-control information, emergency contact information, general location of electrical disconnects or disconnects or isolation points, backup generators, fuel storage areas, battery systems if proposed, coolant or chemical storage areas, and any other site features that may affect emergency access or responder awareness. The plan shall be provided to the emergency-response agency having jurisdiction for informational review and coordination purposes only. Nothing in this section shall be interpreted to require the Augusta Commission or any emergency-response agency to approve building design, fire-code compliance, utility-owned equipment, electrical systems, or any matter under the authority of the Fire Marshal or other agency having jurisdiction.

12. The applicant shall submit a list of known or anticipated local, state, and federal permits, licenses, registrations, approvals, or agency reviews required for the project, including but not limited to stormwater, water use, wastewater or discharge, air emissions, fuel storage, electrical, driveway or access, road-use, or environmental permits. Augusta approval under this ordinance does not relieve the applicant of responsibility to obtain all other required approvals.

13. Public Notification

- a. Notice of the public hearing shall be prepared and published by the Planning and Development Director or Designee in accordance with O.C.G.A. § 36-66-4(g).
- b. Mailed Notice: Pursuant to O.C.G.A. § 36-66-4(g), at least thirty (30) days prior to the required public hearing for variances, special exceptions, Amendments, or other similar permits not enumerated as a zoning decision, the Zoning Administrator shall cause a notice of hearing to be mailed to the owners whose property or interest is the subject of such hearing, as applicable.
- c. Courtesy Notice: Written notice of the petition shall be distributed to all property owners within three hundred (300) feet of the boundaries of the subject property, whichever is greater

for any petition for Future Land Use Map Amendment, Rezoning, Special Exception, or Text Amendment.

- d. The petitioner shall distribute the Courtesy Notice in writing as prepared by Planning and Development of the petition to all property owners as follows:
 - i. Written notice of the petition to all adjoining property owners of the boundaries of the subject property and within three hundred (300) feet radius of the subject property lines.
 - ii. The notice shall contain the same information as the legal notice which is published in the newspaper as outlined in this Section 24-A14.
 - iii. The distribution and cost of the courtesy notice shall be the responsibility of the petitioner.
 - iv. The petitioner shall obtain the names and mailing addresses of those to be notified from the Planning and Development Director or Designee. These names and mailing addresses will be provided directly from the Property Transfer Books and/or digital record files contained in the Richmond County Tax Assessor's Office. Only owners reflected on the records of the Tax Assessors as of the date of the application shall be entitled to notice. A copy of the names and addresses of these property owners that were provided to the petitioner shall be retained by the Planning and Development Director or Designee at the time the petition is filed.
 - v. The notices shall be sent to each property owner at least one (1) time and must be postmarked a minimum of at least fifteen (15) calendar days before the date of the public hearing. The mailing shall be sent via a letter by first class mail, with proof of mailing obtained from the Post Office. Proof of mailing means either a "Certificate of Mailing" or a "Certified Mail" receipt; a "Return Receipt" showing delivery is not required. No other form of mailing shall be acceptable.
 - vi. A copy of the materials provided to each property owner, a copy of all certified mailing receipts, and a signed and notarized Affidavit of Notice certifying the correctness of the mailing shall be provided to the Planning and Development Director or Designee a minimum of seven (7) business days prior to the date of the public hearing.
 - vii. Failure of delivery of mailed courtesy notice shall not invalidate the hearing or any action taken, provided published notice was properly given.
 - e. Public Notice for Hearings before Quasi-Judicial Officers, Boards, or Agencies. All applications before quasi-judicial officers, board, or agencies as defined in O.C.G.A. 36-66-3(1.1), shall require a public hearing preceded by publication of publish a public hearing notice within a newspaper of general circulation in Augusta at least thirty (30) days prior to the date of the public hearing. Such notices shall include the application number, date, time, location, and purpose of the public hearing.
- 14.** The required fee and any escrow for third-party review, as determined by the Planning and Development Director or Designee.

C. Completeness and Review Timeline.

- 1.** Within fifteen (15) business days of submittal, the Planning and Development Director or Designee shall determine whether the application is complete and notify the applicant of

any deficiencies or confirm completeness.

2. Upon acceptance as complete, applications eligible for Augusta Planning Commission review shall be scheduled for a public hearing no sooner than forty-five (45) days from acceptance to allow interdepartmental review, technical evaluation, public notice, and utility coordination.

3. Decision Period.

a. No Rezoning Required. If the property is already zoned to allow DCs and HDCFs, Augusta Planning Commission shall act on the Special Exception within sixty (60) days after acceptance of a complete application, unless extended by mutual written agreement.

b. Rezoning Required. If rezoning is required, the rezoning request shall proceed in accordance with the applicable procedures and timelines of the Comprehensive Zoning Ordinance of Augusta Georgia, including any required referrals, reviews, and actions by other jurisdictions or agencies where applicable, following final action by Augusta on the rezoning request.

4. The sixty-day (60) decision period is paused while (a) third-party review is underway or (b) required documents from the applicant or Utility Provider are outstanding.

D. Third-Party Technical Review, (if applicable).

1. Augusta may retain one or more qualified independent professionals to review technical materials where specialized expertise beyond normal staff capacity is reasonably necessary.

All costs of third-party review, including professional fees and reasonable Augusta administrative costs associated with such review, shall be paid by the applicant to the Planning and Development, reimbursed to Planning and Development upon invoice, or paid through an escrow or advance-payment process established by Planning and Development. Such costs shall not be borne by Augusta.

2. Planning and Development Department may require an escrow deposit or advance payment in an amount reasonably estimated to cover third-party review costs. Review or processing of the application may be suspended if the payment is not timely made by the applicant.

E. Public Hearing.

All DC and HDCF Special Exception applications shall be heard by Augusta Commission following any required rezoning process and all notices and hearing requirements by state law or ordinance are satisfied.

F. Permit Conditions and Findings.

1. The Augusta Planning Commission shall impose such reasonable and necessary conditions as are needed to ensure compliance with this ordinance and to protect the public health, safety, and welfare.
2. All decisions shall include written Findings of Fact summarizing the evidence, conditions, and basis for approval or denial, with reference to the standards of O.C.G.A. § 36-66-4 where applicable.
3. In addition to the technical standards set forth in Sections 24-A5 through 24-A15, the Findings of Fact shall address, as applicable, compatibility with surrounding land uses, transportation and road impacts, utility service considerations, information regarding the conversion of cropland and pasture, and consistency with the Comprehensive Zoning Ordinance of Augusta Georgia and Comprehensive Plan.

G. Minimum Standards; No Guarantee of Approval.

Compliance with the minimum submittal, technical, dimensional, and operational standards of this ordinance does not, by itself, guarantee approval of a DC or HDCF. Each application shall remain subject to the applicable public hearing process, required Findings of Fact, site-specific review, consistency with the Comprehensive Zoning Ordinance of Augusta Georgia, and Comprehensive Plan, and consideration of public health, safety, welfare, infrastructure, compatibility, and natural resource impacts. The reviewing body may approve, approve with conditions, or deny an application based on the standards of this ordinance and the evidence in the record.

H. As-Built Documentation and Pre-Operation Certification.

Prior to commencement of full facility operations, the facility owner and operator shall submit as-built plans or certification from a licensed professional confirming that the facility was constructed in substantial compliance with the approved site plan, approved conditions, utility infrastructure plan, stormwater plan, emergency access plan, and other approved application materials.

I. Annual Compliance Certification.

By March 1 of each year, the facility owner and operator shall submit a brief annual certification to Planning and Development confirming that the facility remains in compliance with the approved Special Exception, approved site plan, approved operations plan, noise standards, cooling and water-use standards, emergency contact information, and all applicable conditions of approval. The certification shall identify any material changes in ownership, operation, electrical load, cooling technology, backup power systems, or site layout during the prior calendar year.

Section 24-A5. Setbacks and Separation Requirements

The following setbacks and separation requirements shall apply to all principal structures, equipment enclosures, cooling systems, generators, and associated infrastructure of a DC or HDCF.

A. Where adjacent to property zoned HI or LI; no DC or HDCF shall be located less than 100 feet from the property line.

B. Where adjacent to property zoned for Residential use, Agricultural use, or with ground level residential, a minimum 500-foot-wide buffer shall be required.

C. If a planted berm that provides a minimum visual screen that blocks the line of sight measured at the highest point at adjacent property lines and roads to the highest point on proposed structures in the development is proposed within the buffer along adjacent to a property or road frontages, the buffer may be reduced to 300 feet where adjacent to a property zoned for Residential use, Agricultural use, or with ground level Residential and 100 feet where adjacent to road frontages or other properties.

D. If a reduction is proposed, a visual survey showing line of sight to the highest point on proposed structures in the development and at adjacent property lines and roads shall be provided for review by the Engineering Department Director or their designee prior to final approval. Natural buffers may be utilized as well where warranted. The Planning Director or their designee shall determine if the provided information warrants a reduction in the buffer and provide the determination prior to issuance of a land disturbance permit.

E. All plantings on the berm shall be reviewed by the Engineering Department Director prior to the issuance of a land disturbance permit wherein the berm is constructed. No berm shall be constructed within 25 feet of the adjacent property line or road frontage and any stormwater runoff from said berm shall be directed away from adjacent properties.

F. Greater Setback May Be Required.

The Augusta Board of Zoning Appeals, Planning Commission, Augusta Utilities, or Engineering Division may require greater setbacks where site conditions, topography, facility design, cooling technology, water-use characteristics, or other site-specific factors indicate that additional distance requirement is necessary to protect public health, safety, and welfare, to achieve compliance with Section 24-A6 of this ordinance, or to prevent adverse impacts to groundwater, surface water, or hydrologically sensitive features.

G. Findings of Fact Required.

Any increase in the setbacks required by this section, or any additional site protection required under this section, shall be supported by written Findings of Fact referencing applicable studies, modeling, site conditions, agency guidance, or other information contained in the public record

H. Greater Standard Governs.

Where multiple setbacks or separation standards apply, the greater distance shall govern. Nothing in this section shall be interpreted to authorize a reduction of any required setback except through the applicable variance process under the Comprehensive Zoning Ordinance of Augusta Georgia.

I. Measurement.

Setbacks shall be measured from the nearest DC or HDCF structure, equipment enclosure, cooling system, generator, or associated infrastructure to the respective property line, occupied structure, cemetery, or environmental feature. If more restrictive setback, buffer, or water-quality requirements are imposed by state or federal law, those requirements shall govern.

Section 24-A6. Noise Standards

The purpose of this section is to protect the health, comfort, and welfare of August residents from excessive noise associated with DCs or HDCFs.

A. Noise Limits

1. Noise from any Data Center or High-Density Computing Facility shall not exceed six-five decibels (65 dBA), measured at the property line of an adjacent parcel.
2. If testing identifies a distinct hum, tone, or other prominent low-frequency characteristic, the measured sound level shall be adjusted by plus five decibels (+5 dBA) for compliance evaluation purposes.

B. Noise Measurement Standards.

1. Noise measurements shall be conducted in accordance with the most current versions of ANSI S12.9 (Parts 1 and 3) and IEC 61672-1, or approved successor or equivalent standards providing equal or greater rigor, accuracy, and public protection. Testing shall be performed using a Class 1 / Type 1 sound level meter capable of one-third-octave band analysis, or equivalent instrumentation under an approved successor or equivalent standard.
2. Measurements shall be taken over a representative operating period sufficient to capture typical facility conditions, including cyclical equipment operation, as determined by the qualified professional conducting the test.
3. If a successor or equivalent standard is used, the testing professional shall provide a brief written statement explaining why the alternative standard is equivalent to or more conservative than the standards listed above.

C. Noise Testing, Reporting, and Corrective Action.

- 1.** The facility owner and operator shall, at their sole expense, provide:
 - a.** a baseline ambient noise study completed prior to commencement of construction, documenting existing background sound conditions at representative locations; and
 - b.** a post-startup noise compliance test completed within sixty (60) days after commencement of full facility operations, or within such additional time approved by the Engineering Department Director or Designee, for good cause, demonstrating compliance with this ordinance under representative operating conditions.
- 2.** Additional noise testing may be required by the Engineering Department Director or Designee in response to a complaint, following any Expansion or Modification, a documented violation, or when the Engineering Department Director or Designee reasonably determines that additional testing is necessary to investigate potential noncompliance.
- 3.** Beginning on the third anniversary of commencement of full facility operations, and every three (3) years thereafter for so long as the facility operates, the facility owner and operator shall provide an updated noise compliance test at their sole expense.
 Provided that if the Planning Department receives a minimum of 10 documented complaints regarding noise within a six (6) month period, the Planning Department Director may require the owner and operator to provide an updated noise compliance test, but no more frequently than once every one and half (1 ½ years).
- 4.** All noise testing shall be conducted by an independent qualified professional experienced in environmental noise measurement.
- 5.** All noise testing and reporting required under this section shall be at the sole expense of the facility owner and operator and shall not be borne by Augusta.
- 6.** Any noise study or sound test required under this ordinance shall be submitted to the Engineering Department Director or Designee, within ten (10) business days after testing. The report shall include, at a minimum, testing locations, dates and times, equipment and calibration information, standards used, facility operating conditions, and results sufficient to demonstrate compliance.
- 7.** If noise exceeds the allowable limits, the facility owner and operator shall promptly implement corrective measures and, if necessary, suspend the offending equipment or operations until compliance is demonstrated by follow-up testing. Any follow-up report shall also be submitted to the Engineering Department Director or Designee.

Section 24-A7. Cooling Systems & Water Use

The purpose of this section is to address land use impacts associated with cooling systems and water use, including compatibility with surrounding properties, protection of groundwater and surface water resources, and site suitability for DCs or HDCFs. This section is intended to establish land use standards and coordination requirements only. Nothing in this section shall be construed to supersede, duplicate, or replace the authority of the Georgia Department of Natural Resources or any other agency having jurisdiction over water withdrawal, discharge, wastewater, or related permitting requirements.

A. Required Cooling Technology

All DCs or HDCFs shall utilize air-cooled or closed-loop cooling systems. Open-loop, once-through, or water-consumptive cooling systems are prohibited, unless an exception is approved by the Augusta Utilities Department. This requirement applies to all primary and auxiliary cooling equipment serving computing, electrical, or energy storage components of the facility.

B. Limited Exception

Only the Augusta Utilities Department can grant alternative cooling technology. Any approval of an alternative cooling system shall require written Findings of Fact and may include conditions of approval.

C. Spill Prevention and Containment

All coolants, lubricants, and water-treatment chemicals shall be stored in approved containers with secondary containment sufficient to prevent release to soil, groundwater, or surface water. Containment practices shall comply with all applicable local, state, and federal requirements, including applicable GDNR or EPA requirements, manufacturer specifications, permit conditions, and applicable fire, electrical, or industry standards.

D. Cooling Water Discharge and Disposal

Any discharge or disposal of cooling water, including water containing additives or treatment chemicals, shall comply with all applicable GDNR, federal, and other legal requirements. Where cooling-water discharge or disposal is proposed as part of facility operations, the applicant may be required to provide sufficient information to demonstrate that such discharge or disposal will be lawfully handled through the appropriate permitting or disposal pathway. Nothing in this subsection shall be interpreted to authorize discharge otherwise regulated by GDNR or other agencies having jurisdiction.

E. Closed-Loop System Verification at Start-Up

Prior to commencement of full facility operations, the facility owner and operator shall provide written verification from a licensed professional engineer or qualified cooling-system installer that:

1. All closed-loop cooling systems have been pressure-tested or otherwise inspected for leaks and system integrity.
2. Testing and inspection were conducted in accordance with manufacturer specifications and applicable industry standards; and
3. Any deficiencies identified during testing have been corrected and re-verified.

The Augusta Utility Department may require follow-up verification or inspection if there is credible evidence of leakage, system malfunction, or resulting impacts to neighboring land uses or environmental resources.

F. Annual Water Use Reporting

Unless the facility is connected to a municipal water-supply system, the facility owner and

operator shall submit a simple annual water-use summary to Augusta Utilities, by March 1 of each year covering the prior calendar year of operations. The summary shall include, at a minimum:

1. Total water used during the reporting period, by source, including municipal supply, or hauled water.
2. A brief description of any changes to cooling equipment, cooling-system type, or water-use practices during the reporting period; and
3. A certification that the facility remains in compliance with the cooling-system and water-use requirements of this section.

Routine submission of this summary to state agencies is not required by this ordinance.

Additional reporting may be requested by the Augusta Utilities Department, Planning and Development Director or Designee, or the Engineering Department Director, only if required by GDNR or if credible evidence of water-use conflicts with neighboring properties or environmental resources arises.

G. Compliance With Other Laws

Nothing in this section supersedes, duplicates, or limits the authority of the Georgia Department of Natural Resources or any other agency having jurisdiction. All facilities shall comply with Georgia Department of Natural Resources and all other applicable state and federal laws, permits, and regulatory requirements.

H. Water Source.

No private well may be used to provide water to the site or for cooling purposes.

I. Section 24-A8. Sanitary Facilities and Water Supply

This section serves as a coordination provision. Sanitary sewage disposal systems and potable water supply systems are governed by Augusta Utilities Department and the Richmond County Health Department, and applicable local and state agencies rather than independent zoning standards.

All sanitary sewage disposal systems and potable water supplies serving a DC or HDCF shall comply with applicable Augusta Utilities Department, the Richmond County Health Department regulations, and all applicable local, state, or federal requirements administered by the Georgia Department of Natural Resources (GDNR), or any other agency having jurisdiction.

Where review or permitting by the Richmond County Health Department or a local or state agency is required, the Planning and Development Director or Designee shall coordinate referral as part of the application review process. Approval under this ordinance does not relieve the facility owner, operator, applicant, or property owner of responsibility to obtain all required sanitary, wastewater, potable-water, water-system, or related permits and approvals.

Section 24-A9. Utility Coordination

A. Utility Service Coordination and Applicant Verification.

The applicant shall provide written documentation identifying the applicable electric Utility Provider for the subject property and confirming that the applicant has consulted with the Utility Provider regarding the proposed DC or HDCF, including the proposed maximum electrical service load and any known utility service extensions, upgrades, easements, substations, transmission/distribution improvements, or related site improvements that may be necessary to serve the proposed use.

The documentation may be provided in the form of a utility service availability letter, utility feasibility letter, service coordination letter, or other written confirmation acceptable to the Augusta Utilities Department. Proprietary, confidential, rate-related, or contract terms may be redacted.

The purpose of this requirement is limited to land-use review, site-feasibility review, infrastructure coordination, emergency access and safety planning, and evaluation of potential site impacts. Nothing in this subsection shall be interpreted to require the Augusta Planning and Development Department to determine electric utility capacity, approve or deny electric service, regulate utility rates, regulate service territories, regulate interconnection requirements, require a Utility Provider to serve the facility, or interfere with matters governed by state or federal law. Failure to provide the required documentation may result in the application being deemed incomplete.

B. Utility Connections, Infrastructure and Site Design

1. Reasonable efforts shall be made to place utility connections serving the DC or HDCF underground where feasible based on soil conditions, topography, distance, and other site constraints.

2. Major utility equipment areas, transformers, switchgear, substations, easements, and service-access routes shall be shown on the approved site plan to the extent known and shall be located, screened, and accessed in a manner compatible with surrounding land uses and emergency-response needs.

Section 24-A10. Emergency Access, Safety Coordination and Hazard Containment

A. Emergency Access and Safety Coordination Plan

Prior to issuance of any zoning permit, the applicant shall submit an Emergency Access and Safety Coordination Plan consistent with the information required under Section 24-A(B)(12). The plan shall demonstrate that the facility site layout provides safe, reliable, all-weather access for emergency-response, utility, and service vehicles and includes basic site-safety information reasonably necessary for emergency-response coordination.

The plan shall be provided to the Emergency Management Director for informational review and coordination purposes only. Nothing in this section shall be interpreted to require the Planning and Development Director or any Emergency Management Director to approve

building design, fire-code compliance, utility-owned equipment, electrical systems, or any matter under the authority of the local or State Fire Marshal, Building Official, Engineering Department, Utilities Department, Utility Provider, or other agency having jurisdiction.

The plan shall be maintained on file with the Augusta Emergency Management Agency, Engineering Department, Augusta Utilities Department, and Planning and Development and updated as necessary to reflect material changes to site layout, access, gate or access-control information, emergency contact information, emergency electrical disconnects or isolation points, backup power systems, fuel storage areas, coolant or chemical storage areas, or other site features that may affect emergency access or responder awareness.

B. Emergency Contact and Access Updates

The facility owner and operator shall maintain current twenty-four-hour emergency contact information with the Augusta Emergency Management Agency or Designee. Any change in facility ownership, operation, emergency contact information, access-control information, or designated representative responsible shall be provided to the Augusta Emergency Management Agency or Designee and Planning and Development Director or Designee, within ten (10) days.

C. Hazard Awareness and Containment

To reduce risks to surrounding land uses, public infrastructure, responders, and natural resources, on-site storage of coolants, fuels, lubricants, batteries, or other regulated liquids or chemicals shall be located and maintained so as to prevent spills, leaks, discharges, or uncontrolled releases to soil, groundwater, surface water, stormwater systems, or the atmosphere, as applicable under local, state, or federal law.

Secondary containment and release-prevention measures shall be provided where required by applicable law, permit, code, manufacturer specifications, or industry standards.

D. Emergency Signage

A sign visible at the primary access entrance shall identify the facility owner and/or operator and display a twenty-four-hour emergency contact phone number. Required signage shall be maintained in good condition for the life of the facility. Any change in facility ownership, operation, or emergency contact information shall be updated on the required signage and in the Emergency Access and Safety Coordination Plan within ten (10) days.

Section 24-A11. Waste Management, E-Waste, and Regulated Materials

A. Purpose and Land Use Basis

This section is intended to address land-use impacts associated with the on-site accumulation, storage, removal, recycling, and disposal of electronic waste, obsolete equipment, regulated materials, and similar materials associated with DCs or HDCFs. Such impacts may include site-safety concerns, contamination risk, visual blight, interference with site maintenance, and interference with site restoration. Nothing in this section is intended to supersede, duplicate, or

replace the authority of the GDNR, the U.S. Environmental Protection Agency (EPA), the Local or State Fire Marshal, or any other agency having jurisdiction over environmental, waste-disposal, hazardous-material, or code-compliance matters.

B. Waste Handling and Disposal

All solid waste, e-waste, hazardous materials, and regulated substances associated with a DC or HDCF. shall be handled, stored, transported, and disposed of in compliance with all applicable local, state, and federal laws. Such materials shall not be accumulated on-site beyond reasonable operational needs.

C. Timely Removal

To prevent site-safety concerns, visual blight, and interference with site restoration, e-waste and hazardous materials shall be stored and removed in compliance with all applicable local, state, and federal laws and shall not be accumulated on-site beyond reasonable operational needs. Temporary storage pending removal shall occur within approved structures or enclosures, or within approved containers designed for the material being stored and shall use appropriate containment measures where required by applicable law or standards.

D. Documentation

The facility owner and operator shall maintain disposal, recycling, transfer, manifest, or other records required by applicable local, state, or federal law, including GDNR or EPA requirements where applicable. To the extent such records exist or are legally required, they shall be retained for at least five (5) years or the period required by the applicable agency, whichever is longer, and shall be provided to the Planning and Development Director or Designee, upon request for purposes of verifying compliance with this ordinance or obligations. Routine submission is not required unless a compliance concern arises.

E. Compliance and Referral

Failure to comply with this section constitutes a zoning violation subject to enforcement under the Comprehensive Zoning Ordinance of Augusta Georgia. Augusta may refer suspected environmental violations to the GDNR, the EPA, or other agencies having jurisdiction.

Section 24-A12. Screening, Fencing, and Lighting

A. Security Fencing

An eight-foot (8 ft.) security fence shall be installed and maintained around the perimeter of the DC or HDCF. Fencing shall be constructed of durable, non-reflective materials commonly used for substations, utility facilities, or similar secured infrastructure. All access points shall be secured with lockable gates designed to prevent unauthorized entry. Fencing shall be maintained in good condition for the life of the facility.

B. Visual Screening

Visual screening may be required by the Augusta Planning Commission where necessary to reduce visual impacts on nearby Occupied Structures or public roadways and to maintain compatibility with surrounding land uses. In determining whether screening is required, the Augusta Planning Commission may consider facility visibility, site conditions, topography, existing vegetation, and the relationship of the facility to nearby Occupied Structures and public roads.

- 1.** Required screening may include architectural walls or panels, berms, landscaping with native or adaptive species, existing vegetation, or other comparable methods approved by the Board of Adjustment.
- 2.** Loading bays, refuse and trash collection areas, service entrances, and similar service areas shall be located or screened to minimize visibility from public roads and nearby Occupied Structures.
- 3.** Ground-mounted mechanical and electrical equipment, including but not limited to generators, transformers, cooling equipment, switchgear, and similar components, shall also be located or screened to minimize visibility from public roads and nearby Occupied Structures. Ground-mounted mechanical or electrical equipment and service yard areas shall not be located within any required building setback for the zoning district.
- 4.** Screening requirements shall be site-specific and shall not interfere with sight-distance requirements, road safety, snow removal, or utility infrastructure.

C. Screening Maintenance

Any required screening shall be maintained for the life of the facility. Dead, damaged, or missing plant materials shall be replaced within the next appropriate growing season.

D. Exterior Lighting

All exterior lighting shall be designed to minimize glare, light trespass, and visual impacts on surrounding properties. Exterior lighting shall be fully shielded and downcast and shall be directed away from adjacent properties and public roadways. Lighting levels shall not exceed 0.2 foot-candles, measured at the property line. Motion sensors, timers, or other control technologies shall be used where feasible to minimize continuous illumination. Exterior lighting fixtures shall not exceed 3,000 Kelvin.

E. Reflective Materials

Reflective, mirrored, or high-gloss exterior finishes are prohibited on buildings, fencing, and equipment enclosures. Exterior materials shall utilize matte or low reflectivity finishes compatible with surrounding rural or industrial character.

F. Scenic Byway and Visual Resource Considerations.

Augusta recognizes the importance of protecting the visual character and scenic resources

associated with designated state and national scenic byways. Where a proposed DC or HDCF is located within the viewshed of such a corridor, the Augusta Planning Commission may consider visual impacts and may require reasonable conditions, including additional screening, lighting controls, site-layout modifications, and compatible exterior materials or finishes, to reduce adverse visual effects.

G. Site Maintenance

The facility owner and operator shall maintain the site in a clean and orderly condition for the life of the facility, including fencing, screening elements, lighting fixtures, and the grounds immediately surrounding structures.

H. Enforcement

Failure to maintain the site in compliance with this section or with approved plans shall constitute a zoning violation subject to enforcement under this ordinance. All costs associated with installation, maintenance, replacement, and long-term upkeep required under this section shall be the responsibility of the facility owner and operator.

Section 24-A13. Structural Standards

A. Permanent Construction Required

All principal buildings and equipment enclosures associated with a DC or HDCF shall be permanently constructed and supported by a concrete foundation or equivalent engineered foundation designed by a licensed professional engineer.

B. Enclosure Required for Computing Equipment

All servers, computer clusters, processors, data-processing equipment, cryptocurrency mining equipment, artificial-intelligence computing equipment, and similar computing equipment shall be located entirely within a fully enclosed building. Outdoor or partially enclosed placement of computing equipment is prohibited.

This subsection does not prohibit exterior placement of permanently installed mechanical, electrical, cooling, generator, transformer, switchgear, fuel-storage, utility, or similar support equipment, provided such equipment is shown on the approved site plan and complies with all applicable setbacks, screening, noise, safety, containment, and other requirements of this ordinance.

C. Exterior Mechanical and Electrical Support Equipment

Exterior mechanical, electrical, cooling, generator, transformer, switchgear, fuel-storage, utility, or similar support equipment shall be permanently installed, shown on the approved site plan, and maintained in good repair. Such equipment shall not be placed on temporary skids, trailers, shipping containers, mobile storage units, or other non-permanent support except during construction, repair, emergency replacement, or other temporary activity approved by the

Planning and Development Director or their Designee.

D. Prohibited Structures

The following portable or non-permanent structures shall not be used as buildings, enclosures, or permanent support structures for computing equipment or associated support equipment of a DC or HDCF:

- Cargo or shipping containers;
- Railroad cars;
- Semi-truck trailers;
- Mobile or temporary storage units; or
- Any other portable or non-permanent structure not designed for long-term building occupancy.

E. Structural Maintenance

All structures and equipment enclosures associated with a DC or HDCF shall be maintained in good repair and free of deterioration, corrosion, or structural defects that could create safety hazards, fire risk, or operational impacts. Failure to maintain structures in compliance with this section constitutes a zoning violation subject to enforcement under this ordinance.

F. Parking

Off-street parking for DCs or HDCFs shall be provided at a minimum ratio of one (1) parking space per two (2) employees on the maximum shift, plus one (1) parking space per company vehicle. If the principal use of the facility changes following Special Exception approval, the new use shall comply with all applicable parking and loading requirements for that use under the Comprehensive Zoning Ordinance of Augusta Georgia.

Section 24-A15. Discontinuation and Abandonment

A. Purpose

To ensure DCs or HDCFs are dismantled, removed, and the site restored to a safe, stable, and environmentally sound condition when use is discontinued, abandoned, or a permit is revoked, and to ensure that site restoration costs are borne by the operator and property owner rather than the public.

B. Discontinuation / Abandonment

1. A DC or HDCF is considered discontinued after one (1) year without active operations or other documented productive use authorized by the Special Exception, unless the operator submits a written plan to return the facility to service on a reasonable schedule. The operator shall provide written notice to the Planning and Development Director or Designee, when the facility is permanently shut down or when operations will be suspended for an extended period.

2. The Planning and Development Director or Designee may determine discontinuation or abandonment based on inspection, operator information, or other reliable documentation.

C. Deadline and Extension

1. Following discontinuation or abandonment, the facility owner and operator shall complete site restoration within two hundred seventy (270) days in accordance with the approved Site Restoration Plan.
2. The facility owner and operator may request one extension of up to ninety (90) days, in writing, for good cause shown.

D. Responsibility; Property Owner Acknowledgement

Prior to final Special Exception approval and prior to issuance of any land disturbance or building permit for commencement of construction, the property owner of record shall either be a co-applicant or, together with the facility operator, shall execute and provide to Augusta written acknowledgment, in a form approved by the Augusta Decommissioning Plan outlining how the facility will be removed and the site restored at the end of its service life or upon discontinuation/abandonment, and shall provide a written acknowledgment, in a form approved by Augusta confirming their understanding of an agreement to comply with the decommissioning, restoration, maintenance, and enforcement of this ordinance.

The acknowledgment shall include, at a minimum:

1. The legal description of the subject property and parcel identification number;
2. The name and address of the record property owner;
3. The name and address of the facility operator, if different from the owner;
4. Reference to the approved Special Exception by case number and date of approval, if applicable.
5. A statement that the facility owner and operator are jointly and severally responsible for compliance with the requirements of this ordinance, including restoration obligations.
6. A statement that such obligations shall be binding upon the owner, operator, and their respective heirs, successors, assigns, lessees, transferees, and any other party acquiring an ownership or operational interest in the facility or subject property.
7. A statement that zoning approval does not relieve the owner or operator from compliance with any other applicable local, state, or federal requirements.

Augusta may require that this acknowledgment, or a memorandum of it in recordable form, be recorded against the subject property with the Clerk of the Superior Court of Richmond County, Georgia, so as to provide notice to successors and assigns. A recorded copy shall be provided to Planning and Development, before any zoning or building permit is issued. Failure to record and provide proof of recording as required by this section constitutes a zoning violation and shall be grounds for withholding or revoking permits issued under this ordinance.

Private lease terms or contractual arrangements between the owner and operator do not limit the Augusta's authority to enforce this ordinance.

E. Remedy on Default; Cost Recovery

1. If the operator fails to complete restoration on time, Planning and Development may issue a written Notice of Default stating the basis for noncompliance and providing a reasonable cure period, not to exceed thirty (30) days, unless a shorter period is needed to address an imminent threat to health, safety, or the environment.

2. After the cure period (or sooner, if necessary to address an imminent threat), Augusta may take enforcement action and may cause site restoration to be completed by contractors selected by Augusta.

3. The operator and property owner of record may be held responsible for any unpaid balance to the extent permitted by law.

4. Where authorized by Georgia law, Augusta may pursue recovery of eligible costs through liens, special assessments, or tax-recovery procedures.

I. Documentation of Completion

Upon completion of site restoration, the facility owner and operator shall submit a final report prepared by a qualified professional certifying that work was completed in accordance with the approved plan. The Engineering Department, Environmental Services, Planning and Development Department, Augusta Utilities Department, and Fire Marshal shall inspect the site before releasing financial assurance.

J. Site Restoration

Unless otherwise approved as part of a reuse plan, site restoration shall include:

1. Removal of exterior DC or HDCF-specific equipment and appurtenances, including exterior equipment yards, standalone cooling equipment, generators, transformers not needed for a subsequent permitted use, above-ground tanks, and security fencing that is no longer needed.

2. Restoration of disturbed areas not needed for a subsequent permitted use, including removal of unused gravel laydown areas, stabilization of soil, and reseeded or other vegetative cover consistent with surrounding land uses.

3. Removal or mitigation of foundations, pads, or below-grade structures that create safety hazards, impede agricultural use, or are inconsistent with the approved site restoration- land use.

K. Interior Equipment and Materials

Interior computing equipment and associated materials shall be de-energized and managed in compliance with all applicable e-waste, solid-waste, and hazardous-waste laws and regulations, including Georgia Hazardous Waste Management O.C.G.A. 12-8-60, and any applicable state or federal requirements.

Nothing in this ordinance shall be construed to prohibit reuse of a structurally sound, code-compliant building shell and foundation for other permitted industrial, commercial, or

agricultural uses, provided all hazardous materials and regulated equipment are removed or managed in compliance with applicable law and any approved reuse plan.

L. Reuse of Buildings

The Augusta Planning Commission may approve a site restoration plan that retains a building shell and associated foundations when a subsequent permitted use has been identified or is reasonably foreseeable, and when retention is consistent with public safety, building and fire codes, and surrounding land use compatibility.

Section 24-A16. Enforcement and Penalties

A. General Authority

The Planning and Development Director or Designee, is authorized to administer and enforce this ordinance pursuant to the Comprehensive Zoning Ordinance of Augusta Georgia and O.C.G.A. §36-66-2.

B. Responsibility

The facility owner and operator shall be jointly and severally responsible for compliance with this ordinance, all conditions of approval, all approved plans and submissions, and all obligations relating to construction, operation, maintenance, site restoration, and enforcement of the facility.

No transfer of ownership, operational control, leasehold interest, or other interest in the facility or subject property shall relieve the owner or operator of any responsibility under this ordinance unless and until such transfer is approved in writing by Planning and Development as required by this ordinance.

Private agreements between the owner, operator, lessee, contractor, or any other party shall not limit or impair the Planning and Development Director or Designee's authority to enforce this ordinance against any responsible party.

C. Violations and Procedures

1. When the Planning and Development Director or Designee determines that a violation of this ordinance, an approved permit, a condition of approval, or an approved plan or submission has occurred, the Planning and Development Director or Designee shall issue a written Notice of Violation to the facility owner and operator and shall copy the property owner of record. The notice shall identify the nature of the violation, the corrective action required, and the deadline for compliance.

2. If the violation is not corrected within the time specified in the Notice of Violation, Planning and Development Director or Designee may pursue one or more of the following remedies, as authorized by law and the Comprehensive Zoning Ordinance of Augusta Georgia:

- a. Civil citations and fines as provided by the Augusta code;

- b. Initiation of suspension or revocation proceedings for Augusta approval or zoning permit, as applicable and as authorized by law;
- c. Initiation of civil abatement or nuisance proceedings under the Comprehensive Ordinances of Augusta Georgia, or other applicable law; and
- d. Recovery of County costs as provided in this ordinance.

3. Where a DC or HDCF is operating in a manner that poses an imminent and documented threat to public health or safety, neighboring property, public infrastructure, or natural resources (including but not limited to uncontrolled hazardous-material release, fire or explosion risk, or repeated operation in violation of enforceable noise limits after notice and opportunity to cure) the Augusta may seek immediate temporary injunctive relief or other lawful relief in a court of competent jurisdiction, or may pursue any temporary suspension mechanism otherwise authorized by Georgia law.

D. Abatement and Cost Recovery

If the facility owner and operator fail to timely remedy a violation or to complete required site restoration, Augusta may, after notice and opportunity to cure as provided by this ordinance, enter the property and take such actions as are reasonably necessary to perform abatement, or site restoration.

The facility owner and operator shall be jointly and severally responsible for all reasonable costs incurred by Augusta in connection with such work, including but not limited to administrative costs, contractor costs, engineering or consultant review, inspection costs, recording costs, legal expenses, and site restoration costs.

Augusta may recover such costs through any financial assurance required by this ordinance and may pursue any other remedy authorized by law, including lien procedures under Georgia law, if applicable.

E. Continuing Violations

Each day that a violation continues after the deadline for correction stated in a Notice of Violation, or after any extended deadline approved by Planning and Development, shall constitute a separate violation. Civil penalties may be assessed for each day of continuing violation as provided by Augusta code and the Planning and Development Comprehensive Ordinances Schedule of Fines and Fees.

F. Coordination with Other Authorities

Nothing in this ordinance limits the authority of Augusta to refer matters to the Georgia Department of Natural Resources, the State Fire Marshal and Augusta Fire Marshal, the Engineering Department, the Augusta Utilities Department, the Richmond County Health Department, law enforcement, or any other local, state, or federal agency having jurisdiction over the matter. Referral to another agency does not preclude Augusta from also pursuing enforcement under this ordinance.

Section 24-A17. Miscellaneous Provisions

A. Non-Transferability

Any Special Exception or zoning permit issued under this ordinance is specific to the approved applicant, owner, operator, and project site, and shall not be transferred or assigned without prior written approval by Augusta, where required under the Comprehensive Zoning Ordinance of Augusta Georgia.

B. Conflict of Regulations

This ordinance shall be applied in coordination with other applicable federal, state, and local requirements. Where a conflict exists, the controlling authority shall govern.

C. Severability

If any section, clause, or provision of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.

D. Periodic Review

Augusta shall review this ordinance and amend as needed, to ensure continued alignment with evolving technologies, public infrastructure considerations, and applicable state and federal requirements.

E. Referenced Standards

Any reference in this ordinance to a statute, administrative rule, or technical standard—including but not limited to the Official Code of Georgia, NFPA, ANSI, IEC, or GDNr rules—shall mean the version in effect at the time of application, unless a specific edition or date is expressly stated. Where a successor or equivalent standard exists, Augusta may accept compliance with the successor/equivalent standard upon a determination that it provides equal or greater protection and enforceability.

F. Owner and Operator Responsibility for Costs

Unless otherwise expressly provided in this ordinance, all costs associated with application preparation, technical studies, design, installation, utility extensions or upgrades, testing, monitoring, reporting, maintenance, remediation, site restoration, and compliance with this ordinance shall be the responsibility of the facility owner and operator, jointly and severally, and shall not be borne by Augusta.

G. Conditions of Approval; More Restrictive Standard Controls.

Where a condition of approval, approved site plan, approved study, recorded agreement, agency requirement, or other applicable law imposes a more restrictive requirement than this ordinance,

the more restrictive requirement shall govern.

H. Other Permits, Approvals, and Private Obligations.

Approval under this ordinance does not relieve the facility owner, operator, applicant, or property owner from obtaining any other required local, state, or federal permits, licenses, registrations, approvals, inspections, or authorizations. Approval under this ordinance also does not relieve the owner or operator from compliance with private covenants, easements, lease terms, deed restrictions, utility agreements, or other private obligations applicable to the property.

I. Public Records and Confidential Information.

Application materials, studies, reports, plans, correspondence, and approvals submitted under this ordinance may be subject to Georgia public records laws. If an applicant believes any submitted material is confidential or protected from disclosure, the applicant shall clearly identify the specific material and the legal basis for the claimed protection at the time of submittal. Augusta does not guarantee confidential treatment of submitted materials except as required or allowed by law.

J. No Warranty or Assumption of Liability.

Approval under this ordinance shall not be construed as a warranty or representation by Augusta that the facility is safe, suitable, profitable, properly engineered, compliant with private agreements, or compliant with all non-zoning laws. The facility owner and operator remain solely responsible for design, construction, operation, maintenance, compliance, site restoration, and all costs and liabilities associated with the facility.



Public Services Committee Meeting

July 14, 2026

Ms. Patricia Geter

Department:	N/A
Presenter:	N/A
Caption:	Ms. Patricia Geter -The Health & Financial Impact of Data Center Placement In Residential Spaces where wetlands reside.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Agenda Item Request Form

Item 10.

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click [here](#) to view the full Commission and Committee Calendar.

Meeting Type *

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

Meeting Date *

7/14/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Patricia Geter/WA6 Geter Foundation/West
Augusta Six

Address *

4102 Elders Drive

Telephone Number *

7063999092

Fax Number

Email Address *

Westaugustasix@yahoo.com

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

The Health & Financial Impact of Data Center Placement In Residential Spaces where wetlands reside. Consider the placement data centers @ old power plants(DSM chemicals & Boral Brick Plant)

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

Meeting location:

Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

7/8/2026 8:21 AM



Public Services Committee Meeting

July 14, 2026

Ms. Zakiya Mabery

Department:	N/A
Presenter:	N/A
Caption:	Ms. Zakiya Mabery - From Rezoning to Reality: Lessons Learned from the Eisenhower Data Center Process.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Agenda Item Request Form

Item 11.

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click [here](#) to view the full Commission and Committee Calendar.

Meeting Type *

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

Meeting Date *

7/14/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Zakiya Mabery

Address *

1111 Thurloe Drive

Telephone Number *

7035877587

Fax Number

Email Address *

Zakiya@theoniproject.bet

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

From Rezoning to Reality: Lessons Learned from the Eisenhower Data Center Process

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

Meeting location:

Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

7/8/2026 3:31 PM



Public Services Committee Meeting

July 14, 2026

Funding for right-of-way and vacant lot clean-up

Department:	N/A
Presenter:	N/A
Caption:	Receive an update from the Administrator's Office regarding funding for right-of-way and vacant lot clean-up. (Requested by Commissioner Stacy Pulliam)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Lena Bonner

From: Commissioner Stacy Pulliam
Sent: Thursday, July 9, 2026 8:44 AM
To: Lena Bonner
Cc: Natasha L. McFarley
Subject: Agenda Item

Ms. Bonner will you add the following to the agenda:

1. Receive an update from the Administrator's office regarding funding for Right away and vacant lot clean up.

Stacy A. Pulliam

Augusta Commission, District 2

(762)328-8256 Mobile



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AED:104.1



Public Services Committee Meeting

July 14, 2026

Dr. Melissa DeVelvis

Department:	N/A
Presenter:	N/A
Caption:	Dr. Melissa DeVelvis regarding the placement of a state historic marker at May Park.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AGENDA ITEM REQUEST FORM

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

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

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

☐ Commission	Date of Meeting _____
☐ Public Safety Committee	Date of Meeting _____
☒ Public Services Committee	Date of Meeting July 14, 2026
☐ Administrative Services Committee	Date of Meeting _____
☐ Engineering Services Committee	Date of Meeting _____
☐ Finance Committee	Date of Meeting _____

Contact Information for Individual/Presenter Making the Request:

Name: Dr. Melissa DeVelvis

Address: 1120 15th Street, AH-E218 B, Augusta 30904

Telephone Number: 404-431-6054

Fax Number: n/a

E-Mail Address: mdevelvis@augusta.edu

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

Placement of state historic marker at May Park.

Please send this request form to the following address:

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

Telephone Number: 706-821-1820

Fax Number: 706-821-1838

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

535 Telfair Street
Augusta, GA 30901

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



Public Services Committee Meeting

July 14, 2026

Dr. Gayla Keesee

Department:	N/A
Presenter:	N/A
Caption:	Dr. Gayla Keesee relative to suggestive changes and amendments to strengthen the Draft Data Center Zoning Ordinance.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click [here](#) to view the full Commission and Committee Calendar.

Meeting Type *

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

Meeting Date *

7/14/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Gayla Keesee

Address *

2837 Cornelia Rd

Telephone Number *

7064146515

Fax Number

Email Address *

csra.lwv@gmail.com

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

Suggested changes and amendments to strengthen the Draft Data Center Zoning Ordinance

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

Meeting location:

Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

7/1/2026 9:59 PM



Public Services Committee Meeting

July 14, 2026

Mr. Frank G. Howard

Department:	N/A
Presenter:	N/A
Caption:	Mr. Frank G. Howard regarding the Phalonda Yvette Howard Project Improvement to Diamond Lake Park.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

AGENDA ITEM REQUEST FORM

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

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

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

☐ Commission	Date of Meeting _____
☐ Public Safety Committee	Date of Meeting _____
☒ Public Services Committee	Date of Meeting <u>14 July 2020</u>
☐ Administrative Services Committee	Date of Meeting _____
☐ Engineering Services Committee	Date of Meeting _____
☐ Finance Committee	Date of Meeting _____

Contact Information for Individual/Presenter Making the Request:

Name: FRANK G. HOWARD
 Address: 4401 T. J. KELLY DRIVE HENRIETTA GA 30815
 Telephone Number: 706-414-7779
 Fax Number: _____
 E-Mail Address: frankg1@hotmail.com

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

THALONDA YVETTE HOWARD PROJECT IMPROVEMENT TO DIAMOND LAKE PARK

Please send this request form to the following address:

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

535 Telfair Street
 Augusta, GA 30901

Telephone Number: 706-821-1820

Fax Number: 706-821-1838

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

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



Public Services Committee Meeting

July 14, 2026

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the minutes of the June 23, 2026 Public Services Committee Meeting.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A



PUBLIC SERVICES COMMITTEE MINUTES

Commission Chamber
Tuesday, June 09, 2026
1:00 PM

PRESENT:

Commissioner Rice, Chair
Commissioner Lewis, Vice Chair
Commissioner Scott, member
Commissioner Slendak, member
Commissioner, Pulliam
Commissioner Clark
Commissioner Guilfoyle
Commissioner J. Johnson
Commissioner Wimberly

1. Reconvene the discussion from **August 13, 2024**, regarding our current ordinance on alcohol licensing Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024) (Requested by Commissioner Stacy Pulliam 5-12-26) (No recommendation lack committee quorum) (Referred from the May 21, 2026 Commission Meeting)**

Received as information without objection.

2. Augusta Regional Airport (AGS) - Approve the Construction Contract to Piedmont Mining, LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project. This item was approved by the Augusta Aviation Commission 05/28/26 and the Augusta Commission on 5/21/26 (26-144).

Motion to approve

Motion made by Slendak and seconded by Scott

Motion carried 4-0

3. Augusta Regional Airport (AGS) - Approve Change Order No. 01 of the construction contract with Contract Management, Inc. in the amount of \$10,117.72, along with an addition of three (3) calendar days to the contract time. This item was approved by the Augusta Aviation Commission 05/28/26. (ITB 24-264)

Motion to approve

Motion made by Slendak and seconded by Scott

Motion carried 4-0

4. Augusta Regional Airport (AGS) - Approve Work Authorization #23 for Mead and Hunt to provide Construction Administration and Construction Observation (CA/CO) services for the construction of the NW Dev Roadway & Utilities in the amount of \$430,705.65. This item was approved by the Augusta Aviation Commission 05/28/26. (RFP 23-158)

Motion to approve

Motion made by Slendak and seconded by Scott

Motion carried 4-0

5. Augusta Regional Airport (AGS) - Approve this Georgia Power Easement that runs underground in the Northwest Development Project Limits. This item was approved by the Augusta Aviation Commission 05/28/26.

Motion to approve

Motion made by Slendak and seconded by Scott

Motion carried 4-0

6. **A.N. 26-22** – Existing Location, New Ownership: Florence Henley is the applicant for Tiffany's Fashow, requesting consumption on premise liquor, beer, wine and Sunday sales, to be used in connection with 1524 Gordon Highway, Augusta GA 30906. District 2, Super District 9

Motion to approve with no objectors

Motion made by Slendak and seconded by Lewis

Motion carried 4-0

7. **A.N. 26-31 – New Location:** A request by Gianluca DeBerardinis for a Nano Distillery License to be used in connection with Grazed Distilling Company LLC, located at 2227 North Leg Road. District 2, Super District 9.

Motion to approve with no objectors

Motion made by Slendak and seconded by Lewis

Motion carried 4-0

8. **A.N. 26-32** – New Location: Retail Package Beer and Wine. Krinesh Patel applicant for MA ASHA LLC dba Prime Market & Lottery, to be used in connection with 2658 Barton Chapel Road Suite A. **District 5, Super District 9.**

Motion to approve

Motion made by Slendak and seconded by Rice

Motion carried 4-0

- 9. A.N. 26-33 – Existing Location, New Ownership: Retail Package Beer and Wine.** Salman Aman applicant for IGI dba Downtown Grocery LLC, to be used in connection with **2 Greene Street, Augusta GA 30901. District 1, Super District 9.**

Motion to approve with no objectors

Motion made by Slendak and seconded by Lewis

Motion carried 4-0

- 10. A.N. 26-34: New Location, Full-Service Restaurant.** Judy Mitchell is requesting a **consumption on premise liquor, beer and wine license with Sunday sales**, to be used in connection with **718 Broad Street, Augusta GA 30901. District 1, Super District 9**

Motion to approve with no objectors

Motion made by Slendak and seconded by Lewis

Motion carried 4-0

- 11. Discussion** regarding Business Operating Hours and Shutdown Operations. **(Requested by Commissioner Don Clark) (Deferred from the May 21, 2026 Commission)**

Deleted from the agenda without objection.

- 12. Motion to approve** the minutes of May 26, 2026 Public Services Committee Meeting.

Motion to approve

Motion made by Slendak and seconded by Scott

Motion carried 4-0

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