



COMMISSION MEETING AGENDA

Commission Chamber

Tuesday, January 06, 2026

2:00 PM

INVOCATION

Pastor Luke Niday, Assistant Pastor, Local Outreach and Mercy, First Presbyterian Church Augusta

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

RECOGNITION(S)

A. **Congratulations!** United Youth Football League Division 2 National Champions (UYFL). The 12U Hit Squad, representing the Trinity Elite Titans Youth Sports Organization, is a championship team built largely from student athletes in Augusta, Georgia. **(Requested by Commissioner Lonnie Wimberly)**

DELEGATION(S)

- B.** **Ms. Debra Estep** regarding concerns about unmarked cars showing up and trespassing on neighbor's property without warrant. Method of request for accountability and protection; **"Tenant Protection Concerns"**
- C.** **Mr. Mario Burch** - discuss funding being reinstated for Mach Academy at Fleming Park in Augusta.
- D.** **Mr. Lawrence Brannen** relative to the 2026 budget adoption that impacted discretionary NGOs (nonprofits).
- E.** **Ms. Linda Williams** regarding Public Sewer infrastructure expansion policies and procedures.
- F.** **Mr. Brian Green** relative to the Consequences of Consolidation.

CONSENT AGENDA

(Items 1-5)

PLANNING

- 1. Z-25-42** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by James Burnon Powell, requesting a rezoning from zones A (Agricultural) and B-2 (General Business) to zone A (Agricultural) for residential use, affecting property containing approximately 3 acres located at 5940 Deans Bridge Road. Tax Map # 286-0-002-12-0.

2. Z-25-45 – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Cranston, LLC on behalf of St. Mary’s Church, requesting a rezoning from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to zone R-1 (One-Family Residential) for an existing church, affecting properties containing approximately 5.61 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue. Tax Map #'s 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, 044-1-060-00-0, & 044-1-055-00-0.
3. SE-25-15 – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Cranston, LLC on behalf of St. Mary’s Church, requesting a special exception per Section 26-1(a) of the Comprehensive Zoning Ordinance for an existing church, affecting property containing approximately 1.73 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue. Tax Map #'s 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, & 044-1-060-00-0. Zoned R-1 (One-Family Residential) and R-3B (Multiple-Family Residential).

PETITIONS AND COMMUNICATIONS

4. Motion to **accept** the resignation of Dr. Dalton Brannen from the Augusta Animal Control Board and approve his appointment to Board of Zoning Appeals due to the resignation of Mr. Jerry Brigham representing District 7.
5. Motion to **approve** the December 2, 2025 Commission meeting minutes.

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

AUGUSTA COMMISSION REGULAR AGENDA

(Items 6-11)

PUBLIC SERVICES

6. Receive updates from Redwood, Inc. regarding safety and property improvements at the Bon Air and Richmond Summit Apartment Complexes. **(Requested by Commissioners Catherine Rice and Jordan Johnson)**
7. Motion to **reject** the unsolicited proposal for the revitalization of Vernon Forrest Park (25-000). **(Deferred from the November 18, 2025)**

ADMINISTRATIVE SERVICES

8. Recommendation to approve Amendment #1 for CareATC contract for the Wellness Center Provider. RFP 24-237.

ENGINEERING SERVICES

9. Consider proposal from Ms. Lashawndra Robinson regarding Segment of Oats Creek Maintenance – 1650 Olive Road.

FINANCE

10. Motion to **approve** the final SPLOST 9 Project List and to authorize the Mayor and Clerk to execute an Intergovernmental Sales Tax Agreement between Augusta and the cities of Blythe and Hephzibah, in substantially the same form as attached, subject to the inclusion of the approved projects and such reasonable changes as may be approved by the Interim General Counsel.

LEGAL MEETING

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

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



Commission Meeting

January 6, 2026

UYFL National Champions

Department: N/A

Presenter: N/A

Caption: **Congratulations!** United Youth Football League Division 2 National Champions (UYFL). The 12U Hit Squad, representing the Trinity Elite Titans Youth Sports Organization, is a championship team built largely from student-athletes in Augusta, Georgia.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



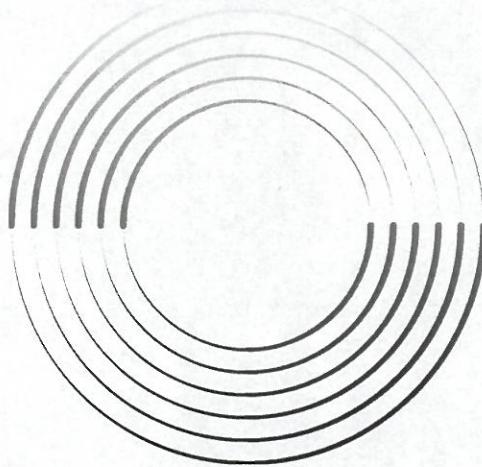
About Us

A NAME YOU CAN TRUST

Making Dreams Real: The UYFL Difference

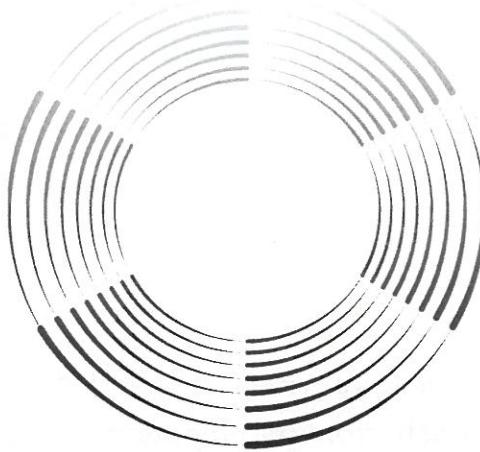
The United YFL program is designed to develop superior students, youth as well as athletes.





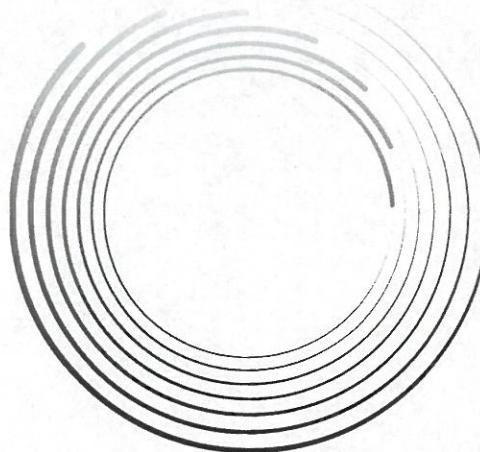
UYFL Football

UYFL offers the most comprehensive division structure in Youth Football.



United Cheer

UYFL offers recreational Allstar Cheer and Dance Programs; large and small divisions.



Tournaments

Annual National Championships, Regional Tournaments, All-Star Game and Football & Cheer camps.



Item A.

UYFL's Commitment to Youth Development

United Youth Football's mission is to provide a safe and structured environment which enables all young people to benefit from participation in team sports and youth activities offered by UYFL. UYFL will stress the importance of family, education, and teamwork. UYFL will assist parents and educators in developing the qualities of citizenship, discipline, teamwork and physical well-being by espousing the virtues of the 5 core values, Integrity, Respect, Responsibility, Sportsmanship, and Leadership.

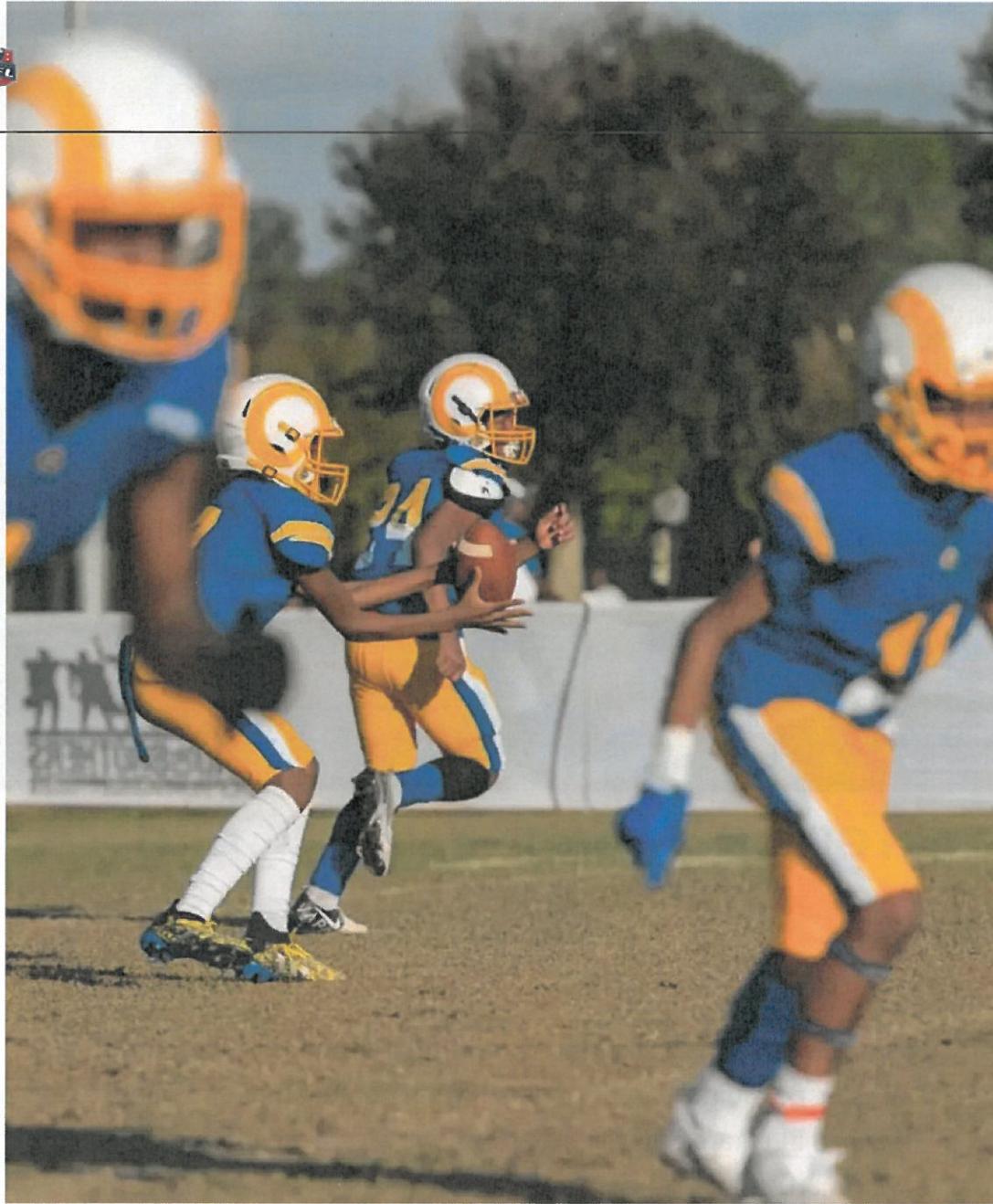




Join the Team: Where Every Child Counts

Our organization has established its rules and operational procedures to ensure that every child who wishes to participate, regardless of size, financial means, race, creed or national origin, is included in a safe and fair environment where their best interests and education are put first. All rules will be applied firmly without compromising our core values. This will be achieved by drawing on the experience and wisdom of a National Scholastic Advisory Council and National Board of Governors.

The National Scholastic Advisory Council will be comprised of educational leaders who will oversee programs created to foster academic success for all participants. The National Board of Governors will be comprised of leaders from all major conferences who will uphold the integrity of the organization they represent and "UNITE" all of youth football.



ABOUT US

UYFL's Mission: Fostering Values and Development

UYFL will stress the importance of family, education, and teamwork.

Start a League or Charter

Thank you for the opportunity to celebrate an exceptional group of young men—and the village that has lifted them every step of the way.

The 12U Hit Squad, representing the Trinity Elite Titans Youth Sports Organization, is a championship team built largely from student-athletes right here in Augusta, Georgia. They embody far more than athletic talent; they represent perseverance, discipline, and an unwavering commitment to a shared purpose.

Guided by the steady leadership of Head Coach G (Mr. Tony Brown), these young men have competed on the national stage for the past three years, each season marked by growth, grit, and determination.

- Three years ago, they finished 3rd in the nation
- The next year, they climbed to 2nd
- And this season, through relentless effort and belief, they reached the pinnacle:
UYFL Division 2 National Champions

This victory was no accident. It was the result of intentional preparation and a clear vision. From day one, this team set its sights on a national title. They trained with purpose, held one another accountable, pushed through challenges, and showed up consistently—on the field, in practice, and as brothers.

What makes this achievement even more meaningful is that it marks the first National Championship in the history of the Trinity Elite Titans, founded in 2018. After seven years of building, mentoring, and investing in young people, this moment stands as a milestone for the team, the organization, and the community it serves.

These young men have demonstrated what becomes possible when structure, mentorship, family support, and opportunity align. They are living proof that youth from Augusta can compete—and win—on the national stage.

We are immensely proud of the 12U Hit Squad, Head Coach G, the assistant coaches (Bakari Thurmond, Marcus Hill, Gene Cunningham), team moms (Mrs. Mediana Blackmon Oates and Mrs. Tiffany Skinner), parents, and every supporter who contributed to this journey. Their success shines brightly on our city and shows what dedication, teamwork, and vision can accomplish. A special thank-you to Deacon Gary Ogburn and First Mount Moriah Baptist Church of Augusta for their prayers and financial assistance.

Thank you for allowing us to honor these National Champions.



Commission Meeting

January 6, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: **Ms. Debra Estep** regarding concerns about unmarked cars showing up and trespassing on neighbor's property without warrant. Method of request for accountability and protection; "**Tenant Protection Concerns**"

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

AGENDA ITEM REQUEST FORM

Commission meetings: First and third Tuesdays of each month - 5:00 p.m.

Committee meetings: Second and last Mondays of each month - 12:45 to 2:15 p.m.

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

<input checked="" type="checkbox"/>	Commission	Date of Meeting	Nov 4th 2025
<input type="checkbox"/>	Public Safety Committee	Date of Meeting	
<input type="checkbox"/>	Public Services Committee	Date of Meeting	
<input type="checkbox"/>	Administrative Services Committee	Date of Meeting	
<input type="checkbox"/>	Engineering Services Committee	Date of Meeting	
<input type="checkbox"/>	Finance Committee	Date of Meeting	

Contact Information for Individual/Presenter Making the Request:

Name: DEBRA ESTEP

Address: 1523 JOHNS RD

Telephone Number: (706) 339-0848

Fax Number:

E-Mail Address: wondercups@gmail.com

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

Concerns about unmarked car showing up and
trespassing on neighbors property without warrant.
method of request for accountability or protections
"Tenant protection concerns"

Please send this request form to the following address:

Ms. Lena J. Bonner

Clerk of Commission

Room 806 Municipal Building

530 Greene Street

Augusta, GA 30911

Telephone Number: 706-821-1820

Fax Number: 706-821-1838

E-Mail Address: lbonner@augustaga.gov

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



Commission Meeting

January 6, 2026

Mach Academy

Department: N/A

Presenter: N/A

Caption: **Mr. Mario Burch** - discuss funding being reinstated for Mach Academy at Fleming Park in Augusta.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



Commission Meeting

January 6, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: **Mr. Lawrence Brannen** relative to the 2026 budget adoption that impacted discretionary NGOs (nonprofits).

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



Agenda Item Request Form

Item D.

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 1:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 2:00 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*

12/6/2025

Contact Information for Individual/Presenter Making the Request:**Name***

Lawrence Brannen

Address*

445 Fenwick St, Augusta, Georgia 30901

Telephone Number*

(706) 524-6786

Fax Number**Email Address***

lawbrannen32@outlook.com

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

Relative to the December 16, 2025 budget vote that impacted discretionary NGOs (nonprofits).

Note: I would like to withdraw my earlier submission to appear before the commission on 01/06/2026 to request it establish a community fund.

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

12/24/2025 3:54 PM



Commission Meeting

January 6, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: Ms. Linda Williams regarding Public Sewer infrastructure expansion policies and procedures.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

AGENDA ITEM REQUEST FORM

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

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

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

<input checked="" type="checkbox"/> Commission	Date of Meeting <u>Jan 6, 2020</u>
<input type="checkbox"/> Public Safety Committee	Date of Meeting _____
<input type="checkbox"/> Public Services Committee	Date of Meeting _____
<input type="checkbox"/> Administrative Services Committee	Date of Meeting _____
<input type="checkbox"/> Engineering Services Committee	Date of Meeting _____
<input type="checkbox"/> Finance Committee	Date of Meeting _____

Contact Information for Individual/Presenter Making the Request:

Name: Linda Williams
 Address: 3403 Kensington S. Dr. / Augusta, Ga. 30606
 Telephone Number: (678-634-0900)
 Fax Number: _____
 E-Mail Address: linda.williams.7447@yahoo.com

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

Public Power Infrastructure Expansion Policies
& Procedures

Please send this request form to the following address:

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

535 Telfair Street
 Augusta, GA 30901

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

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



Commission Meeting

January 6, 2026

Delegation

Department: N/A

Presenter: N/A

Caption: **Mr. Brian Green** relative to the Consequences of Consolidation.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY:

Lena Bonner

From: Brian Green <briangreen2009@gmail.com>
Sent: Tuesday, December 30, 2025 3:11 PM
To: Lena Bonner; Natasha L. McFarley
Subject: [EXTERNAL] Request to appear before our County Commission

Hello Ms Bonner,

I am requesting to Appear before the Richmond County Commission. My subject matter will be:
Consequences of consolidation - It's only 84 minutes

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



Commission Meeting

January 6, 2026

Item Name: **Z-25-42**

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	Z-25-42 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by James Burnon Powell, requesting a rezoning from zones A (Agricultural) and B-2 (General Business) to zone A (Agricultural) for residential use, affecting property containing approximately 3 acres located at 5940 Deans Bridge Road. Tax Map # 286-0-002-12-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	N/A
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: December 1, 2025

Case Number: Z-25-42

Applicant: James Burnon Powell

Property Owner: James Burnon Powell

Property Addresses: 5940 Deans Bridge Road

Tax Parcel No: 286-0-002-12-0

Current Zoning: A (Agricultural) & B-2 (General Business)

Fort Gordon Notification Required: Yes

Commission District 8: Brandon Garrett

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from A (Agricultural) and B-2 (General Business) to A (Agricultural)	Single-Family Residence	Section 7-1

SUMMARY OF REQUEST:

This rezoning application is a request to rezone a 3-acre property located at 5940 Deans Bridge Road from A (Agricultural) and B-2 (General Business) to A (Agricultural) for residential purposes. No development is proposed with this request.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the South Richmond Area. The vision for South Richmond Area reflects its character of a rural atmosphere identified in the Comprehensive Plan. Any development should incorporate conservation easements and promote conservation subdivisions where necessary. This proposal is eliminating an unused and unnecessary commercial zoning district located away from any designated intersections and creating a parcel that has a consistent agricultural zoning. This request supports the vision of the South Richmond Area by maintaining the low-density residential development currently onsite, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. There was a former business at this address that sold golf carts and utility vehicles that was closed by the Licensing and Permitting Division on September 9, 2011. No other businesses have been active at this address since.

2. Section 8-7 for R-1 zoning in the Comprehensive Zoning Ordinance requires a minimum size of 15,000 square feet. Section 7 of the Comprehensive Zoning Ordinance describes the A zone but refers to Section 8 where the R-1 Zoning Development standards apply to A zoning. The 3-acre property exceeds the 15,000 square foot minimum lot size. Therefore, this requirement is met.
3. Section 8-7 for R-1 zoning in the Comprehensive Zoning Ordinance requires a minimum lot width of 100 feet. The property measures 257 feet in width, which exceeds the requirement.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a Principal Arterial route.
7. The surrounding properties on this block are mostly zoned Agricultural. The subject site is located across Deans Bridge Road from Fort Gordon.
8. Though there are no development proposals on this property, the proposed rezoning itself would be consistent with the 2023 Comprehensive Plan.
9. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments received.

Engineering Comments:

- No comments received.

Utilities Comments:

- No comments received.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request as it meets the minimum lot size and lot width requirements for the A (Agricultural) Zone.

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

James Burnon Powell, Sr.
5940 Deans Bridge Road
Blythe, GA 30805

October 27, 2025

Tax Commissioner's Office
Augusta-Richmond County
535 Telfair Street, Suite 100
Augusta, GA 30901

Subject: Request to Cancel Commercial Status for Property at 5940 Deans Bridge Rd, Blythe, GA 30805

Dear Tax Commissioner,

I am writing to formally request that the commercial designation on my property located at 5940 Deans Bridge Road, Blythe, Georgia 30805, be canceled. I previously operated a business at this address but closed it some time ago in order to retire.

The business will not be reopening, and I have been in the process of converting and maintaining the property for future residential use. Therefore, I respectfully ask that the property's tax classification be updated to reflect its current and intended residential status.

Please let me know if any additional documentation or forms are needed to complete this change. I appreciate your attention to this matter and your assistance in updating the property records accordingly.

Sincerely,

James Burnon Powell Sr

James Burnon Powell, Sr.
(Owner)
Phone: 706-831-5498

Mailing address:

*P. O. Box 914
Wrens, GA 30833*

Book 0000201132 Augusta - Richmond County
2000010482005/2005 10:13:14:00
SB 00 PLAT GEN 94C

ALL BEARINGS HAVE BEEN CALCULATED FROM MEASURED FIELD DATA USING NORTH BEARING TAKEN FROM FLF-540 (21) SHEET 29 OF 43 FOR PROJECT FLF-540 JEFFERSON RICHMOND COUNTIES.

SURVEY EQUIPMENT USED: TOTAL STATION, TOFCON 1003, AND STEEL ENGINEERING TAPE.

NOTES SURVEY AND PLAT AUTHORIZED BY JAMES BURNON POWELL

- 1... SURVEY AND PLAT AUTHORIZED BY JAMES BURNON POWELL
- 2... THIS IS A PORTION OF THAT PROPERTY RECORDED ON REALTY REEL 164, PAGE 365.
- 3... EXISTING DRIVEWAY SHOWN ON PLAT WILL BE USED AS A JOINT USE FOR PARCEL SURVEYED AND EASEMENT SHOWN.

CENTERLINE OF DIVIDED HWY
R/N NONSYMETRICAL ABOUT C/L
SEE RR 66, PAGES 799-806.
DOT PROJECT FLF-540 [21] JEFF-RICH
SHEETS 28-29 OF 43

NOTE THIS PLAT REPRESENTS ACTUAL FIELD SURVEY AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OFWAYS OF RECORD.

REV. NO. 1 SURV. NO. 1
Date 5/2004
Plat by *Elaine G. Johnson*

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 442 FEET, AND AN ANGULAR ERROR OF 0.6 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT WITHIN 486 FEET.

PLAT FOR

JAMES BURNON POWELL

G.M.D. 88-7
RICHMOND COUNTY, GA.
SURVEYED 3/6/2006
DRAWN 3/7/2006
3.00 ACRES
SCALE 1" = 100'



FILED IN PLAT CABINET C
SIDE 1/4 PLAT D

RR 125, PAGE 214

3.00 ACRES

TIE LINE
S35°18'35"E
123.85'

DAVID R. DUKES
S35°18'35"E 627.63
RR 125, PAGE 214

SURVEYED BY:
ERNEST E. CLEMENTS - R.L.B. 2004
103 LAKEVIEW DRIVE
WYNNERS, GA 30533
PHONE 706-547-2397

Filed in this office:
Augusta - Richmond County
03/15/2006 10:13:14:00
Elaine G. Johnson
Clark of Superior Court

LEGEND
● REBAR DRIVEN
● SPINDLE DRIVEN
■ CONCRETE MONUMENT
* UTILITY POLE
■ WELL
◆ IRON PIPE FOUND 1"



GRAPHIC SCALE

1" = 100'

Planning Commission

Z-25-42

December 1, 2025

5940 Deans Bridge Road

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer

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



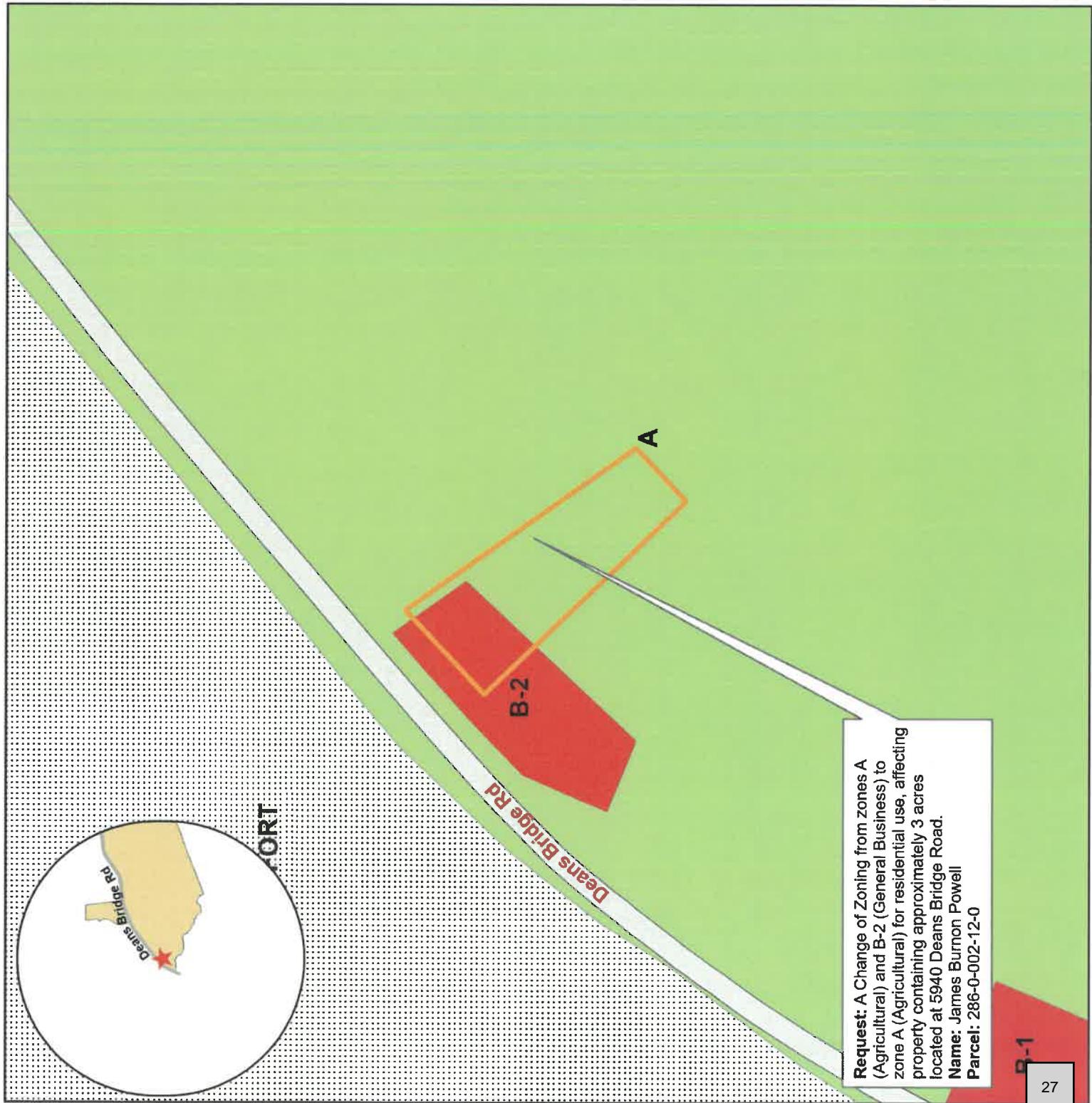
Request: A Change of Zoning from zones A (Agricultural) and B-2 (General Business) to zone A (Agricultural) for residential use, affecting property containing approximately 3 acres located at 5940 Deans Bridge Road.
Name: James Burnon Powell
Parcel: 286-0-002-12-0

Planning Commission

Z-25-42
December 1, 2025

5940 Deans Bridge Road

Current Zoning



Produced By: City of Augusta
Planning & Development Department
555 Telfair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer

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



Planning Commission

Z-25-42

December 1, 2025

5940 Deans Bridge Road

Future Zoning

- Subject Property
- Zoning Classification
 - A: Agriculture
 - B-1: Neighborhood Business
 - B-2: General Business
 - FT GORDON



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30901
11/19/2025 PE22633

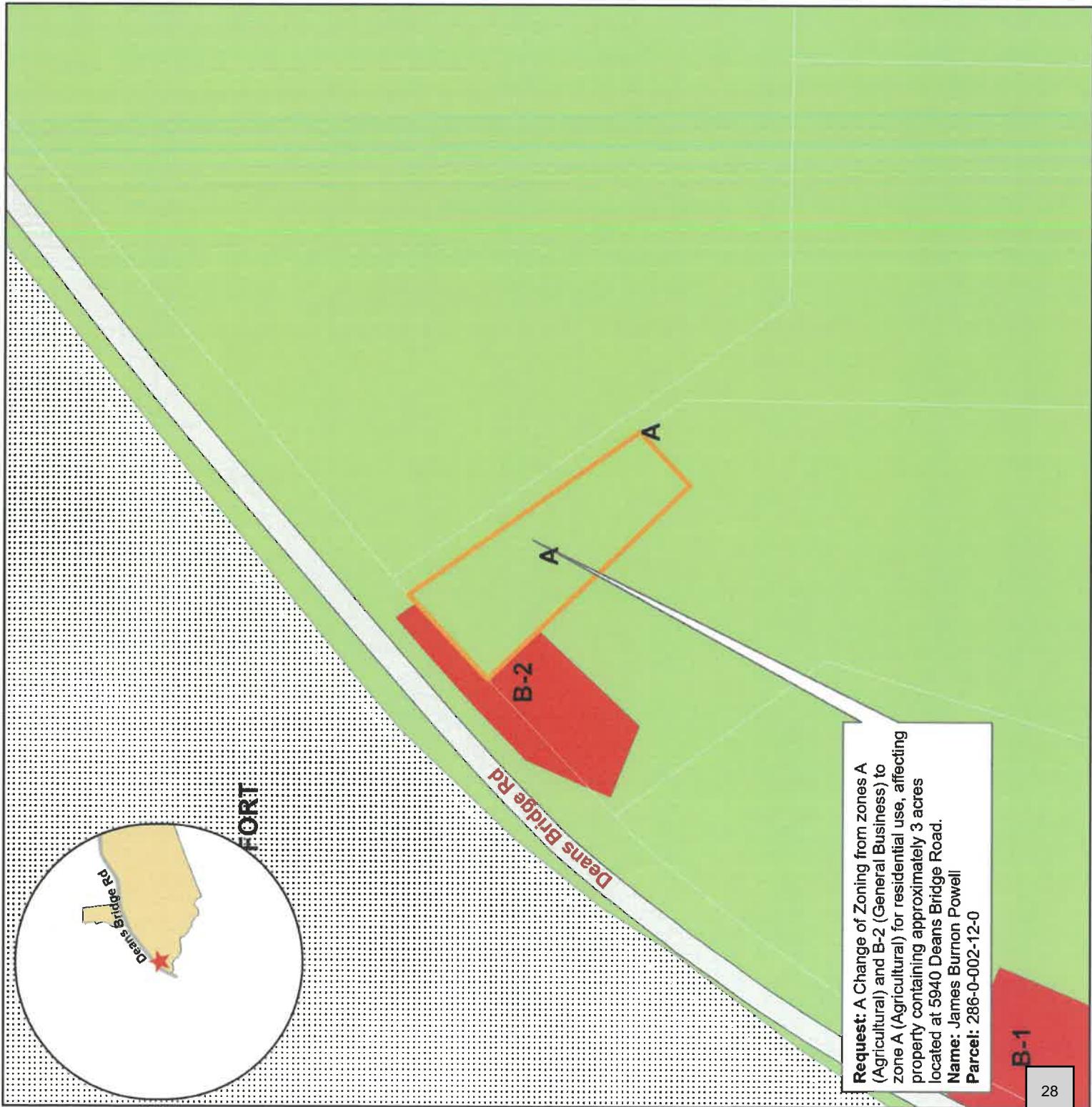
Augusta, GA Disclaimer
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Item 1.

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Commission Meeting

January 6, 2026

Item Name: **Z-25-45**

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	Z-25-45 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Cranston, LLC on behalf of St. Mary's Church, requesting a rezoning from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to zone R-1 (One-Family Residential) for an existing church, affecting properties containing approximately 5.61 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue. Tax Map #'s 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, 044-1-060-00-0, & 044-1-055-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels. 2. The development must comply with all aspects of the Augusta Tree Ordinance. 3. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: December 1, 2025

Case Number: Z-25-45

Applicant: Cranston, LLC

Property Owner: St. Mary's Church

Property Address: 2500, 2502, 2504, and 2516
McDowell Street, and 1405 Arsenal Avenue,
and 1420 Monte Sano Avenue

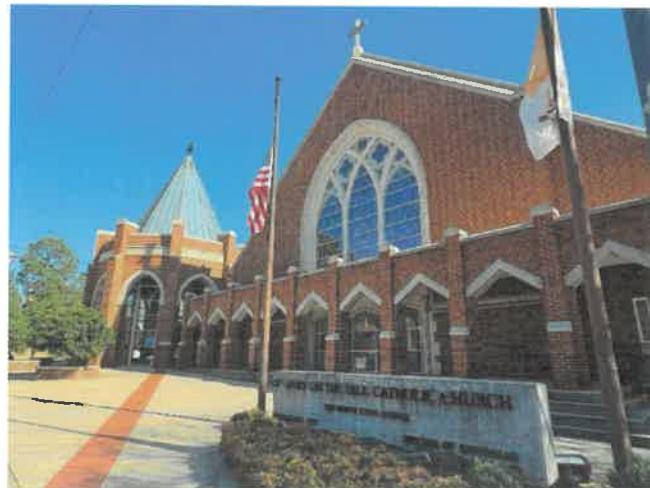
Tax Parcel No(s): 044-1-059-00-0, 044-1-058-
00-0, 044-1-057-00-0, 044-1-056-00-0, 044-1-
060-00-0, & 044-1-055-00-0

Current Zoning: R-1 (One-Family Residential)
and R-3B (Multiple-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to R-1 (One-Family Residential)	Church Expansion	Section 8-1

SUMMARY OF REQUEST:

The applicant is seeking to rezone six parcels from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to R-1 (One-Family Residential), totaling 5.61 acres. The applicant intends to formalize the existing church properties' zoning and accommodate a future site expansion. The property has frontage on Monte Sano Avenue, McDowell Street, and Arsenal Avenue. Approval of the request would consolidate the parcels under a single, unified zoning district.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities.

Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

FINDINGS:

1. Churches and other religious institutions are not permitted by-right in the R-1 (One-Family Residential) zone but may be granted with the approval of a special exception. The subsequent Special Exception application (SE-25-15) is being considered by the Commission in conjunction with this request.
2. On November 11, 1991, the Augusta Commission granted a Special Exception to allow the expansion of the church located at 1420 Monte Sano Avenue.
3. The properties have nearby access to public potable water and sanitary sewer systems.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Monte Sano Avenue, McDowell Street and Arsenal Avenue as local roads.
5. The proposed development must satisfy the minimum off-street parking requirement for a church, providing one parking space for every three seats based on the maximum capacity of the main sanctuary.
6. There nearest bus stop is situated immediately adjacent to the subject property.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
9. The surrounding zoning districts are R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to the north; R-3B (Multiple-Family Residential) to the east; R-1 (One-Family Residential) and B-1 (Neighborhood Business) to the south; and B-1 (Neighborhood Business) to the west.
10. The property is situated in the Summerville Historic District; any new construction or exterior improvements are subject to historic preservation review and approval.
11. The proposed change in zoning to R-1 would be consistent with the 2023 Comprehensive Plan.
12. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Project is adjacent to roadway planned for improvements by AED. Coordinate with AED project consultant."

Engineering Comments:

- "Detention and water quality required. Make drop-off area 3-lane widths wide."

Utilities Comments:

- No comments received

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-1 (One-Family Residential) with the following conditions:

1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels.
2. The development must comply with all aspects of the Augusta Tree Ordinance.
3. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

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

Augusta Planning and Development Department
535 Telfair Street
Augusta, Georgia 30901

October 27, 2025

Dear Augusta Planning and Development Department,

On behalf of St. Mary on the Hill Catholic Church, we hereby submit this request for a Special Exception for Parcel #044-1-056-00-0, located at 2516 McDowell Street, to receive Special Exception approval within the R-1 (Single-Family Residential) zoning district. This parcel is currently zoned R-1 and is identified as "Tract B" on the enclosed Boundary, Topographic, and Utility Survey by Cranston, LLC dated March and April 2024, with an area of 0.89 acres.

In addition, we respectfully request the rezoning of the following parcels from R-3B to R-1 (Single-Family Residential) with Special Exception approval for each parcel: Parcels #044-1-057-00-0, #044-1-058-00-0, #044-1-059-00-0, and #044-1-060-00-0, located at 2504 McDowell Street, 2502 McDowell Street, 2500 McDowell Street, and 1405 Arsenal Avenue, respectively. These parcels are currently zoned R-3B.

The properties proposed for Special Exception and rezoning approval are identified on the enclosed Boundary, Topographic, and Utility Survey as "Tract C," "Tract D," "Tract E," and "Tract F," with areas of 0.28 acres, 0.18 acres, 0.24 acres, and 0.14 acres, respectively. "Tract A," comprising 3.04 acres and currently zoned R-1 with a Special Exception, is part of the church campus, and no rezoning or special exception is requested for this parcel.

The five aforementioned parcels of which a special exception is requested, together with the existing parcel that has a special exception in place, will be combined and redeveloped. The redevelopment includes demolition of five existing structures, construction of a Parish Life Building and a Social Hall Building, and reconfiguration of on-site parking, with detailed plans to be submitted to the city for review and approval. The Parish Life Building will provide administrative offices, educational and ministry spaces, meeting rooms, a senior activity center, and areas for children's programs, including a playground. The Social Hall Building will feature a banquet hall, catering kitchen, restrooms, storage, and a basement for maintenance and Boy Scout activities. Together, these improvements will enhance parish facilities and support ministry, administration, and community life.

Thank you for your consideration and if you need any additional information, please do not hesitate to contact me at pnordmann@cranstonengineering.com or 706-722-1588.

Sincerely,

A. Patrick Nordmann

Pat Nordmann
Cranston, LLC

CRANSTON



PRELIMINARY
REPORT FOR CONSTRUCTION

CONCEPT PLAN

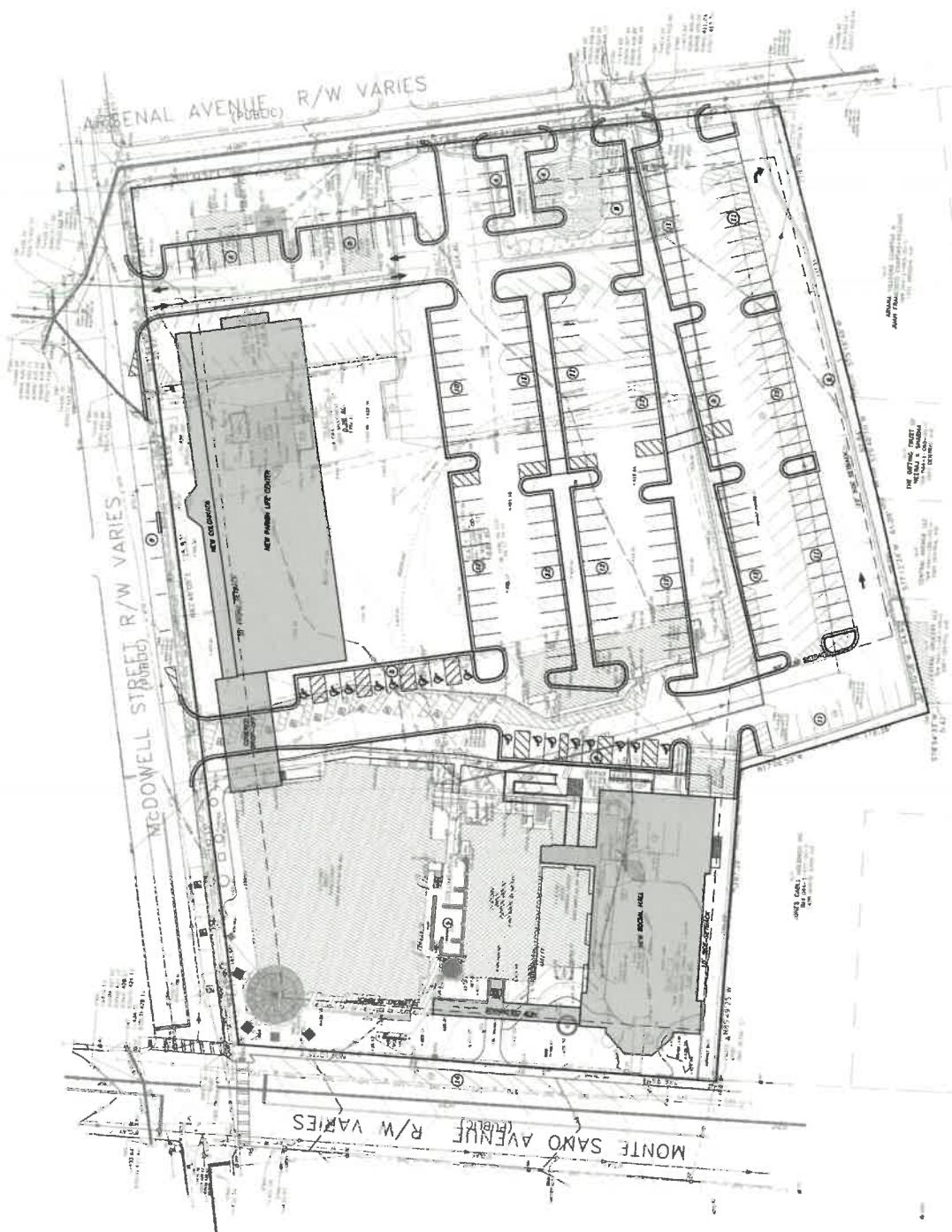
ST. MARY ON THE HILL CHURCH SITE IMPROVEMENTS

CSA
OCTOBER 15, 2025
1° = 30'
2025-0209
DRAWING NO. 108 NO. 1
PRINTED BY: *[Signature]*

Item 2.



111



Planning Commission

Z-25-45
December 1, 2025

Multiple addresses on
McDowell Street, 1405
Arsenal Avenue, and
1420 Monte Sano Avenue

Aerial

■ Subject Property

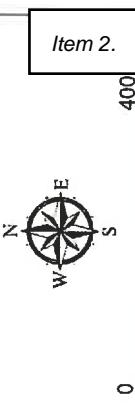


Request: A Change of Zoning from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to zone R-1 (One-Family Residential) for affecting properties containing an existing church, approximately 5.61 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue
Name: Cranston, LLC on behalf of St. Mary's Church
Parcels: 044-1-059-00-0 and 5 additional parcels

Augusta, GA Disclaimer

Produced By: City of Augusta
Planning & Development Department
535 Telstar Street Suite 300
Augusta, GA 30901
11/19/2025
PE22633

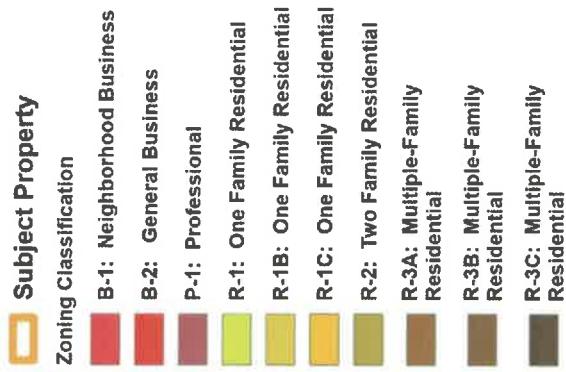
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop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



Planning Commission
Z-25-45
December 1, 2025

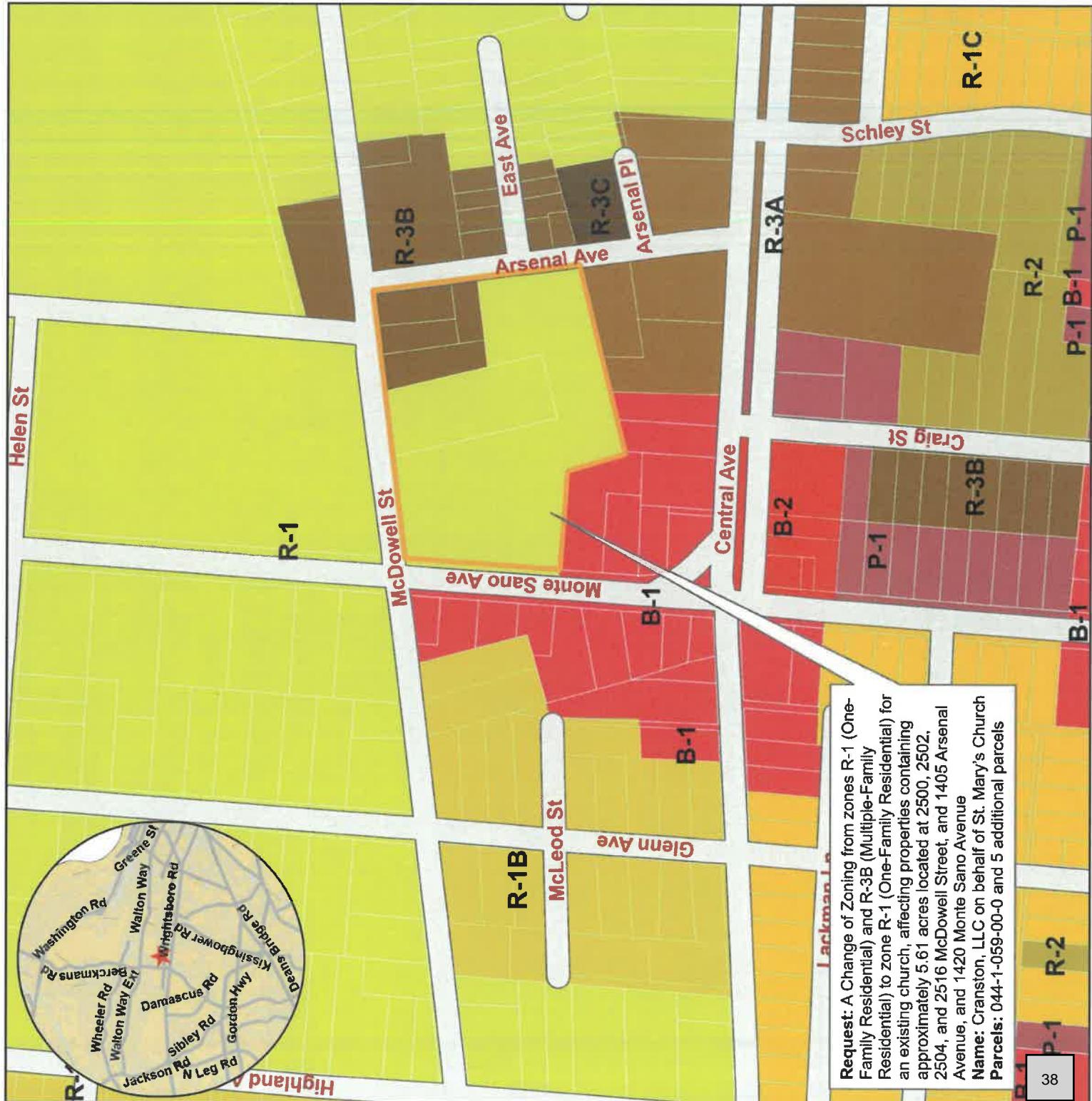
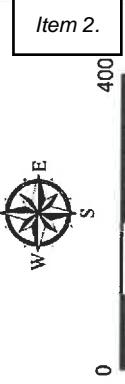
Multiple addresses on
McDowell Street, 1405
Arsenal Avenue, and
1420 Monte Sano Avenue

Current Zoning



Produced By: City of Augusta
Planning & Development Department
535 Telair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

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Planning Commission

Z-25-45
December 1, 2025

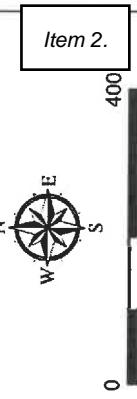
**Multiple addresses on
McDowell Street, 1405
Arsenal Avenue, and
1420 Monte Sano Avenue**

Future Zoning

Subject Property		Zoning Classification							
			B-1: Neighborhood Business						
			B-2: General Business						
			P-1: Professional						
			R-1: One Family Residential						
			R-1A: One Family Residential						
			R-1B: One Family Residential						
			R-1C: One Family Residential						
			R-2: Two Family Residential						
			R-3A: Multiple-Family Residential						
			R-3B: Multiple-Family Residential						
			R-3C: Multiple-Family Residential						

Produced By: City of Augusta
Planning & Development Department
535 Telair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer
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Commission Meeting

January 6, 2026

Item Name: **SE-25-15**

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	SE-25-15 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Cranston, LLC on behalf of St. Mary's Church, requesting a special exception per Section 26-1(a) of the Comprehensive Zoning Ordinance for an existing church, affecting property containing approximately 1.73 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue. Tax Map 's # 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, & 044-1-060-00-0. Zoned R-1 (One-Family Residential) and R-3B (Multiple-Family Residential).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none"> 1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels. 2. The development must comply with all aspects of the Augusta Tree Ordinance. 3. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Hearing Date: December 1, 2025

Case Number: SE-25-15

Applicant: Cranston, LLC

Property Owner: St. Mary's Church

Property Address: 2500, 2502, 2504, and 2516

McDowell Street, and 1405 Arsenal Avenue

Tax Parcel No(s): 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, & 044-1-060-00-0

Current Zoning: R-1 (One-Family Residential) and R-3B (Multiple-Family Residential)

Fort Gordon Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Church Expansion	Section 26-1(a)

SUMMARY OF REQUEST:

This special exception applies to five parcels totaling roughly 1.73 acres within the R-1 (One-Family Residential) and R-3B (One-Family Residential) zoning districts. The properties front Monte Sano Avenue, McDowell Street, and Arsenal Avenue. The parcels include additional parking areas, vacant land, and four separate structures. Tax records from the Augusta-Richmond County Tax Office indicate that the main St. Mary's Church building was built in 1919, though it is not being included with this request. The request seeks approval to expand the existing church site and is being reviewed concurrently with a rezoning application to change all parcels owned by the church to R-1 (One-Family Residential).

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. Adaptive reuse of historic buildings will be a key component. New development should respect the scale,

massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

FINDINGS:

1. An application was filed on November 4, 2025, to rezone the properties from R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to R-1 (One-Family Residential) and it will be considered by the Commission in conjunction with this request.
2. Churches and other religious institutions are not permitted by-right in the R-1 (One-Family Residential) zone but may be granted with the approval of a special exception.
3. On November 11, 1991, the Augusta Commission granted a Special Exception to allow the expansion of the main church building located at 1420 Monte Sano Avenue.
4. Section 26-1(a) of the Comprehensive Zoning Ordinance, churches and other religious institutions may be permitted by Special Exception in the R-1 and R-3B zones if they generally conform to the following criteria:
 - A tract upon which a church is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street and be at least one-half acre in area. *The church fronts a local road and has successfully operated for several decades.*
 - Structures shall be set back at least twenty-five (25) feet from any property line separating the subject property from residentially zoned or developed properties. *The main structure was built along the property line on Monte Sano Avenue and is set approximately 14 feet from Monte Sano Avenue and 15 feet from McDowell Street. The building complies with the required 25-foot rear setback.*
 - Off-street parking shall conform to Section 4 of this Ordinance. *According to the Zoning Ordinance, parking for a church is calculated at one space per three seats in the sanctuary at full capacity. The site plan includes approximately 257 off-street parking spaces, along with 22 on-street spaces adjacent to the property.*
 - A plan illustrating compliance with the above requirements shall be submitted to the Planning Commission before the proposal is placed on the agenda. The Planning Commission shall determine that all the foregoing requirements have been satisfied, and further, that the benefits of the proposed church are greater than any possible depreciating effects and damages to the neighboring properties. *The proposed site modifications require approval from the Historic Preservation Commission. Additionally, the plan must meet the minimum setback and parking standards outlined in the Zoning Ordinance.*
5. The properties have nearby access to public potable water and sanitary sewer systems.
6. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Monte Sano Avenue, McDowell Street and Arsenal Avenue as local roads.

7. The proposed development must satisfy the minimum off-street parking requirement for a church, providing one parking space for every three seats based on the maximum capacity of the main sanctuary.
8. There nearest bus stop is situated immediately adjacent to the subject property.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
11. The surrounding zoning districts are R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to the north; R-3B (Multiple-Family Residential) to the east; R-1 (One-Family Residential) and B-1 (Neighborhood Business) to the south; and B-1 (Neighborhood Business) to the west.
12. The property is situated in the Summerville Historic District; any new construction or exterior improvements are subject to historic preservation review and approval.
13. The proposed change in zoning to R-1 would be consistent with the 2023 Comprehensive Plan.
14. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- “Project is adjacent to roadway planned for improvements by AED. Coordinate with AED project consultant.”

Engineering Comments:

- “Detention and water quality required. Make drop-off area 3-lane widths wide.”

Utilities Comments:

- No comments received

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

1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels.
2. The development must comply with all aspects of the Augusta Tree Ordinance.
3. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.



PLANNING & DEVELOPMENT DEPARTMENT

Item 3.

Augusta-Richmond County
Planning Commission
Staff Report

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

Augusta Planning and Development Department
535 Telfair Street
Augusta, Georgia 30901

October 27, 2025

Dear Augusta Planning and Development Department,

On behalf of St. Mary on the Hill Catholic Church, we hereby submit this request for a Special Exception for Parcel #044-1-056-00-0, located at 2516 McDowell Street, to receive Special Exception approval within the R-1 (Single-Family Residential) zoning district. This parcel is currently zoned R-1 and is identified as "Tract B" on the enclosed Boundary, Topographic, and Utility Survey by Cranston, LLC dated March and April 2024, with an area of 0.89 acres.

In addition, we respectfully request the rezoning of the following parcels from R-3B to R-1 (Single-Family Residential) with Special Exception approval for each parcel: Parcels #044-1-057-00-0, #044-1-058-00-0, #044-1-059-00-0, and #044-1-060-00-0, located at 2504 McDowell Street, 2502 McDowell Street, 2500 McDowell Street, and 1405 Arsenal Avenue, respectively. These parcels are currently zoned R-3B.

The properties proposed for Special Exception and rezoning approval are identified on the enclosed Boundary, Topographic, and Utility Survey as "Tract C," "Tract D," "Tract E," and "Tract F," with areas of 0.28 acres, 0.18 acres, 0.24 acres, and 0.14 acres, respectively. "Tract A," comprising 3.04 acres and currently zoned R-1 with a Special Exception, is part of the church campus, and no rezoning or special exception is requested for this parcel.

The five aforementioned parcels of which a special exception is requested, together with the existing parcel that has a special exception in place, will be combined and redeveloped. The redevelopment includes demolition of five existing structures, construction of a Parish Life Building and a Social Hall Building, and reconfiguration of on-site parking, with detailed plans to be submitted to the city for review and approval. The Parish Life Building will provide administrative offices, educational and ministry spaces, meeting rooms, a senior activity center, and areas for children's programs, including a playground. The Social Hall Building will feature a banquet hall, catering kitchen, restrooms, storage, and a basement for maintenance and Boy Scout activities. Together, these improvements will enhance parish facilities and support ministry, administration, and community life.

Thank you for your consideration and if you need any additional information, please do not hesitate to contact me at pnordmann@cranstonengineering.com or 706-722-1588.

Sincerely,

A. Patrick Nordmann

Pat Nordmann
Cranston, LLC

CRANSTON



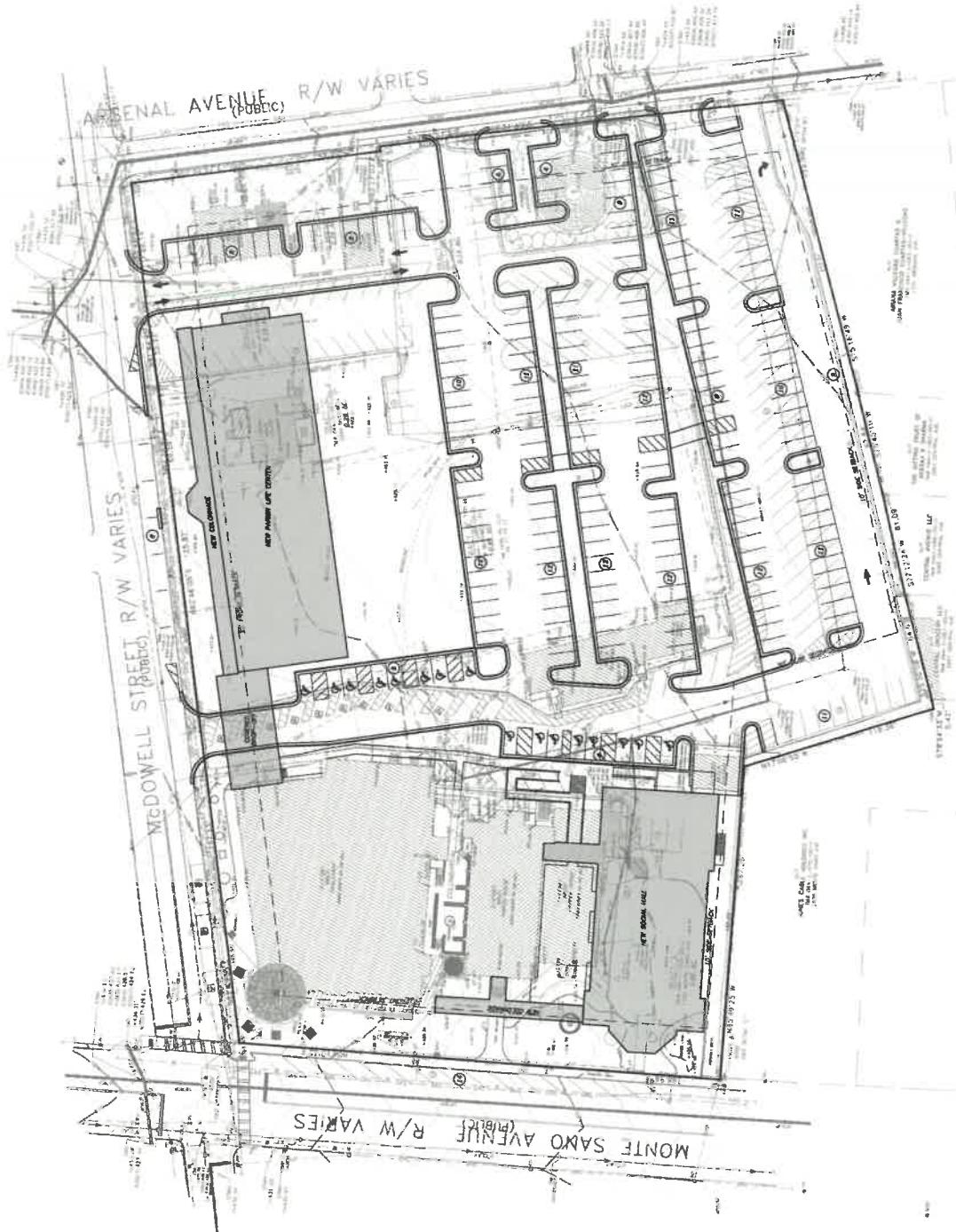
PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT PLAN

ST. MARY ON THE HILL CHURCH
SITE IMPROVEMENTS

CSA
TECHNICAL INC.
ANNAPOLIS, MD
DATE: OCTOBER 15, 2025
SCALE: 1" = 20'-0"
2025 Rev.
DRAWING NO.

Item 3.



SCALE IN FEET

Planning Commission
SE-25-15
December 1, 2025

**Multiple Addresses on
McDowell Street, and
1405 Arsenal Avenue**

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer

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Item 3.



350

0

Request: A Special Exception per Section 26-1(a) of the Comprehensive Zoning Ordinance for an existing church, affecting property containing approximately 1.73 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue.

Name: Cranston, LLC on behalf of St. Mary's Church

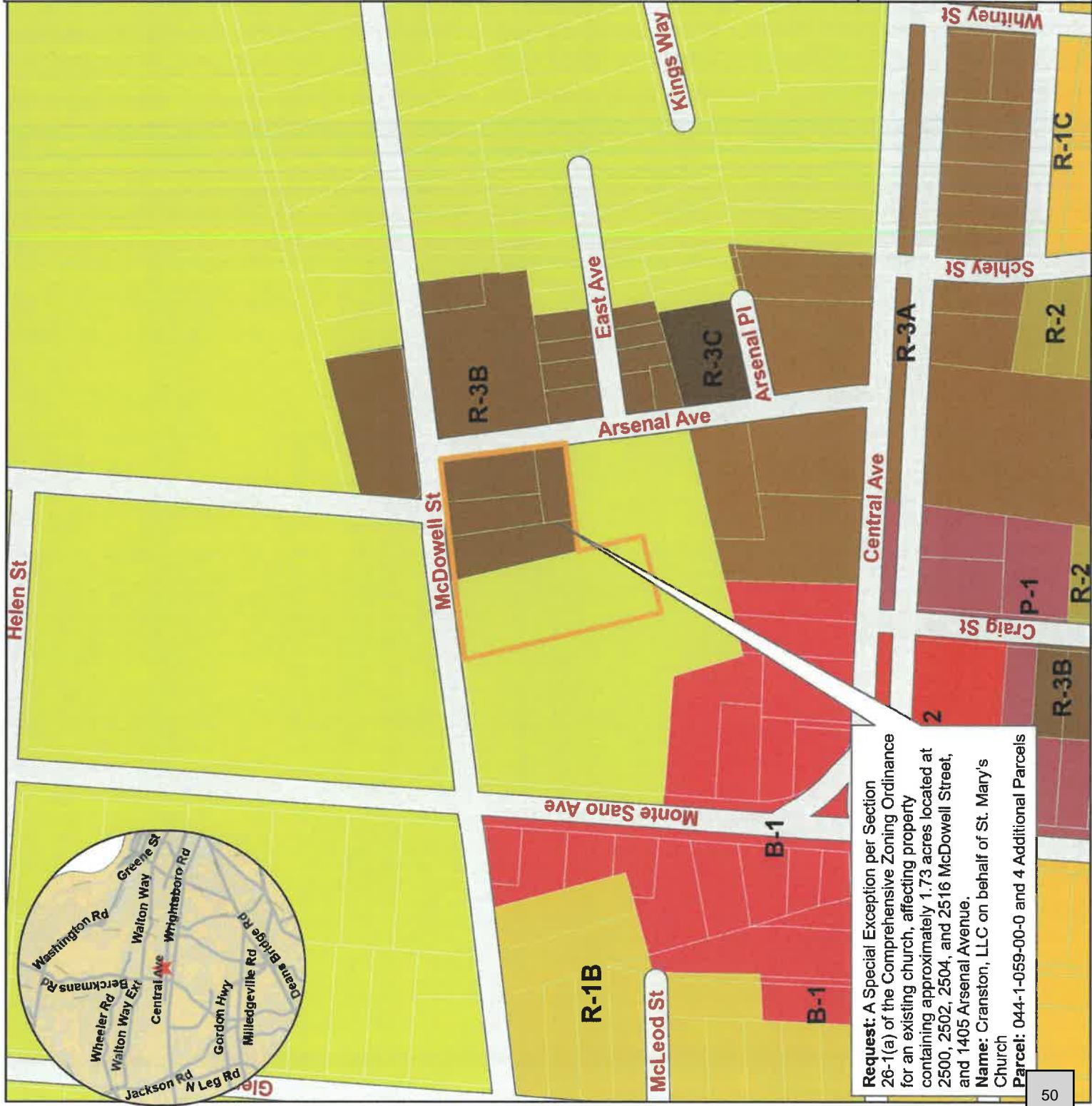
Parcel: 044-1-059-00-0 and 4 Additional Parcels

Planning Commission
SE-25-15
December 1, 2025

**Multiple Addresses on
McDowell Street, and
1405 Arsenal Avenue**

Current Zoning

Subject Property	Zoning Classification
	B-1: Neighborhood Business
	B-2: General Business
	P-1: Professional
	R-1: One Family Residential
	R-1B: One Family Residential
	R-4C: One Family Residential
	R-2: Two Family Residential
	R-3A: Multiple-Family Residential
	R-3B: Multiple-Family Residential
	R-3C: Multiple-Family Residential



Augusta, GA Disclaimer
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Commission Meeting

January 6, 2026

Appointment

Department: N/A

Presenter: N/A

Caption: Motion to **accept** the resignation of Dr. Dalton Brannen from the Augusta Animal Control Board and approve his appointment to Board of Zoning Appeals due to the resignation of Mr. Jerry Brigham representing District 7.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title Dr.

First Name * Dalton

Middle Name * E.

Last Name * Brannen

Suffix

Date Of Birth * 2/9/1946

Address * Street Address

2913 Kipling Dr.

Address Line 2

City

State / Province / Region

Augusta

GA

Postal / Zip Code

Country

30909

USA

Home Phone * 706-737-2829

Work Phone

Registered Voter *

- District 1
- District 3
- District 5
- District 7
- None
- District 2
- District 4
- District 6
- District 8

Marital Status * Divorced

Education * Doctorate Degree

Race * White

Gender * Male

Occupation * Retired Professor, Dept Chair, Dean, College of Business, Augusta University

Interests Animal Welfare, Nature Preservation

Commissions, Authorities, & Boards

Volunteer For * Animal Control Board

Click add below to apply for more than one board.

* I currently have relatives working for the City of Augusta
 Yes No

* I currently serve on an Augusta Board, Commission, or Authority
 Yes No

I would like to receive an email confirmation of my submission.
 Yes No

Email dbrannen@knology.net

Lena Bonner

From: jpbrig@aol.com
Sent: Wednesday, December 17, 2025 1:14 PM
To: Tina Slendak
Cc: Lena Bonner; augustatile1@gmail.com; Kevin Boyd
Subject: [EXTERNAL] BZA appointment

Tina,

I am resigning from the Board of Zoning Appeals due to my ongoing health issues. Thanks for allowing me to serve our district.

Jerry Brigham

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



Commission Meeting

January 6, 2026

Minutes

Department: N/A

Presenter: N/A

Caption: Motion to **approve** the December 2, 2025 Commission meeting minutes.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY:



Commission Meeting

January 6, 2026

Redwood, Inc.

Department: N/A

Presenter: N/A

Caption: Receive updates from Redwood, Inc. regarding safety and property improvements at the Bon Air and Richmond Summit Apartment Complexes. **(Requested by Commissioners Catherine Rice and Jordan Johnson)**

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Lena Bonner

From: Lena Bonner
Sent: Friday, December 12, 2025 11:17 AM
To: Chyvattee Vassar
Cc: Commissioner Catherine Smith-McKnight; Natasha L. McFarley; jplunkett@phmglaw.com; John Manton; Kevin Boyd; Tameka Allen; Charles Jackson; Commissioner Jordan Johnson
Subject: RE: Bon Air Safety and Improvements
Importance: High

Good morning Director Vassar,

Thank you so much, also Commissioner Johnson would like include a Richmond Summit update added to the request as well for the first meeting January 2026.

Best regards,

*Lena J. Bonner
 Clerk of Commission
 Office of the Clerk of Commission
 535 Telfair Street
 Augusta, GA 30901
 (706) 821-1820 - Office
 (706) 821-1838 - Office Fax*

From: Chyvattee Vassar <CVassar@augustaga.gov>
Sent: Thursday, December 11, 2025 8:09 PM
To: Lena Bonner <lbonner@augustaga.gov>
Cc: Commissioner Catherine Smith-McKnight <CSmith-McKnight@augustaga.gov>; Natasha L. McFarley <nmcfarley@augustaga.gov>; jplunkett@phmglaw.com; John Manton <jmanton@augustaga.gov>; Kevin Boyd <KBoyd@augustaga.gov>; Tameka Allen <Allen@augustaga.gov>; Charles Jackson <cmjackson@augustaga.gov>
Subject: Re: Bon Air Safety and Improvements

Good evening Mrs. Bonner,

My apologies for missing your email on Dec. 2nd. I will get on this right away and reach out to the owners for them to be present at the first commission meeting of the year. I will update all once this has been confirmed.

Thank you

Get [Outlook for iOS](#)

From: Lena Bonner <lbonner@augustaga.gov>
Sent: Thursday, December 11, 2025 9:56 AM
To: Chyvattee Vassar <CVassar@augustaga.gov>
Cc: Commissioner Catherine Smith-McKnight <CSmith-McKnight@augustaga.gov>; Natasha L. McFarley <nmcfarley@augustaga.gov>

<nmcfarley@augustaga.gov>; jplunkett@phmglaw.com <jplunkett@phmglaw.com>; John Manton <jmanton@augustaga.gov>; Kevin Boyd <KBoyd@augustaga.gov>; Tameka Allen <Allen@augustaga.gov>; Charles Jackson <cmjackson@augustaga.gov>
Subject: FW: Bon Air Safety and Improvements

Good morning Interim Director Vassar,

Please see request below from Commissioner Catherine Rice regarding the above referenced subject matter.

The matter will be placed on the requested agenda made by Commissioner Rice, please have appropriate Code Enforcement notifications made to the parties listed below relative to their presence at the meeting.

Should you have questions and/or need any additional information from us, please advise.

Respectfully yours,

*Lena J. Bonner
Clerk of Commission
Office of the Clerk of Commission
535 Telfair Street
Augusta, GA 30901
(706) 821-1820 - Office
(706) 821-1838 - Office Fax*

From: Commissioner Catherine Smith-McKnight <CSmith-McKnight@augustaga.gov>
Sent: Wednesday, December 10, 2025 2:42 PM
To: Lena Bonner <lbonner@augustaga.gov>
Subject: Fw: Bon Air Safety and Improvements

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From: Commissioner Catherine Smith-McKnight
Sent: Tuesday, December 2, 2025 11:58:55 AM
To: Lena Bonner <lbonner@augustaga.gov>
Subject: Bon Air Safety and Improvements

Ms Bonner,

Please place on the agenda for Tuesday January 6, 2026 to have Redwood owners and Attorney Jack Long present that Phase I and II are completed. Also to update the Commission on safety improvements allowing the RCSO to be present to give us stats and updates as well.

Respectfully,

Commissioner
Catherine Smith Rice



Administrative Services Committee

Meeting Date: October 14, 2025

Motion to Reject Unsolicited Proposal #25-000 Revitalization of Vernon Forrest Park

Department:	Procurement / Recreation and Parks
Presenter:	Andy Penick / Tameka Williams
Caption:	Motion to reject the unsolicited proposal for the revitalization of Vernon Forrest Park (25-000)
Background:	<p>Georgia adopted the Public-Private Facilities Infrastructure Act of 2015 (the "PPFIA") (OCGA section 36-91-110 et seq.) on July 18, 2017, Augusta, Georgia provides a process to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-efficient fashion. Procurement solicits proposals via an advertisement each year for unsolicited proposals. The deadline for the unsolicited proposal was March 31, 2025.</p> <p>Augusta received an unsolicited proposal from Turn Back the Block / Ashley Brown for the revitalization of Vernon Forrest Park located in Harrisburg Community. Per the process and procedures, an Advisory Committee and Evaluation Committee was created to review the proposal. The proposal was reviewed by an evaluation committee, including representatives from Recreation and Parks, Housing and Community Development Department, Planning and Development Department, Finance and the Administrator's Office. After a thorough review, the evaluation committee recommends rejecting the proposal.</p>
Analysis:	<p>After careful evaluation of the unsolicited proposal for revitalization of Vernon Forrest Park, it is recommended that the proposal be denied. The recommendations are based on several factors outlined below.</p> <p>Funding Source: The recommended funding source is probable and no definite funding is identified and secured. Municipal funding has not been allocated for this location to contribute.</p> <p>Site Design: The proposal does not show true concept design of Vernon Forrest Park.</p> <p>Maintenance: A long-term plan for the implementation of site maintenance and what future funding be available from Augusta-Richmond County.</p> <p>In light of the above considerations, it is recommended that the unsolicited proposal revitalization of Vernon Forrest Park be denied.</p>
Financial Impact:	<p>The proposed cost is estimated between \$242,000 - \$378,000. Augusta currently does not have a specific renovation project designated for Vernon Forrest Park. Accepting the proposal could result in significant financial strain on Augusta.</p> <p>The proposer did include the University of Georgia's Archway Partnership as a partner. They have stated that the University Georgia's Archway Partnership has demonstrated a history of securing substantial public and private funding to support community driven project through state and federal grants. Additional funding sources were listed as local</p>

government funding from the current budget, SPLOST and or municipal bonds, private nonprofit partnerships and community fundraiser. Item 7.

Alternatives: N/A

Recommendation: Reject the unsolicited proposal. It is recommended that the unsolicited proposal for the Revitalization of Vernon Forrest Park be denied.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

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

Darrell White, Interim Director
 Augusta Procurement Department
 UNSOLICITED PROPOSAL
 535 Telfair Street – Suite 605
 Augusta, Georgia 30901

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

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

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

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

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

Process and procedures concerning unsolicited proposals can be found:

www.augustaga.gov/unsolicitedproposal

Publish:

Augusta Chronicle: October 31, November 6, 14, 21, 28, December 5, 2024

Metro Courier: October 31, 2024



**RFPUP 25-000 Unsolicited Proposal
for Augusta, GA Procurement Department
RFPIP Opening: April 1, 2025 @ 10:00 a.m.**

VENDORS	Processing Fee	Original 1	Copies 5
Creative Outdoor Advertising 8875 Hidden River Parkway, Suite 300 Tampa, FL 33637	No	Yes	Yes
Turn Back the Block P.O. Box 3366 Augusta, GA 30914	No	Yes	Yes
Dink'd Pickleball and T&T Developers, LLC 1024 Peninsula Xing Evans, GA 30809	Yes	Yes	Yes



Unsolicited Proposal Evaluation Form 25-000

Strategic Committee Review

Unsolicited Proposal Number: UP# 25-000

Project Name: Revitalization of Vernon Forrest Park Located in Harrisburg

Date of Evaluation: 5/29/2025 Recommendation Date to Committee: 10/2/25

- The priorities of Augusta, Georgia (Government);
- Consideration of the submission's value proposition and merit to the Government; and
- Whether certain criteria outweigh others in the context of the proposal being reviewed.

Evaluation Criteria	Scoring Range 1 - 5
1. Does the proposal strategically align with current Government policy and objectives? 1 = Weak / 5 = Strong	4.0
2. Does the Committee believe that the proposal will deliver net economic benefits to the Government? (i.e. will it generate jobs, business activity, stimulate urban renewal, etc. that would otherwise be foregone) 1 = No benefits; 5 = High benefits	2.3
3. Does the Committee believe that the proposal will likely have a net financial impact on Government? (i.e. will Government have to incur expenditure?) 1 = High impact; 5 = No impact	3.0
4. Does the proposal have the ability to generate additional cash flow revenues for the Government? 1 = No revenues; 5 = Substantial revenues	1.3
5. Does the Committee believe that the proposal will likely have an impact on the community? 1 = Negative impact; 5 = Positive impact	4.5
6. Does the Committee believe that the proposal will likely have an impact on the environment? 1 = Negative impact; 5 = Positive impact	3.8
7. Are the risks associated with the proposal acceptable to Government? 1 = Not acceptable; 5 = Acceptable?	3.0
8. Is the proposal achievable in terms of delivery with respect to Government changes required and timeliness? 1 = Not achievable; 5 = Achievable	3.0
9. Intuitively, does the Committee believe that the proposal may be viable but lack adequate information to make a decision? 1 = Not viable, no further info required; 3 = Possibly viable, more info required; 5 = Viable, no further info required	2.8
10. Does this proposal represent a value proposition that the Government should consider? 1 = No; 5 = Yes	3.3
Total	30.8
Recommendation to Accept or Reject	Reject
<p>Additional Reason for Acceptance / Rejection: Currently, there is no funding available to put towards this project.</p> <p>Funding Source: The recommended funding source is probable and no definite funding is identified and secured.</p> <p style="padding-left: 20px;">Municipal funding has not been allocated for this location to contribute.</p> <p>Site Design: <input checked="" type="checkbox"/> The proposal does not show true concept design of Vernon Forest Park.</p> <p>Maintenance: <input checked="" type="checkbox"/> A long-term plan for the implementation of site maintenance and what future funding be available from Augusta-Richmond County.</p> <p>Is additional information needed from Proponent: No</p>	
<p>Evaluation Committee Number: _____ Cumulative _____ DATE: 10/2/25 _____</p> <p>Procurement Review: _____ Nancy Williams _____ DATE: 10/2/25 _____</p>	

MEMORANDUM

TO: Andy Penick, Procurement Director
JPW

FROM: Tameka D. Williams, CPRP, CYSA, Director-Recreation & Parks

DATE: October 2, 2025

RE: 25-000 Unsolicited Proposal: Revitalization of Vernon Forrest Park

After careful evaluation of the unsolicited proposal for revitalization of Vernon Forrest Park, it is recommended that the proposal be denied. The recommendations are based on several factors outlined below.

Funding Source: The recommended funding source is probable and no definite funding is identified and secured. Municipal funding has not been allocated for this location to contribute.

Site Design: The proposal does not show true concept design of Vernon Forest Park.

Maintenance: A long-term plan for the implementation of site maintenance and what future funding be available from Augusta-Richmond County.

In light of the above considerations, it is recommended that the unsolicited proposal revitalization of Vernon Forrest Park be denied. The Committee recommends that Augusta should adhere to the decision unless further information is needed to overturn decision.

Description of Project:

Turn Back the Block has partnered with the University of Georgia Connected Resilient Communities program, facilitated by the Archway Partnership, to advance housing and neighborhood revitalization efforts in Harrisburg. This collaboration brings together Turn Back the Block's established, community-driven approach to homeownership with UGA CRC's expertise in resilience-building, research, and resource development. As a participant in the CRC program, Turn Back the Block will engage with UGA faculty, students, and technical experts to implement three targeted resilience-building projects over the next 12-18 months.

One proposed project is the revitalization of a park in Harrisburg. The park is in the heart of the community and provides recreational activities for community members. However, these amenities are in need of repair and repurpose, and thus the CRC program has connected Turn Back the Block with a UGA College of Environment and Design student to re-conceptualize the park for the community to better the quality of life for citizens in the area. Turn Back the Block, the city of Augusta, and UGA will work collaboratively to engage community members to ensure the park is enhanced and maintained to meet the needs and interests of community members. This effort aims to enhance the park's functionality, improve quality of life for residents, and create a more inviting and accessible space for the community.

Financing Plan

The University of Georgia's Archway Partnership™ has a demonstrated history of securing substantial public and private funding to support community-driven projects. Through strategic partnerships and targeted grant initiatives, the program has successfully leveraged its expertise to attract financial support for local revitalization efforts.

Many Archway partners have utilized project concepts, technical research, and design renderings developed through the program as key components of grant proposals. This approach has proven highly effective in securing significant financial assistance from federal, state, and philanthropic sources, enabling communities to implement transformative projects with lasting impact.

Additionally, the Archway Partnership™ has cultivated strong relationships with private donors, whose contributions have played a crucial role in both community project implementation and the expansion of the program's proven community resilience model. Celebrating its 20th anniversary this year, Archway and UGA's innovative approach to community engagement have won a number of national awards and garnered a return on investment of more than \$7.6 million for Georgia communities last year. This track record positions Turn Back the Block to benefit from similar funding opportunities, ensuring that the partnership with UGA CRC not only enhances project development but also strengthens the financial sustainability of revitalization efforts in Harrisburg.

Vernon Forest Park: Preliminary Proposal
*Prepared for Augusta-Richmond County Planning Department
(Parcel ID #0351083000)*

I. Introduction and Purpose

This document presents two preliminary concept plans for the development of Vernon Forest Park in Augusta, Georgia. Both concepts focus on providing:

- Diverse Recreation: Courts, open lawns, and walking trails
- Community Engagement: Gathering areas, gardens, volunteer opportunities
- Sustainability: Use of native plants, erosion control measures, compliance with local ordinances

The site, under Parcel ID #0351083000, appears zoned for public/park use.¹ Each concept is designed to meet standards set forth in the Augusta Code of Ordinances, relevant state and federal regulations, and local stakeholder input.

II. Concept Plans

**LEGEND**

Accessible Spaces	
Existing Park Structure	
Open Space	
Gathering space	
Garden Space	
Adult Unsupervised Space	
Shade Structures	

VERNON FOREST PARK
PRELIMINARY CONCEPT PLAN #1
Drafted by: Jabari A.S Lottie

A. Concept Plan #1

1. Perimeter Walkway (Yellow): An accessible loop path for walking/jogging.
2. Existing Structure (Orange): Retrofitted as a small event or storage facility.
3. Open Lawn (Green): Flexible turf area for recreation or community events.
4. Garden Area (Light Green): Community Garden plots with potential educational programming.
5. Gathering Space (Blue): Hardscaped event zone for concerts, markets, or gatherings.
6. Multi-Purpose Space (Purple): Large rectangle for sports courts or playgrounds.
7. Shade Structures (Pink): Small pavilions or canopies around high-traffic areas.

VERNON FOREST PARK
PRELIMINARY CONCEPT PLAN #2
Drafted by: Jabari A.S Lottie



B. Concept Plan #2

1. Open Lawn (Green): Large continuous green space for informal activities.
2. Multipurpose Zone (Purple): Flexible sports or communal recreation area.
3. Accessible Spaces (Yellow): Network of ADA-compliant walkways.
4. Gathering Space (Blue): Plaza or pavilion designed for group events.
5. Existing Park Structure (Orange): Possible restrooms, storage, or meeting rooms.
6. Shade Structures (Pink): Pavilions or canopies near seating areas.

(A community garden could be introduced in a portion of the open lawn if there is sufficient demand and suitable soil conditions.)

VERNON FOREST PARK

PRELIMINARY CONCEPT FEATURE

EXAMPLES

Drafted by: Jabari A.S Lottie



III. Feasibility Analysis

A. Suitability

- **Zoning & Land Use:** Preliminary zoning checks confirm an allowable park or recreational designation under Augusta Code of Ordinances, Title 8.² In both concepts, major features (courts, gardens, pavilions) are consistent with public park usage.
- **Topography & Soils:** The site has mild slopes conducive to walking trails and multipurpose courts with minimal grading. Soil tests and geotechnical surveys may be required for structural footings and to ensure proper drainage for garden plots.
- **Accessibility & Infrastructure:** Proximity to existing roads and utilities (water, sewer, electricity) supports feasible development. The existing structure can be updated to code for public use.³
- **Environmental Requirements:** Stormwater management will follow Augusta Code Title 5, Chapter 2, as well as the Georgia Erosion and Sedimentation Act.⁴⁵ Where possible, green infrastructure (like rain gardens or bioswales) will be employed.
- **Community Support:** Public feedback sessions and stakeholder surveys are essential to confirm program elements. Past projects in Augusta indicate strong community enthusiasm for green spaces and gardens. Partnerships with local organizations can further improve feasibility.

B. Financial and Operational Feasibility

- **Funding Sources:** Potential avenues include municipal bonds, parks & recreation grants, philanthropic contributions, corporate sponsorships, and fundraising events.
- **Operational Costs:** Post-construction, the park will require routine maintenance (mowing, plant care, cleaning, lighting). Partnerships with local nonprofits or “Adopt-a-Plot” garden initiatives can offset some operational costs.
- **Permitting Path:** Coordinated review among the Augusta-Richmond County Planning Commission, local building officials, and state-level environmental agencies is anticipated. A consolidated permit package typically lowers overhead costs and speeds up approvals.

IV. Timeline for Implementation

Below is a comprehensive schedule, illustrating major milestones and activities for both Concept Plan #1 and Concept Plan #2. Actual durations can vary based on funding availability, permit processing, and weather.

1. Phase 1: Pre-Design & Community Engagement (Months 1–2)
 - Conduct detailed site surveys (topographic, environmental).
 - Host public meetings to gather input on key features (sports courts, gardens, event space).

- Refine project goals based on community feedback.

2. Phase 2: Design Development & Permitting (Months 3–6)
 - Finalize schematic designs for the chosen concept (or a hybrid).
 - Prepare and submit permit applications (zoning clearances, building permits, stormwater).
 - Commission geotechnical studies to inform foundation design for buildings and courts.
3. Phase 3: Construction Documentation & Bidding (Months 7–9)
 - Complete construction drawings (architectural, civil, landscape, mechanical/electrical if needed).
 - Compile bid packages and advertise for qualified contractors.
 - Evaluate contractor bids, secure final funding commitments.
4. Phase 4: Site Preparation & Early Construction (Months 10–13)
 - Demolition/Clearing: Remove any debris or unsuitable materials.
 - Earthwork & Grading: Level areas for multipurpose courts, walkways, and lawns; install erosion controls.
 - Utility Infrastructure: Update water/sewer lines; ensure electrical access for lighting and structures.
5. Phase 5: Core Construction (Months 14–18)
 - Paving & Hardscapes: Install perimeter trails, event plazas, and sports courts.
 - Building Upgrades: Retrofit the existing structure; construct new shade pavilions.
 - Initial Landscaping: Begin planting trees and large shrubs; prepare garden areas if relevant.
6. Phase 6: Final Landscaping & Amenities (Months 19–21)
 - Garden Plots & Irrigation: Build raised beds, test irrigation lines, add soil amendments.
 - Furniture & Lighting: Place benches, trash receptacles, and wayfinding signs; install lighting fixtures.
 - Safety & Code Inspections: Ensure compliance with building codes and ADA requirements.
7. Phase 7: Opening & Programming (Month 22+)
 - Final Walkthrough: Conduct final inspections with Augusta Planning & Building departments.
 - Community Launch: Plan a ribbon-cutting event; invite local officials, partners, and residents.
 - Ongoing Maintenance: Transition to routine operations, guided by a detailed maintenance manual and staff/volunteer training.

V. Expanded Budget Overview

Below are detailed estimates for both concepts, incorporating potential variations. Values reference data from RSMeans and publicly available information on similar park developments in Georgia.⁶

A. Cost Breakdown (Applies to Both Concepts)

Category	Estimated Range	Notes
1. Pre-Design & Permits	\$10,000 – \$20,000	Surveys, initial architectural/engineering fees, community outreach
2. Design & Engineering	\$30,000 – \$50,000	Construction drawings, stormwater plans, geotechnical studies
3. Site Preparation & Utilities	\$50,000 – \$70,000	Grading, clearing, basic erosion controls, hooking into water/sewer/power
4. Hardscapes & Trails	\$35,000 – \$50,000	Paving perimeter paths, event plaza, or sports surfaces (e.g., asphalt or concrete)
5. Structures & Buildings	\$50,000 – \$75,000	Shade pavilions, renovations of existing building, restrooms if included
6. Landscaping & Garden Install	\$25,000 – \$35,000	Trees, shrubs, lawn seeding, raised garden beds, irrigation systems
7. Furnishings & Lighting	\$20,000 – \$30,000	Benches, trash bins, lighting fixtures, signage
8. Contingency (10–15%)	\$22,000 – \$48,000	Covers unforeseen site issues, design changes, or material cost fluctuations
**Totals (Approx.)	\$242,000 – \$378,000	The actual budget depends on final design scope, contractor bids, and materials selected

B. Potential Funding Sources

1. Local Government Funding: Allocations from Augusta Parks & Recreation budget, SPLOST (Special-Purpose Local-Option Sales Tax), or municipal bonds.
2. State/Federal Grants: Possible matching grants through Georgia's Department of Natural Resources or federal Community Development Block Grants (CDBG).
3. Private & Nonprofit Partnerships: Philanthropic foundations, corporate sponsorships, or local nonprofits (e.g., Master Gardener programs) often support green space improvements.
4. Community Fundraising: Grassroots campaigns, crowdfunding, or “Friends of the Park” events.

VI. Conclusion and Next Steps

By presenting two Preliminary Concept Plans—each with a viable layout, robust feasibility support, and a clear path to compliance with Augusta regulations—this proposal aims to guide Vernon Forest Park's successful transformation. To advance:

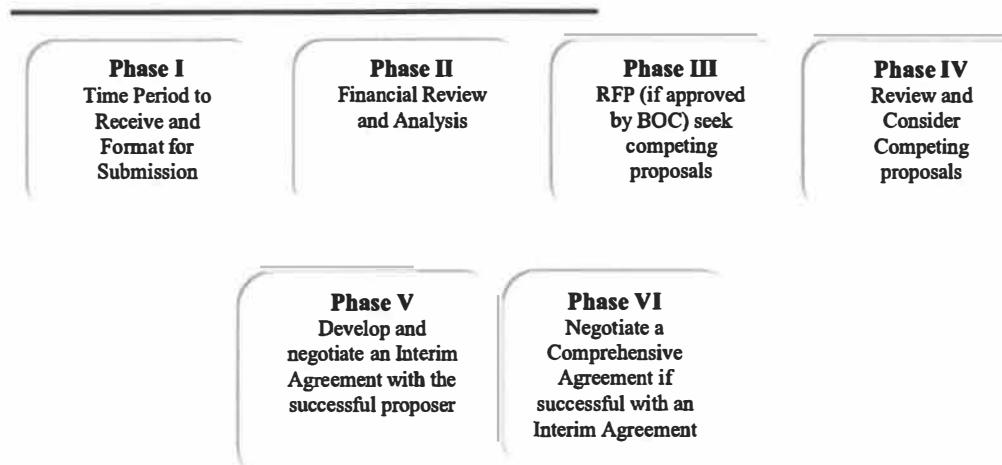
1. Select or Merge a Preferred Concept based on community and stakeholder feedback.
2. Refine Engineering & Seek Final Approvals from the Augusta-Richmond County Planning Commission and relevant state agencies.
3. Secure Funding through a combination of municipal, grant, and private contributions.
4. Begin Construction following the expanded timeline, ensuring each phase meets quality and regulatory standards.

References

1. qPublic. *Richmond County, GA - Report: 0351083000*. Accessed March 23rd, 2025.
2. Augusta Code of Ordinances. *Title 8, Land Development & Zoning*. Accessed March 26, 2025.
3. International Code Council. *International Building Code (IBC) 2018*. Country Club Hills, IL: ICC, 2018.
4. Augusta Code of Ordinances. *Title 5, Stormwater Management and Flood Control*, Chapter 2. Accessed March 26, 2025.
5. Georgia General Assembly. *Georgia Erosion and Sedimentation Act*. O.C.G.A. §12-7-1 et seq.
6. RSMeans. *Building Construction Cost Data*. Norwell, MA: RSMeans, 2025.
7. Lady Bird Johnson Wildflower Center. “Native Plants Database.” Accessed March 26, 2025. <https://www.wildflower.org/>
8. U.S. Consumer Product Safety Commission. *Public Playground Safety Handbook*. Washington, DC: CPSC, 2015.



Guidelines and Procedures for Unsolicited Proposals



First Edition: May 2017

Second Edition: August 2, 2017

Third Edition: April 2, 2025

Approved amendment (ordinance) to Augusta, Georgia Procurement Code to include the adoption of Public-Private Partnership (P3) "Unsolicited Proposals". (Approved by Administrative Services Committee July 11, 2017) (Approved by Commission July 18, 2017 – Second Reading).

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Purpose of the Document

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Sec. 1-10-67 Time Period for Receiving Unsolicited Proposals and Format for Submissions

1. Time Period
2. Format for Submissions

- (a) Project description
- (b) Project feasibility statement
- (c) Proposed project schedule
- (d) Project financing plan
- (e) Business case statement
- (f) *Description of any anticipated public support or opposition
- (g) *Qualifications and experience
- (h) *Names and addresses of persons who may be contacted and
- (i) *Additional information as Augusta, Georgia may reasonably request to comply with the requirements of the PPFIA

(*See Appendix for additional information)

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Sec. 1-10-68 Procedures for the Financial Review and Analysis of an Unsolicited Proposal

Sec. 1-10-69 Criteria for identifying and Appointing Independent Advisors

Sec. 1-10-70 Criteria for Determining Fees (See Appendix A)

Sec. 1-10-71 Procedures for Determining Release of Information in Unsolicited Proposal

Georgia Open Record Act

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Sec. 1-10-72 Request for Proposals

Sec. 1-10-73 Procedures for Posting and Publishing Notice of the Opportunity to Offer Competing Proposals

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Sec. 1-10-74 Procedures for Processing, Review and Consideration of Competing Proposals.

Sec. 1-10-75 Glossary

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APPENDICES

- A. Fee Schedule**
- B. References format**
- C. Letter of Interest Template**
- D. Declaration to Abide by Process**
- E. Unsolicited Proposals Briefing Note Template (Advisory Committee)**
- F. Strategic Review Scoring Sheet Template (Evaluation Committee)**
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- H. Criteria for Evaluation (Evaluation Committee)**
- I. Submission Checklist**
- J. Senate Bill 59 - Partnership for Public Facilities and Infrastructure Act**



DISCLAIMER

The guidelines contained in this document are for reference only. The material is provided without warranty or liability of any kind to Augusta, Georgia. Every effort has been made to make the documentation as complete and accurate as possible without error.

This information is provided on an “as” needed basis. Updates to these guidelines will be made as needed due to any error found in the documentation or as policy and management dictate.

As with any documentation or guidelines, improvements can and should be made. Any additions, suggestions or comments for improvement are encouraged. This documentation is not meant to be a complete instructional document. The intent is to provide guidelines that, if followed, will result in better quality and consistency plans and documents.

Augusta, Georgia’s Procurement Office perform annual compliance reviews of its PPFIA guidelines and periodically engage in a more comprehensive review of the guidelines and its overall PPFIA process.

Any recommendation for improvement to this documentation is welcome. Any errors found should be brought to the attention of the Procurement Department so corrections can be made. Any additional information or detailed explanation needed to this documentation should be documented and mailed or emailed to:

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

E-mail to:
unsolicitedproposal@augustaga.gov

Georgia’s PPFIA Guidelines Committee has established a website to provide to serve as a resource to local governments, private entities and others interested in the PPFIA. The website includes previous reports of the PPFIA Guidelines Committee, a PPFIA Checklist and other documents, and hot links to other relevant websites. The website address is:

<http://opb.georgia.gov/documents/public-private-partnerships-guidelines-committee>.



Introduction by the Director

Augusta, Georgia is committed to improving the facilitation of infrastructure, service delivery and private sector investment within Augusta, Georgia. By introducing this policy, Augusta, Georgia is creating a clear pathway for prospective bidders to submit innovative and unique ideas that align with Augusta, Georgia's strategic agenda.

It is important genuine Unsolicited Proposals, which cannot be managed by normal procurement processes, have an alternative process that is both efficient and effective for prospective bidders and Government.

The *Guidelines for Unsolicited Proposals* provides a transparent structure for both proposers and Government to inform themselves with respect to the treatment of Unsolicited Proposals for public infrastructure, service delivery and private sector investment in Augusta, Georgia.

The document's main objective is to provide consistency and clarity to any parties involved in an Unsolicited Proposal submission, both private and public sectors alike, on how submissions are evaluated and tendered in order to meet Augusta, Georgia's principles of ensuring public interest, delivering value for money, and achieving appropriate delivery.

The Guidelines will ensure accountability and fairness are maintained throughout the Government's process of consideration of Unsolicited Proposals, while also maximizing value for money to Augusta, Georgia and staying within Augusta, Georgia's affordability envelope.

For additional information, please visit the following websites:

<http://www.augustaga.gov/unsolicitedproposal>

The PPFIA Guidelines Committee has established a website to provide to serve as a resource to local governments, private entities and others interested in the PPFIA. The website includes previous reports of the PPFIA Guidelines Committee, a PPFIA Checklist and other documents, and hot links to other relevant websites. The website address is: <http://opb.georgia.gov/documents/public-private-partnerships-guidelines-committee>.



Overview

Background

Developing a strong and resilient economy in Augusta, Georgia (local government) requires an appropriate level of investment to be maintained for economic infrastructure, such as transport links to allow the movement of resources, communications to support the spread of information and utility networks to provide basic services for businesses and households.

Historically, Augusta, Georgia has relied on traditional procurement methods to deliver capital and service requirements. While traditional approaches work well for simple and low risk infrastructure procurements, they do not always provide the incentives to innovate improve service delivery or realize whole of life value for money outcomes.

Georgia Governor Nathan Deal signed into law new public-private partnership (P3) legislation, the Partnership for Public Facilities and Infrastructure Act (SB 59) (hereinafter referred to as “the Act”) on May 5, 2015. The Act allows state and local government entities to partner with private entities on “qualifying projects,” broadly meaning any project deemed to meet a public purpose or public need and satisfying those requirements set forth under the Act.

The Act covers those qualifying projects pursued with local government entities, meaning any county, municipality, consolidated government, or board of education, as well as with state government entities, including institutions of the University System of Georgia.

On July 11, 2017 approved the conceptual model of Public-Private Partnership (P3) and on July 18, 2017 (second reading), the Augusta Commission adopted the model guidelines from the Partnership for Public Facilities and Infrastructure Act of 2015 Guidelines Committee. (A copy of the adopted policy is provided as Attachment A.) The policy addresses submittal requirements, proposal preparation costs, proposal evaluation process, and evaluation fees.

Georgia's Bill SB59 - Public-Private Facilities and Infrastructure Act of 2015 (the “PPFIA”) Model Guidelines, www.augustaga.gov

Guideline and Procedures – AUGUSTA, GA CODE – Article 7, www.augustaga.gov.



Purpose of the Document

For the purpose of this policy, Augusta, Georgia defines an unsolicited proposal as an approach to Augusta by a Proponent with a proposal not requested by Augusta. The proposal must be a written proposal for a qualifying project that is received by Augusta, Georgia – Consolidated Government and is not in response to any request for proposal for a qualifying project issued by Augusta, Georgia at the published time and placed advertised by Augusta. As anticipated in all phases of these Guidelines (First Edition, March 2017), this Edition follows the commitment to perform a review approximately two years from their initial release.

Augusta, Georgia has defined key strategic and operational priorities for advancing the economic and social needs of Augusta, Georgia.

There may be opportunities for a partnership between Augusta, Georgia and the private sector that may not be at the forefront of Augusta, Georgia's strategic priorities or infrastructure agenda. Similarly, some business activities that would normally be conducted by the private sector may nonetheless require Government support of some form. 'Private entity' means any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other business entity, may also submit Unsolicited Proposals.

The *Guidelines for Unsolicited Proposals* policy document sets out the requirements of the Partnership for Public Facilities and Infrastructure Act (SB 59) (the Act) on May 5, 2015, model. It aims to provide consistency and certainty to the market on how Unsolicited Proposals will be assessed against key principles of the Augusta, Georgia in meeting its strategic objectives and providing value for money. The model will also promote standardization and consistency with respect to capital project planning and delivery.



Guidelines

Augusta, Georgia adopted the Public-Private Facilities and Infrastructure Act of 2015 (the “PPFIA”) (OCGA §36-91-110 *et seq.*) on July 18, 2017, Augusta, Georgia provides a process to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-effective fashion.

In order for a project to come under the PPFIA, it must meet the definition of a “qualifying project.” A “qualifying project” is defined broadly under the PPFIA. Specifically, the PPFIA defines a “qualifying project” as any project selected in response to a request for a local government or submitted by a private entity as an unsolicited proposal in accordance with the PPFIA and subsequently reviewed and approved by a local government, within its sole discretion, as meeting a public purpose or public need; provided, however, qualifying projects do not include projects involving generation of electric energy or sale, communications services, cable and video services and water reservoir projects.

The following guidelines have been adopted by the governing body of Augusta, Georgia (the “Local Government”) to govern the process for receiving, reviewing and approving unsolicited proposals for qualifying projects. Augusta, Georgia shall not consider any unsolicited proposal that has not been evaluated pursuant to Article 7 of the AUGUSTA, GA CODE.

In the event of any conflict between these guidelines and the PPFIA, the terms of the PPFIA shall control.

Augusta, Georgia utilizes a Six-phase process to evaluate unsolicited proposals.



Figure 1 illustrates the Six-phase process used by Augusta, Georgia.

The Six Phase Process aims to both incentivize the Proposers to submit Unsolicited Proposals, and provide a range of procurement mechanisms to deliver effective outcomes fit-for-purpose to each proposal and Augusta, Georgia.

At any stage, Augusta, Georgia reserves the right to cease its review or consideration of any unsolicited proposal.

Phase I

SEC. 1-10-67 TIME PERIOD FOR RECEIVING UNSOLICITED PROPOSALS AND FORMAT FOR SUBMISSIONS.

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

The Director of Procurement
 Augusta Procurement Department
 UNSOLICITED PROPOSAL
 535 Telfair Street - Room 605
 Augusta, Georgia 30901

Please submit six (6) copies and one bound and one unbound copy of the proposal.

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

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

Only proposals complying with the requirements of these guidelines and the PPFIA that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format shall be considered by Augusta, Georgia for further review. If any information necessary to make a meaningful evaluation is missing, Augusta, Georgia may request such information from the proposer. Unsolicited proposals maybe subject to the Open Records Act.

The format and information to be included in any unsolicited proposal are as follows:

(a) PROJECT DESCRIPTION

Required to be included under PPFIA:

- (i) Provide a description of the project, including the location of the project, the conceptual design of such facility, or facilities, and a conceptual plan for the provision of services or technological infrastructure.

Required to be included by Local Government:¹

- (ii) Identify and fully describe the scope of work to be performed by the proposer with enough detail to allow an analysis by Augusta, Georgia.
- (iii) Identify and fully describe any work to be performed by Augusta.
- (iv) Identify any anticipated adverse social, economic, and environmental impacts of the project.
- (v) Identify the projected positive social, economic, and environmental impacts of the project.
- (vi) State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on Augusta's use of the project.

(b) PROJECT FEASIBILITY STATEMENT

- (i) A feasibility statement that includes:

- (A) The method by which the private entity proposes to secure any necessary property interests required for the project;
- (B) A list of all permits and approvals required for the project from local, state, or federal agencies; and
- (C) A list of public utility facilities, if any, that will be crossed by the project and a statement of the plans of the private entity to accommodate such crossings;

- (ii) Provide a list of any contingencies that must occur for the project to be successful.
- (iii) Provide a list of any other assumptions relied on for the project to be successful.
- (iv) Provide information relative to ongoing maintenance and operational costs after the project is completed.

¹ The items listed under the subheading "Required to be included by Local Government" are not required by the PPFIA to be included in a Local Government's Guidelines and may be modified or deleted by the Local Government prior to approval.

(c) PROJECT SCHEDULE

- (i) A schedule for initiation, construction, and completion of the project to include the proposed major responsibilities and timeline for activities to be performed by both the local government and private entity.
- (ii) A schedule for obtaining all federal, state, and local permits and approvals required for the project.
- (iii) Identify the proposed schedule for strategies or actions to mitigate known impacts of the project.
- (iv) Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

(d) PROJECT FINANCING PLAN

- (i) A financial plan setting forth the private entity's general plans for financing the project, including the sources of the private entity's funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity; and description of user fees, lease payments and other service payments over the term of the proposed comprehensive agreement (as defined in the PPFIA); and a methodology and circumstances for changes to such user fees, lease payments and other service payments over time.
- (ii) Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.
- (iii) Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required containing enough detail to allow an analysis by the local government of the financial feasibility of the proposed project. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports. Identify the sources of the private entity's funds and identification of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.
- (iv) Provide a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

- (v) Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the local government's credit or revenue.
- (vi) Identify the amounts and the terms and conditions for any revenue sources.
- (vii) Describe a proposed allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.
- (viii) Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

The unsolicited proposal may include financing options, including the imposition of user fees, lease payments or other service payments. Such financing arrangements may include the issuance of debt instruments, equity or other securities or obligations. Depending on Augusta's authority and the circumstances of each transaction, financing options might also include the use of special purpose entities, sale and lease back transactions, enhanced use leasing, development agreements, conduit financing and other methods allowed by law. Notwithstanding the foregoing, Augusta, Georgia shall not loan money to a private entity in order to finance all or a portion of the qualifying project. Also, a multiyear lease entered into by Augusta which is not terminable at the end of each fiscal year during the term of the lease shall be considered a debt of the local government which enters into such lease, and such lease shall apply against the debt limitations of the local government.

(e) BUSINESS CASE STATEMENT

- (i) A business case statement that shall include a basic description of any direct or indirect benefits that the private entity can provide in delivering the project, including relevant cost, quality, methodology, and process for identifying the project and time data.
- (ii) Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state. Project benefits to be considered are those occurring during the construction, renovation, expansion or improvement phase and during the life cycle of the project.
- (iii) Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.
- (iv) Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.
- (v) Specify the strategies or actions to mitigate known impacts of the project.

- (vi) Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of Augusta and whether the project is critical to attracting or maintaining competitive industries and businesses to Augusta or the surrounding region.
- (vii) Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government-spending plan.
- (viii) Provide relevant proposer cost, quality, methodology, and process for identifying the project and time frame data.

(f) CONTACTS

- (i) The names and addresses of the persons who may be contacted for further information concerning the unsolicited proposal.
- (ii) Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.
- (iii) Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.
- (iv) Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.
- (v) Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater for project proposals over \$20 Million.
- (vi) Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to any State of Georgia and/or Augusta, Georgia conflict of interest laws.

Phase II

SEC. 1-10-68 PROCEDURES FOR THE FINANCIAL REVIEW AND ANALYSIS OF AN UNSOLICITED PROPOSAL.

(1) Upon receipt of an unsolicited proposal, Augusta, Georgia shall:

- (a) Send the proposer an acknowledgement of receipt of the unsolicited proposal and provide that Augusta, Georgia will conduct a review of that proposal and either (a) reject the unsolicited proposal or (b) accept the unsolicited proposal and seek competing bids for the proposed project as required pursuant to the Guidelines and the PPFIA;
- (b) Augusta, Georgia utilizes a Six-phase process to evaluate unsolicited proposals. To assist in the evaluation process, two committees will be established. The first is an **Advisory Committee** consisting of not less than three members, all of whom shall be employees of Augusta, Georgia. (Designees of the Administrator, Procurement, Finance and Engineering Departments or designees from other departments depending on the scope of the proposal). To assist in the evaluation process, an **Evaluation Committee** will consist of the Advisory Committee and any designees consisting of not less than three members, other members can include individuals with diverse skill sets to adequately review the proposal; decide whether it will engage independent advisors, to assist (and not be a member of) the Evaluation Committee in its review of the unsolicited proposal, which may include an attorney, financial advisor, architectural and/or engineering consultant or other advisers or consultants
- (c) Decide whether it will engage independent advisors, as provided in AUGUSTA, GA CODE Sec. 1-10-69 below, to assist (and not be a member of) the Evaluation Committee in its review of the unsolicited proposal, which may include an attorney, financial advisor, architectural and/or engineering consultant or other advisers or consultants; and
- (d) Provide the proposer with the proposed Local Government fee estimate to be paid by the proposer to cover the costs of processing, reviewing and evaluating the unsolicited proposal, as calculated in AUGUSTA, GA CODE Sec. 1-10-70 below.

(2) The Evaluation Committee, together with any independent advisors, shall perform the following financial review and analysis of the unsolicited proposal:

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

After reviewing the proposal, the Evaluation Committee shall make a recommendation to the governing body of the Augusta, Georgia (the Board of Commission) to reject or accept the unsolicited proposal.

NOTE: Discussions between local governments and the proposer about the need for infrastructure improvements shall not limit the ability of a local government to later determine to use standard procurement procedures to meet its infrastructure needs. The local government retains the right to reject any proposal at any time prior to the execution of an interim or comprehensive agreement.

SEC. 1-10-69 CRITERIA FOR IDENTIFYING AND APPOINTING INDEPENDENT ADVISORS.

Unsolicited proposals, which have technical, complex or specialized information, may require additional support from one or more third-party independent advisors to assist in their evaluation and review. Independent advisors may include attorneys, financial advisors, engineering consultants or other advisers or consultants as determined by Augusta, Georgia, in its sole discretion, to be reasonably required to review any unsolicited proposal. Independent advisors shall have no affiliation with the private entity submitting an unsolicited proposal.

SEC. 1-10-70 CRITERIA FOR DETERMINING FEES.

A private entity assumes all risk in submission of an unsolicited proposal, and Augusta, Georgia shall not incur any obligation to reimburse a private entity for any costs, damages, or loss of intellectual property incurred by a private entity in the creation, development, or submission of a proposal or unsolicited proposal for a qualifying project.

Augusta, Georgia shall charge and retain an initial proposal-processing fee equal to \$100 to be paid by the proposer prior to the review of an unsolicited proposal.

In addition, the Augusta, Georgia may charge and retain a reasonable fee to cover the costs of reviewing and evaluating an unsolicited proposal. If it is determined by Augusta, Georgia that one or more independent advisors shall be engaged to assist the Evaluation Committee in its review of the unsolicited proposal, as provided in Augusta, GA Code Sec. 1-10-69 above, fees of all such independent advisors shall be paid by the proposer. The estimated fees of Augusta, Georgia and such independent advisors shall be provided to the proposer for approval prior to the engagement of such advisors to review the proposal or the review and evaluation of an unsolicited proposal.

SEC. 1-10-71 PROCEDURES FOR DETERMINING RELEASE OF INFORMATION IN UNSOLICITED PROPOSAL.

Augusta, Georgia, in its sole discretion, may use any portion of an unsolicited proposal in preparing a request for proposal as described in AUGUSTA, GA CODE Sec. 1-10-72 below.

Phase III

SEC. 1-10-72 REQUEST FOR PROPOSALS.

Within sixty (60) days of receipt of a recommendation from the Evaluation Committee as provided in AUGUSTA, GA CODE Sec. 1-10-68 above, the Board of Commission shall decide whether to approve or reject such unsolicited proposal. If The Board of Commission approves the unsolicited proposal, it shall seek competing proposals for the qualifying project, by issuing a request for proposal due in not less than one hundred twenty (120) days.

The request for proposal shall include the criteria for selecting among competing proposals as provided in AUGUSTA, GA CODE Sec. 1-10-74 below.

During evaluation, the Local Government may seek written clarification from any proposer regarding the contents of the proposer's response. A request for written clarification may be made when a proposer's response contains conflicting information or is so ambiguous that it is possible for a reasonable person to attribute different meanings to the ambiguous portion of the proposer's response. A request for written clarification may not be used to negotiate (i.e., request the supplier to revise or improve the proposer's response). Written clarifications received from the supplier will become part of that proposer's response.

SEC. 1-10-73 PROCEDURES FOR POSTING AND PUBLISHING NOTICE OF THE OPPORTUNITY TO OFFER COMPETING PROPOSALS.

Notices for requests for proposals for qualifying projects shall be posted conspicuously in the Augusta, Georgia Procurement' Office and shall be advertised in the legal organ of the county and by electronic means on an Internet website of the Augusta, Georgia (www.augustaga.gov) or an Internet website identified by the governmental entity which may include the Georgia Procurement Registry as provided by OCGA §50-5-69. Such notices shall be posted by the Local Government in a consistent manner with other notices posted for public works bidding.

Notices for requests for proposals that are advertised in the legal organ shall be advertised a minimum of two times, with the first advertisement occurring at least ninety (90) days prior to the deadline for receipt of competing proposals. The second advertisement shall follow no earlier than six (6) weeks from the first advertisement.

Notices for requests for proposals that are advertised solely on the Internet shall be posted continuously at least ninety (90) days prior to the deadline for receipt of competing proposals. Inadvertent or unintentional loss of Internet service during the advertisement period shall not require the contract award, bid, or proposal opening to be delayed.

Phase IV

SEC. 1-10-74 PROCEDURES FOR PROCESSING, REVIEW AND CONSIDERATION OF COMPETING PROPOSALS.

After the deadline for the receipt of competing proposals, the Local Government shall reconvene the evaluation committee to review, evaluate and score the responses.

The criteria to be used in the evaluation of competing proposals for a qualifying project shall be determined by the evaluation committee of the Local Government prior to submitting a request for proposal for such qualifying project. The evaluation committee of Augusta, Georgia shall establish a scoring matrix for review of responses to a request for proposal. The scoring matrix can be weighted in any fair manner to adequately assess the critical elements of a proposal, with the most likely highest weighted categories being (a) project financing and (b) qualifications and experience.

There are several factors that Augusta, Georgia may use when evaluating and selecting an unsolicited proposal, including, but not limited to, the following:

- (1) **QUALIFICATIONS AND EXPERIENCE** – Factors to be considered to determine whether the proposer possesses the requisite qualifications and experience include:
 - (a) Experience with similar projects;
 - (b) Demonstration of ability to perform work;

- (c) Leadership structure;
- (d) Project Manager's experience;
- (e) Management approach
- (f) Financial condition; and
- (g) Project ownership.

(2) PROJECT CHARACTERISTICS – Factors to be considered in determining the project characteristics include:

- (a) Project definition;
- (b) Proposed project schedule;
- (c) Operation of the project;
- (d) Technology; technical feasibility;
- (e) Conformity to laws, regulations, and standards;
- (f) Environmental impacts;
- (g) Condemnation impacts;
- (h) State and local permits; and
- (i) Maintenance of the project.

(3) PROJECT FINANCING – Factors to be considered in determining whether the proposed project financing allows adequate access to the necessary capital to finance the project include:

- (a) Cost and cost benefit to Augusta, Georgia;
- (b) Financing and the impact on the debt burden of Augusta, Georgia or appropriating body;
- (c) Financial plan, including the degree to which the proposer has conducted due diligence investigation and analysis of the proposed financial plan and the results of any such inquiries or studies;
- (d) Opportunity costs assessment;
- (e) Estimated cost;
- (f) Life-cycle cost analysis;
- (g) The identity, credit history, past performance of any third party that will provide financing for the project and the nature and timing of their commitment, as applicable; and
- (h) Such other items as Augusta, Georgia deems appropriate.

In the event that any project is financed through the issuance of obligations that are deemed tax-supported debt of Augusta, Georgia, or if financing such a project may impact Augusta, Georgia's debt rating or financial position, Augusta, Georgia may select its own finance team, source, and financing vehicle.

(4) PROJECT BENEFIT AND COMPATIBILITY – Factors to be considered in determining the proposed project's compatibility with the appropriate local or regional comprehensive or development plans include:

- (a) Community benefits;
- (b) Community support or opposition, or both;
- (c) Public involvement strategy;

- (d) Compatibility with existing and planned facilities; and
- (e) Compatibility with local, regional, and state economic development efforts.

(5) OTHER FACTORS – Other factors that may be considered by Augusta, Georgia in the evaluation and selection of competing proposals include:

- (a) The proposed cost of the qualifying project;
- (b) The general reputation, industry experience, and financial capacity of the private entity;
- (c) The proposed design of the qualifying project;
- (d) The eligibility of the project for accelerated documentation, review, and selection;
- (e) Local citizen and government comments;
- (f) Benefits to the public, including financial and nonfinancial;
- (g) The private entity's compliance with a local small business enterprise participation plan or good faith effort to comply with the goals of such plan;
- (h) The private entity's plans to employ local contractors and residents;
- (i) The recommendation of a committee of representatives of members of the local government and the appropriating body which may be established to provide advisory oversight for the project; and
- (j) Other criteria that the local government deems appropriate.

Sec. 1-10-75 DEFINITIONS:

For the purpose of Article 7, the following definitions shall apply. With the exception of specifically defined terms set forth herein, all words shall have their ordinary and usual meanings. In the event of conflict, the specific definition set out herein shall presumptively, but not conclusively prevail over the ordinary and usual meanings.

ADVISOR - The Unsolicited Proposals Advisory Committee may contract with external party on a range of issues including commercial, technical and other issues.

ADVISORY COMMITTEE – The Procurement Director shall select the members of the Advisory Committee consisting of not less than three members, all of whom shall be employees of Augusta, Georgia. Designees of the Administrator, Procurement, Finance, Engineering and Compliance Departments and/or designees from other departments may be included depending on the scope of the proposal. The Advisory Committee will assist in the evaluation process.

ASSESSMENT CRITERIA - Criteria upon which the Unsolicited Proposal will be assessed as determined by the Unsolicited Proposals Advisory Committee on a case-by-case basis.

COMPREHENSIVE AGREEMENT - The written agreement between the private entity and Augusta, Georgia required pursuant to the Public-Private Facilities and Infrastructure Act of 2015 (“PPFIA”).

DETAILED SUBMISSION - A more detailed submission following approval at the Concept Phase 1.

DEVELOP OR DEVELOPMENT - To plan, design, develop, finance, lease, acquire, install, construct, operate, maintain or expand.

ECONOMIC APPRAISAL - A systematic means of analyzing all the costs and benefits of various ways in which a project objective can be met. It shows:

- Whether the benefits of a project exceed its costs;
- Which option has the highest net benefit; and
- Which option is the most cost effective, where benefits are equivalent.

The preferred approach for a Government project for an economic appraisal is Cost-Benefit-Analysis (“CBA”) and whole of life cost estimates.

EVALUATION COMMITTEE - A committee of representatives established to oversee and assess an Unsolicited Proposal. Also referred to as Unsolicited Proposals Evaluation Committee in Phase 2.

FINANCIAL REVIEW – The Evaluation Committee, together with any independent advisors, shall perform a financial review and analysis of the unsolicited proposal as referred in Phase 2.

GOVERNMENT – Augusta, Georgia

INDEPENDENT ADVISOR - An individual with diverse skill sets to adequately review the proposal; decide whether it will engage independent advisors, to assist (and not be a member of) the Evaluation Committee in its review of the unsolicited proposal, which may include an attorney, financial advisor, architectural and/or engineering consultant or other advisers or consultants; and Provide the proposer with the proposed Local Government fee to cover the costs of processing, reviewing and evaluating the unsolicited proposal.

INTELLECTUAL PROPERTY (“IP”) - Inventions, original designs and practical applications of good ideas protected by law through copyright, patents, registered designs, circuit layout rights and trademarks, also trade secrets, proprietary know-how and other confidential information protected against unlawful disclosure by common law and through additional contractual obligations such as Confidential Agreements.

INTERIM AGREEMENT - An agreement between a private entity and a responsible public entity that provides for phasing of the development or operation, or both, of a qualifying project. Such phases may include, but are not limited to, design, planning, engineering, environmental analysis and mitigation, financial and revenue analysis, or any other phase of the project that constitutes activity on any part of the qualifying project.

LETTER OF INTEREST (“LOI”) - Cover letter attached to the initial submission made by the Proposer to initiate the Phased Process for Unsolicited Proposals.

LOCAL GOVERNMENT - Any county, municipality, consolidated government, or board of education. For purposes of this Article, Augusta, Georgia Consolidated Government.

PHASE PROCESS - Augusta, Georgia’s six-phase process of validating, evaluating and awarding projects that are initiated by Unsolicited Proposals.

PROPOSER - Any person or organization that submits the Unsolicited Proposal except for Augusta, Georgia's agencies and departments.

PRIVATE ENTITY - Any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, nonprofit entity, or other business entity.

QUALIFYING PROJECT - Any project selected in response to a request for a local government or submitted by a private entity as an unsolicited proposal in accordance with the PPFIA, subsequently reviewed, and approved by a local government, that has a public purpose or public need, as determined by the local government. A "qualifying project" shall not include and shall have no application to any project involving:

- (1) The generation of electric energy for sale pursuant to Chapter 3 of Title 46 of the Official Code of Georgia Annotated;
- (2) Communications services pursuant to Articles 4 and 7 of Chapter 5 of Title 46 of the Official Code of Georgia Annotated;
- (3) Cable and video services pursuant to Chapter 76 of title 36 of the Official Code of Georgia Annotated; or
- (4) Water reservoir projects as defined in paragraph (10) of OCGA §12-5-471, which shall be governed by Article 4 of Chapter 91 of Title 36 of the Official Code of Georgia Annotated.

REVENUE - All revenues, income, earnings, user fees, lease payments, or other service payments arising out of or in connection with supporting the development or operation of a qualifying project.

UNSOLICITED PROPOSAL - A written proposal for a qualifying project that is received by a local government and is not in response to any request for proposal for a qualifying project issued by a local government.

STATE - The State of Georgia.

TRANSACTION PHASE - Transaction Phase may involve, subject to the delivery model, procurement phase followed by contract negotiations and execution. Note, public, community and stakeholder consultations may occur during the Transaction Phase.

UNSOLICITED PROPOSAL - A written proposal for a qualifying project that is received by a local government and is not in response to any request for proposal for a qualifying project issued by a local government.

Phase V

INTERIM AND COMPREHENSIVE AGREEMENTS.

Prior to developing or operating the qualifying project, the selected private entity shall enter into a comprehensive agreement with the local government. Prior to entering a comprehensive agreement, an interim agreement may be entered into that permits a private entity to perform compensable activities related to the project. The local government may designate a working group to be responsible for negotiating any interim or comprehensive agreement. Any interim or comprehensive agreement shall define the rights and obligations of the local government and the selected proposer with regard to the project.

(1) **Interim Agreement Terms.**

The scope of an interim agreement may include but is not limited to:

- (a) Project planning and development;
- (b) Design and engineering;
- (c) Environmental analysis and mitigation;
- (d) Survey;
- (e) Ascertaining the availability of financing for the proposed facility through financial and revenue analysis;
- (f) Establishing a process and timing of the negotiation of the comprehensive agreement; and
- (g) Any other provisions related to any aspect of the development or operation of a qualifying project that the parties may deem appropriate prior to the execution of a comprehensive agreement.

Phase VI

(2) Comprehensive Agreement Terms.

The scope of the comprehensive agreement shall include but not be limited to:

- (a) A thorough description of the duties of each party in the completion and operation of the qualifying project;
- (b) Dates and schedules for the completion of the qualifying project;
- (c) Any user fees, lease payments, or service payments as may be established by agreement of the parties, as well as any process for changing such fees or payments throughout the term of the agreement, and a copy of any service contract;
- (d) Any reimbursements to be paid to the local government for services provided by the local government;
- (e) A process for the review of plans and specifications for the qualifying project by the local government and approval by the local government if the plans and specifications conform to reasonable standards acceptable to the local government;
- (f) A process for the periodic and final inspection of the qualifying project by the local government to ensure that the private entity's activities are in accordance with the provisions of the comprehensive agreement;
- (g) Delivery of performance and payment bonds in the amounts required in AUGUSTA, GA Code Section(s) 36-91-70 and 36-91-90 and in a form acceptable to the local government for those components of the qualifying project that involve construction, and surety bonds, letters of credit, or other forms of security acceptable to the local government for other phases and components of the development of the qualifying project;
- (h) Submission of a policy or policies of public liability insurance, copies of which shall be filed with the local government accompanied by proofs of coverage, or self-insurance, each in form and amount satisfactory to the local government and reasonably sufficient to ensure coverage of tort liability to the public and employees and to enable the continued operation of the qualifying project;
- (i) A process for monitoring the practices of the private entity by the local government to ensure that the qualifying project is properly maintained;
- (j) The filing of appropriate financial statements to the local government on a periodic basis; and
- (k) Provisions governing the rights and responsibilities of the local government and the private entity in the event that the comprehensive agreement is terminated or there is a material default by the private entity, including conditions governing assumption of the duties and responsibilities of the private entity by the local government and the transfer or purchase of property or other interests of the private entity by the local government, including provisions compliant with state constitutional limitations on public debt by the local government. Such policies and procedures shall be consistent with OCGA § 36-91-116.

The comprehensive agreement may include such other terms and conditions that the local government determines will serve the public purpose of the PPFIA and to which the private entity and the local government mutually agree, including, without limitation, provisions regarding unavoidable delays and provisions where the authority and duties of the private entity under this article shall cease and the qualifying project is dedicated to the local government for public use.

Any changes in the terms of the comprehensive agreement, as may be agreed upon by the parties from time to time, shall be added to the comprehensive agreement by written amendment.

The comprehensive agreement may provide for the development of phases or segments of the qualifying project.

APPENDICES

The following appendices contained in this document are for reference only. The material is provided without warranty or liability of any kind to Augusta, Georgia. Every effort has been made to make the documentation as complete and accurate as possible without error.

Every proposer will follow the guidelines stated in this manual.

Appendix A: Fee Schedule

Provide the proposer with the proposed Local Government fee to cover the costs of processing, reviewing and evaluating the unsolicited proposal, as required in AUGUSTA, GA CODE Sec. 1-10-70.

Unsolicited Proposals will be subject to two types of review fee: a) the initial proposal processing fee; and, b) detailed evaluation fee. Both fees must be paid by cashier's check made payable to Augusta, Georgia.

The initial proposal-processing fee is \$100.00 and a cashier's check in this amount must accompany all Unsolicited Proposals. This fee is charged to offset the cost of the initial proposal-processing review, and is non-refundable regardless of whether or not the proposal is determined to merit further consideration. This amount is subject to annual adjustment to reflect inflation or in response to market conditions. The current fee will be updated as necessary and available on Augusta, Georgia's website.

The detailed evaluation fee applies only to proposals that are determined to merit further consideration. At such time that Augusta, Georgia reaches such a determination, the proposer will be notified, and the amount of the detailed evaluation fee identified. In response to this notification, the proposer may pay the detailed evaluation fee to proceed with the procurement process, or withdraw its proposal from further consideration without incurring any additional cost or obligation.

The amount of the detailed evaluation fee will vary with the estimated cost of the proposed project, product, or service, as described in the table below, to reflect the degree of complexity of the proposed project and the corresponding level of effort associated with the detailed evaluation.

ESTIMATED COST	DETAILED EVALUATION FEE
< Million	\$5 000
\$1 Million - \$20 Million	\$10 000
\$20 Million - \$50 Million	\$20,000
\$50 Million - \$100 Million	\$35 000
\$100 Million - \$50 Million	\$60 000
\$250 Million - \$500 Million	\$85 000
\$500 Million - \$1 Billion	\$110,000
> Billion	TBD

These amounts are subject to annual adjustment to reflect inflation or in response to market conditions. The current fees will be updated as necessary and available on Augusta, Georgia's website.

For any unsolicited proposal of the development of a project received by Augusta, Augusta, Georgia may charge and retain a reasonable fee to cover the costs of processing, reviewing, and evaluating the unsolicited proposal, including, without limitation, reasonable attorney's fees and fees for financial, technical, and other necessary advisers or consultants.

The local government may reject any proposal or unsolicited proposal at any time and shall not be required to provide a reason for its denial. If the local government rejects a proposal or unsolicited proposal submitted by a private entity, it shall have no obligation to return the proposal, unsolicited proposal, or any related materials following such rejection.

A private entity assumes all risk in submission of a proposal or unsolicited proposal and Augusta, Georgia shall not incur any obligation to reimburse a private entity for any costs, damages, or loss of intellectual property incurred by a private entity in the creation, development, or submission of a proposal or unsolicited proposal for a qualifying project.

Appendix B: References

SAMPLE REFERENCE SHEET

Your Name
 Street address
 City, state, and zip
 Telephone Number(s)
 e-mail address

REFERENCES

Name of reference
 Title at his or her organization
 Organization Name
 Street address
 City, state, and zip
 Work Phone
 Home Phone (if it's a personal reference, rather than a professional reference)
 Relationship to you (if it's not clear from your resume and cover letter)
 Skills/projects of your that this reference might discuss (optional)

Name of reference
 Title at his or her organization
 Organization Name
 Street address
 City, state, and zip
 Work Phone
 Home Phone (if it's a personal reference, rather than a professional reference)
 Relationship to you (if it's not clear from your resume and cover letter)
 Skills/projects of your that this reference might discuss (optional)

Name of reference
 Title at his or her organization
 Organization Name
 Street address
 City, state, and zip
 Work Phone
 Home Phone (if it's a personal reference, rather than a professional reference)
 Relationship to you (if it's not clear from your resume and cover letter)
 Skills/projects of your that this reference might discuss (optional)

Name of reference
 Title at his or her organization
 Organization Name
 Street address
 City, state, and zip
 Work Phone
 Home Phone (if it's a personal reference, rather than a professional reference)
 Relationship to you (if it's not clear from your resume and cover letter)
 Skills/projects of your that this reference might discuss (optional)

Appendix C: Letter of Interest Template

[Date]

Director of Procurement
Unsolicited Proposals
535 Telfair Street – Suite 605
Augusta, Georgia 30901

RE: UNSOLICITED PROPOSAL – LETTER OF INTEREST –

PROJECT NAME:

Dear Sir/Madam,

[Letter to contain brief detail of the following:

- Individual/organization introduction;
- Proposal idea/concept;
- Total estimated investment for the project;
- Value proposition to Augusta, Georgia ; and
- Contact details.]

Sincerely,

[Signature]

[Name & Title]

[Organization]

Appendix D: Declaration to Abide by Process

Date	
Name	
Organization	
To	
In relation to the	

Declaration

I, _____, [insert full name]

[Insert organization and address] agree and acknowledge that I abide by the process outlined in this document including the following:

- No intellectual property transfer to Augusta, Georgia at the Concept Submission, any material presented will be at my discretion;
- No approaches will be made to the Board of Commission or other officers within Augusta, Georgia prior, during and after the Phased Process relating to an Unsolicited Proposal; and
- In the event of a rejected proposal, no further approaches are made to Augusta, Georgia regarding the Unsolicited Proposal until at least 18 months have transpired since the Concept Submission.

Executed as a Deed

Signed, seal and delivered

Signature of Declarant	
Name of Declarant	
Signature of Witness	
Name of Witness	

Appendix E: Unsolicited Proposals Briefing Note Template

[Date]

[Ref]

[Unsolicited Proposal Title]

[Unsolicited Proposal

Summary]

Decision Matrix

Criteria	No	Yes
1. Does the proposal directly conflict with a stated Government policy position?		
2. Is there an existing Government process/procedure in place to manage this proposal?		
3. Is the proposal unique in its value offering to justify a dedicated process?		
4. Does the proposal inhibit or stifle competition in Augusta, Georgia Procurement Code?		
5. Does the proposal require a change to or impact the Government in a way that can be considered too complex or inhibits Government's ability to complete it in a timely manner?		
6. Has the proposal been rejected before by Government? Has the proposal or context materially changed?		

[Reason for acceptance] / [Reason for rejection]

[Any recommendation for the Unsolicited Proposals Evaluation Committee to consider, e.g.:

- Additional attendance by other Directors whose directorates are materially impacted by the unsolicited proposal; and/or
- Request input/advice from other Directors whose directorates are broadly impacted by the unsolicited proposal; and/or
- Request input/advice from Commission Committee for Unsolicited Proposals that have a whole-of- government impact; and/or
- Any clarification or information requirements to be sought from the Proponent.]

[Note: this appendix is for content guidance only]

Appendix F: Strategic Review Scoring Sheet Template

At the Unsolicited Proposals Evaluation the Committee's discretion, they may utilize scoring sheets as part of the assessment of whether a Concept Submission should proceed to Detailed Submission (Phase 2).

A holistic approach should be adopted when scoring a Concept Submission and consider, amongst other things:

- The priorities of Augusta, Georgia (Government);
- Consideration of the submission's value proposition and merit to the Government; and
- Whether certain criteria outweigh others in the context of the proposal being reviewed. A scoring sheet template has been provided to assist with a strategic Multi Criteria Assessment.

Scoring Criteria	1	2	3	4	5
1. Does the proposal strategically align with current Government policy and objectives? (1 = Weak; 5 = Strong)			3		
2. Does the Committee believe that the proposal will deliver net economic benefits to the Government? (i.e. will it generate jobs, business activity, stimulate urban renewal, etc. that would otherwise be foregone) (1 = No benefits; 5 = High benefits)			3		
3. Does the Committee believe that the proposal will likely have a net financial impact on Government? (i.e. will Government have to incur expenditure?) (1 = High impact; 5 = No impact)			3		
4. Does the proposal have the ability to generate additional cash flow revenues for the Government? (1 = No revenues; 5 = Substantial revenues)			3		
5. Does the Committee believe that the proposal will likely have an impact on the community? (1 = Negative impact; 5 = Positive impact)			3		
6. Does the Committee believe that the proposal will likely have an impact on the environment? (1 = Negative impact; 5 = Positive impact)			3		
7. Are the risks associated with the proposal acceptable to Government? (1 = Not acceptable; 5 = Acceptable)			3		
8. Is the proposal achievable in terms of delivery with respect to Government changes required and timeliness? (1 = Not achievable; 5 = Achievable)			3		
9. Intuitively, does the Committee believe that the proposal may be viable but lack			3		

Scoring Criteria	1	2	3	4	5
adequate information to make a decision? (1 = Not viable, no further info required; 3 = Possibly viable, more info required; 5 = Viable, no further info required)			3		
10. Does this proposal represent a value proposition that the Government should consider? (1 = No; 5 = Yes)			3		

[Reason for acceptance] / [Reason for rejection]

[Any recommendation for the Unsolicited Proposals Evaluation Committee to consider, e.g.:

- Any clarification or information requirements to be sought from the Proponent.]

Appendix G: Advertisement to Public to receive Unsolicited Proposals Template

Time Period for Receiving Unsolicited Proposals and Format for Submissions.

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

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

Please submit six (6) copies and one unbound copy of the proposal.

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

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

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

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

The format and information to be included in any unsolicited proposal can be found:

<http://www.augustaga.gov/unsolicitedproposal>

Publish:

Legal Organ: Augusta Chronicle 9/21, 28; 10/5, 12, 19 and 26, 2017

Metro Courier: 9/27

Electronic Means: Onvia (Demand Star) 9/21 thru opening

Internet Website: ARCBid www.augustaga.gov

Georgia Procurement Registry: 9/21 thru opening

cc: Commissioners
 Janice Allen Jackson, Administrator
 Chester Brazzell,
 Deputy Administrator

Appendix H

Criteria for Evaluation Request for Proposals Template

PHASE 1

RFP - Evaluation/Scoring Guidelines

The evaluator/evaluation committee will consider the following guidelines in awarding points to the evaluation criteria and the evaluations of the referenced questions.

Superior: 675 – 750 Points exceptional – completely and comprehensively meets all of the requirements of the RFP; may provide additional information or cover areas not originally addressed within the RFP and/or include additional information and recommendations that would prove both valuable and beneficial to Augusta, Georgia.

Good Response: 600 – 674 Points clearly meets all the requirements of the RFP and demonstrates in an unambiguous and concise manner a thorough knowledge and understanding of the category or categories with no deficiencies noted.

Fair Response: 525 – 599 Points minimally meets most requirements of the RFP. Respondent/Offeror(s) demonstrated some ability to comply with guidelines and requirements of the category or categories, but knowledge of the subject matter is limited.

Failed Response: 0 – 524 Points does not meet the requirements of the RFP. Respondent/Offeror(s) has not demonstrated sufficient knowledge of the subject matter.

Note: Respondent/Offeror(s) receiving 600 or more points will be invited to do presentations to provide additional information if deemed necessary.

PHASE 2

Selection. After the deadline for the receipt of competing proposals, the Local Government shall reconvene the evaluation committee to review, evaluate and score the responses.

The criteria to be used in the evaluation of competing proposals for a qualifying project shall be determined by the evaluation committee of Augusta, Georgia prior to submitting a request for proposal for such qualifying project. The evaluation committee of the Augusta, Georgia shall establish a scoring matrix for review of responses to a request for proposal. The scoring matrix can be weighted in any fair manner to adequately assess the critical elements of a proposal, with the most likely highest weighted categories being (a) project financing and (b) qualifications and experience.

There are several factors that Augusta, Georgia may use when evaluating and selecting an unsolicited proposal, including, but not limited to, the following:

- (1) Project Financing
- (2) Qualifications and Experience
- (3) Project Characteristics
- (4) Project Benefit and Compatibility
- (5) Other Factors
- (6) References

Selection.

The evaluation committee and advisor, in consultation and upon the recommendation of the head of the using agency, shall select from among the offerors no less than three (3) offerors (the "short-listed offerors") deemed to be the most responsible and responsive; provided, however, that if three (3) or less offerors respond to the solicitation, this requirement will not apply. The selection of the short-listed offerors shall be made in order of preference. From the date proposals are received by Procurement Director through the date the contract is awarded, no offeror may make substitutions, deletions, additions or other changes in the configuration or structure of the offeror's teams or members of offeror's teams prior to award. The selection criteria shall include, but not be limited to, those contained in Senate Bill 59 - Partnership for Public Facilities and Infrastructure Act

Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked. The names of the respondents will be identified at the proposal opening; however, no proposal will be handled to permit disclosure of the detailed contents of the responses until after award of contract. A record of all responses shall be prepared and maintained for the files and audit purposes.

Cumulative Scores will include the total from Phase 1 and Phase 2. It is the intent of the Owner to conduct a fair and comprehensive evaluation of all proposals received. **The contract for this project will be awarded to the proposer who submitted a proposal that is most advantageous to the Owner.**

Appendix H

Sample Evaluation Form

Unsolicited Proposal Number: UP#

Date Received:

Project Name:

Date of acknowledgement of receipt of the unsolicited proposal:

Date accept the unsolicited proposal:

Date reject the unsolicited proposal:

Date of Vendor's notification of decision:

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

Advisory Committee Review

Phase I Review

**Submittal and Quality of RFP MUST PASS A thru I FOR CONTINUED
CONSIDERATION**

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

Committee Members:

Independent Advisor(s)

Provide the proposer with the proposed Local Government fee to cover the costs of processing, reviewing and evaluating the unsolicited proposal. **The Process ends until the fee is received.**

FEE AMOUNT \$

(see Appendix A)

Appendix H - Page 2 of 3**Sample Evaluation Form****Unsolicited Proposal Number: UP#****Project Name:****Date of Evaluation:****Recommendation Date to Committee:**

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

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

Committee Members:**Independent Advisor(s)****Comments:**

The Advisor(s) representing the Evaluation Committee (EC) shall make a recommendation to the governing body of Augusta, Georgia to reject or accept the unsolicited proposal. Any Advisor(s) and those members of the EC should be present to address any questions.

Appendix H - Page 3 of 3
Sample Evaluation Form

Unsolicited Proposal Number: UP#

Project Name:

Date of Evaluation:

Recommendation Date to Commission: **Approved** **Rejected** (Circle One)

Posting and Publishing Notice of the Opportunity to Offer Competing Proposals (if approved)

REQUEST FOR PROPOSAL NO:

(add RFP in front of the UP# - RFPUP17-001)

Advertisement

Advertised a minimum of two times, with the first advertisement occurring at least ninety days prior to the deadline for receipt of competing proposals. The second advertisement shall follow no earlier than six weeks from the first advertisement.

Date: First Advertisement:

Second Advertisement:

Procedures for Processing, Review and Consideration of Competing Proposals (see Appendix I)

(a) Project financing	300	
(b) Qualifications and experience	160	
(c) Project Characteristics	100	
(d) Project Benefit and Compatibility	90	
(e) Other Factors	60	
(f) References	40	
Total Score	750	

Comments

Name of Evaluator:

Date:

Appendix I

Submission Checklist

All unsolicited proposals should cover the points discussed in this guide. All unsolicited proposals should cover the points discussed in this guide. *Please submit six (6) copies one bound and one unbound copy of the proposal.* Unsolicited proposals should be signed by an authorized official of the proposing organization or by the proposer if submitted by an individual.

Elaborate proposals or presentations are not desired. Each applicant should review the submission to ensure that all data necessary for critical evaluation is included initially. Correspondence generated by omission of essential items delays processing of proposals. The following is a list of essential items that an unsolicited proposal should contain.

The checklist below provides guidance for the issues Proposers can cover when submitting an Unsolicited Proposal.

Proposal will be accepted only at the time and place listed below:

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

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

General Requirements

A private entity assumes all risk in submission of an unsolicited proposal, and a Local Government shall not incur any obligation to reimburse a private entity for any costs, damages, or loss of intellectual property incurred by a private entity in the creation, development, or submission of a proposal or unsolicited proposal for a qualifying project.

Private entities are solely responsible for all costs and expenses of any nature associated with preparing or submitting an Unsolicited Proposal, including attending preliminary meetings and providing supplemental information. Augusta, Georgia assumes no obligations, responsibilities, and/or liabilities, fiscal or otherwise, to reimburse all or part of the costs incurred or alleged to have been incurred by parties preparing or submitting an Unsolicited Proposal. Under no circumstances will Augusta, Georgia or any of their agents, representatives, consultants, directors, officers or employees be liable for, or otherwise obligated to reimburse, the costs incurred by a private entities, whether or not selected for negotiations, in developing, preparing and submitting its Proposal or negotiating an Agreement. In no event shall Augusta, Georgia be bound by, or liable for, any obligations with respect to such proposals until such time (if at all) as an Agreement, in form and substance satisfactory to Augusta, Georgia, has been authorized and executed by Augusta, Georgia and, then, only to the extent set forth therein.

Augusta, Georgia shall charge and retain an *initial proposal processing* fee equal to \$100 to be paid by the proposer prior to the review of an unsolicited proposal. Please submit in a separate envelope with the submittal

a cashier check made payable to: Augusta, Georgia Consolidated Government. Marked: Fee for Unsolicited Proposal Review.

Concept Submission Requirements

It is recommended that the submission be kept concise and brief in the form of a proposal overview to allow the Advisory and Evaluation Committees to respond in a timely manner, and stay within a 45 minute presentation (Optional) should it progress pass the filtering process.

The following document limits apply to the Concept Submission:

- ✓ Word Processing (e.g. MS Word) – up to 40 pages (portrait)
- ✓ Presentation Processing (e.g. MS PowerPoint) – up to 30 slides (landscape)
- ✓ No less than 10 point font
- ✓ Normal document margins

Format for Submissions. Initial Unsolicited proposals shall contain, at a minimum, the following information:

Cover Page

Basic Information

1. Name and address of submitter.
2. Proposal submission date.
3. Type of business (indicate whether profit, nonprofit, educational, small business, woman- owned, socially and economically disadvantaged, or other).
4. Proposed starting date and estimated period of performance.
5. Period for which proposal is valid (minimum of six months from date of submission).
6. Names and telephone numbers of the proposer's primary business and technical personnel whom Augusta, Georgia may contact for evaluation or negotiation purposes.
7. Signature of person authorized to contractually represent the individual or organization.
8. List of other Federal, State, or local government agencies or private organizations to which the proposal has been submitted and/or those funding the proposed effort.
9. Statement that the proposal may, or may not, be subjected to external review. (See "Georgia Open Record Code")
10. Statement that the proposal does/does not contain proprietary information.

All Unsolicited proposals must be tabbed alphabetically as listed below (see Phase I and II):

Tab.

Signed Declaration to Abide by Process (Appendix D)

- (a) Project description
- (b) Project feasibility statement
- (c) Proposed project schedule
- (d) Project financing plan
- (e) Business case statement that shall include a basic description of any direct and indirect benefits that the private entity can provide in delivering the project, including relevant cost, quality, methodology, and process for identifying the project and time frame data
- (f) Description of any anticipated public support or opposition
- (g) Qualifications and experience
- (h) Names and addresses of persons who may be contact and
- (g) Any additional information as Augusta, Georgia may reasonably request to comply with the requirements of the PPFIA.

Proposals should be prepared simply and economically, providing a concise description of the proposer's capabilities to complete the proposed qualifying project and the benefits to be

derived from the project by Augusta, Georgia. Such proposals may also include any additional pertinent information as determined by the proposer.

In addition to the general requirements as stated above, the following list provides additional information requirements for the Detailed Submission (Phase 2).

It is recommended that the Detailed Submission be in the form of a fully developed business case. It should provide a comprehensive and compelling case to support the Unsolicited Proposal, and where possible, provide quantified supporting evidence to allow for a robust evaluation by the Evaluation Committee against the guiding principles and objectives.

Request for Proposal (RFP) Detailed Submission Requirements

In addition to the general requirements, the list below provides additional information requirements for the Concept Submission (Request for Proposal):

Letter of Interest (Appendix C)

Signed Declaration to Abide by Process (Appendix D)

(a) Project Financing

- Cost and cost benefit to the local government;
- Financing and the impact on the debt burden of the local government or appropriating body;
- Financial plan, including the degree to which the proposer has conducted due diligence investigation and analysis of the proposed financial plan and the results of any such inquiries or studies;
- Opportunity costs assessment;
- Estimated cost;
- Life-cycle cost analysis;
- The identity, credit history, past performance of any third party that will provide financing for the project and the nature and timing of their commitment, as applicable; and
- Such other items as the local government deems appropriate.

(b) Qualifications and Experience

- Experience with similar projects;
- Demonstration of ability to perform work;
- Leadership structure;
- Project manager's experience;
- Management approach;
- Financial condition; and
- Project ownership.

(c) Project Characteristics

- Project definition;
- Proposed project schedule;
- Operation of the project;
- Technology; technical feasibility;
- Conformity to laws, regulations, and standards;
- Environmental impacts;
- Condemnation impacts;
- State and local permits; and
- Maintenance of the project.

(d) Project Benefit and Compatibility

- Community benefits;
- Community support or opposition, or both;
- Public involvement strategy;
- Compatibility with existing and planned facilities; and

- Compatibility with local, regional, and state economic development efforts.
- (e) Other Factors
 - The proposed cost of the qualifying project;
 - The general reputation, industry experience, and financial capacity of the private entity;
 - The proposed design of the qualifying project;
 - The eligibility of the project for accelerated documentation, review, and selection;
 - Local citizen and government comments;
 - Benefits to the public, including financial and nonfinancial;
 - The private entity's compliance with a minority business enterprise participation plan or good faith effort to comply with the goals of such plan;
 - The private entity's plans to employ local contractors and residents;
 - The recommendation of a committee of representatives of members of the local government and the appropriating body which may be established to provide advisory oversight for the project; and
 - Other criteria that the local government deems appropriate
- (f) References
- (g) Case for change
 - What problem and/or opportunity is the proposal trying to address?
 - What evidence is there to support this?
 - Why does this need to be addressed now?
- (h) Strategic alignment
 - How does the proposal meet the principles and objectives outlined in this policy document?
- (i) Risks
 - What are the key risks of the proposal?
 - How can they be managed within reason?
- (j) Objectives of the proposal
- (k) Unique elements of the proposal
 - Intellectual property or genuinely innovative ideas
 - Ownership of real property
 - Ownership of software or technology offering a unique benefit
 - Unique financial arrangement
 - Unique ability to deliver a strategic outcome
 - Other demonstrably unique elements



Guidelines for Unsolicited Proposals

APPENDIX J

PARTNERSHIP FOR PUBLIC FACILITIES AND INFRASTRUCTURE ACT

Senate Bill 59

By: Senators Hill of the 6th, Mullis of the 53rd, Gooch of the 51st, Beach of the 21st and Hill of the 32nd

AS PASSED

A BILL TO BE ENTITLED

AN ACT

1 To amend Title 36 of the Official Code of Georgia Annotated, relating to local government,
 2 and Title 50 of the Official Code of Georgia Annotated, relating to state government, so as
 3 to provide for definitions; to provide guidelines for projects; to create the Partnership for
 4 Public Facilities and Infrastructure Act Guidelines Committee and to provide for its
 5 membership, terms, allowances, duties, and support; to provide for the manner by which
 6 projects may be initiated; to provide for the approval process for projects; to provide for
 7 evaluation criteria and review; to provide for agreements; to provide for default and
 8 remedies; to provide for financing and grants; to provide for service contracts; to provide for
 9 the dedication of certain property interests; to provide for sovereign immunity; to provide for
 10 police powers; to provide for application of open meetings and open records laws; to provide
 11 a short title; to provide for related matters; to provide an effective date; to repeal conflicting
 12 laws; and for other purposes.

13 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

14

SECTION 1.

15 This Act shall be known and may be cited as the "Partnership for Public Facilities and

16 Infrastructure Act."

17 **SECTION 2.**

18 Title 36 of the Official Code of Georgia Annotated, relating to local government, is amended
19 by adding a new article to Chapter 91, relating to public works bidding, to read as follows:

20 **"ARTICLE 5**

21 36-91-110.

22 As used in this article, the term:

23 (1) 'Comprehensive agreement' means the written agreement between the private entity
24 and the local government required by Code Section 36-91-115.

25 (2) 'Develop' or 'development' means to plan, design, develop, finance, lease, acquire,
26 install, construct, operate, maintain, or expand.

27 (3) 'Local authority' means any local authority created pursuant to a local or general Act
28 of the General Assembly, including a joint public instrumentality.

29 (4) 'Local government' means any county, municipality, consolidated government, or
30 board of education.

31 (5) 'Private entity' means any natural person, corporation, general partnership, limited
32 liability company, limited partnership, joint venture, business trust, public benefit
33 corporation, nonprofit entity, or other business entity.

34 (6) 'Qualifying project' means any project selected in response to a request from a local
35 government or submitted by a private entity as an unsolicited proposal in accordance with
36 this article and subsequently reviewed and approved by a local government, within its
37 sole discretion, as meeting a public purpose or public need. This term shall not include
38 and shall have no application to any project involving:

39 (A) The generation of electric energy for sale pursuant to Chapter 3 of Title 46;
40 (B) Communications services pursuant to Articles 4 and 7 of Chapter 5 of Title 46;

41 (C) Cable and video services pursuant to Chapter 76 of this title; or
42 (D) Water reservoir projects as defined in paragraph (10) of Code Section 12-5-471,
43 which shall be governed by Article 4 of this chapter.
44 (7) 'Revenue' means all revenues, income, earnings, user fees, lease payments, or other
45 service payments arising out of or in connection with supporting the development or
46 operation of a qualifying project.
47 (8) 'Unsolicited proposal' means a written proposal for a qualifying project that is
48 received by a local government and is not in response to any request for proposal for a
49 qualifying project issued by a local government.

50 36-91-111.
51 (a) The Partnership for Public Facilities and Infrastructure Act Guidelines Committee is
52 established to prepare model guidelines for local governments in the implementation of this
53 article.
54 (b) The committee shall be composed of ten persons. Except for the local government
55 officials or staff appointed to the committee, each committee member shall have subject
56 matter expertise in architecture, construction management, engineering, finance, or real
57 estate development. These appointments shall be made as follows:
58 (1) The following members shall be appointed by the Governor:
59 (A) One member or employee of a county governing authority;
60 (B) One member or employee of a municipal governing authority;
61 (C) One member or employee of a local board of education; and
62 (D) One licensed member of the State Bar of Georgia with expertise in representing
63 local government in public works construction.
64 (2) The following members shall be appointed by the Speaker of the House of
65 Representatives, provided that one of these appointees shall have expertise in working
66 with local government:
67 (A) One member of the business community with expertise in construction
68 management employed by a firm with less than \$25 million in annual revenue;

69 (B) One member of the business community who is a licensed architect; and
70 (C) One member of the business community with expertise in real estate development;
71 and
72 (3) The following members shall be appointed by the Lieutenant Governor, provided that
73 one of these appointees shall have expertise in working with local government:
74 (A) One member of the business community with expertise in construction
75 management employed by a firm with more than \$25 million in annual revenue;
76 (B) One member of the business community who is a licensed professional engineer;
77 and
78 (C) One member of the business community with expertise in finance.
79 (c) The terms of these committee appointments shall be for two years. At least three of
80 these appointees shall reside outside of the Augusta, Georgiapolitan Atlanta area. The appointments
81 shall be made as soon as feasible, but not later than August 1, 2015. The committee shall
82 meet once a month or as needed and shall issue model guidelines to local governments no
83 later than July 1, 2016. Such guidelines shall be updated every two years. The members
84 of the committee shall elect a chairperson and a vice chairperson who shall serve for
85 two-year terms in such office.
86 (d) Citizen members shall receive a daily expense allowance in the amount specified in
87 subsection (b) of Code Section 45-7-21 as well as the mileage or transportation allowance
88 authorized for state employees.
89 (e) Staff support shall be provided by the Department of Administrative Services, the
90 Governor's office, and the Office of Planning and Budget.
91 36-91-112.
92 (a) Prior to executing any comprehensive agreement for the development or operation of
93 a qualifying project pursuant to an unsolicited proposal received by a local government
94 under this article, the local government shall adopt either:
95 (1) The model guidelines from the Partnership for Public Facilities and Infrastructure Act
96 Guidelines Committee; or

97 97 (2) Its own guidelines as a policy, rule, regulation, or ordinance, which shall contain each
98 of the factors identified in subsection (b) of this Code section.

99 (b) The model guidelines shall include, at a minimum, the following:

100 (1) The period of time each calendar year when the local government will consider
101 receiving, processing, reviewing, or evaluating unsolicited proposals for qualifying
102 projects, and such limited time period shall be established within the sole discretion of
103 the local government;

104 (2) Procedures for the financial review and analysis of an unsolicited proposal that may
105 include:

106 (A) A cost-benefit analysis;

107 (B) Evaluation of the public need for or benefit derived from the qualifying project;

108 (C) Evaluation of the estimated cost of the qualifying project for reasonableness in
109 relation to similar facilities;

110 (D) Evaluation of the source of funding for the project;

111 (E) Consideration of plans to ensure timely development or operation;

112 (F) Evaluation of risk sharing, including cost or completion guarantees, added value,
113 or debt or equity investments by the private entity; and

114 (G) Consideration of any increase in funding, dedicated revenue source, or other
115 economic benefit that would not otherwise be available;

116 (3) Criteria for determining any fees authorized in Code Section 36-91-113 that the local
117 government elects to charge the private entity for the processing, review, and evaluation
118 of an unsolicited proposal;

119 (4) A requirement for the issuance of a request for proposals upon a decision by the local
120 government to proceed with a qualifying project pursuant to an unsolicited proposal;

121 (5) Procedures for posting and publishing notice of the opportunity to offer competing
122 proposals;

123 (6) Procedures for the processing, review, and consideration of competing proposals, and
124 the period for the processing, review, and consideration of competing proposals shall not

125 be less than 90 days;
126 (7) Procedures for determining whether information included in an unsolicited proposal
127 shall be released as part of any request for proposals to ensure fair competition; and
128 (8) Procedures for identifying and appointing an independent owner adviser to the local
129 government with expertise in architecture, engineering, or construction management to
130 assist in the evaluation of an unsolicited proposal and to serve as owner adviser to the local
131 government if the local government chooses to pursue any ensuing solicited bid process.

132 The local government shall not be obligated to engage such services.

133 36-91-113.

134 (a) If a local government adopts a rule, regulation, or ordinance affirming its participation
135 in the process created in this article, a private entity may submit an unsolicited proposal for
136 a project to the local government for review and determination as a qualifying project in
137 accordance with the guidelines established by the local government. Any such unsolicited
138 proposal shall be accompanied by the following material and information:

139 (1) A project description, including the location of the project, the conceptual design of
140 such facility or facilities, and a conceptual plan for the provision of services or
141 technology infrastructure;

142 (2) A feasibility statement that includes:

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

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

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

149 (3) A schedule for the initiation and completion of the project to include the proposed
150 major responsibilities and timeline for activities to be performed by both the local
151 government and private entity as well as a proposed schedule for obtaining the permits
152 and approvals required in subparagraph (B) of paragraph (2) of this subsection;

153 (4) A financial plan setting forth the private entity's general plans for financing the
154 project, including the sources of the private entity's funds and identification of any
155 dedicated revenue source or proposed debt or equity investment on behalf of the private
156 entity; a description of user fees, lease payments, and other service payments over the
157 term of the comprehensive agreement pursuant to Code Section 36-91-115; and the
158 methodology and circumstances for changes to such user fees, lease payments, and other
159 service payments over time;

160 (5) A business case statement that shall include a basic description of any direct and
161 indirect benefits that the private entity can provide in delivering the project, including
162 relevant cost, quality, methodology, and process for identifying the project and time
163 frame data;

164 (6) The names and addresses of the persons who may be contacted for further
165 information concerning the unsolicited proposal; and

166 (7) Such additional material and information as the local government may reasonably
167 request.

168 (b) For any unsolicited proposal of the development of a project received by a local
169 government, the local government may charge and retain a reasonable fee to cover the costs
170 of processing, reviewing, and evaluating the unsolicited proposal, including, without
171 limitation, reasonable attorney's fees and fees for financial, technical, and other necessary
172 advisers or consultants.

173 (c) The local government may reject any proposal or unsolicited proposal at any time and
174 shall not be required to provide a reason for its denial. If the local government rejects a
175 proposal or unsolicited proposal submitted by a private entity, it shall have no obligation
176 to return the proposal, unsolicited proposal, or any related materials following such
177 rejection.

178 (d) A private entity assumes all risk in submission of a proposal or unsolicited proposal
179 in accordance with subsections (a) and (b) of this Code section, and a local government
180 shall not incur any obligation to reimburse a private entity for any costs, damages, or loss

181 of intellectual property incurred by a private entity in the creation, development, or
182 submission of a proposal or unsolicited proposal for a qualifying project.

183 36-91-114.

184 (a) The local government may approve the project in an unsolicited proposal submitted by
185 a private entity pursuant to Code Section 36-91-113 as a qualifying project. Determination
186 by the local government of a qualifying project shall not bind the local government or the
187 private entity to proceed with the qualifying project.

188 (b) Upon the local government's determination of a qualifying project as provided in
189 subsection (a) of this Code section, the local government shall:

190 (1) Seek competing proposals for the qualifying project by issuing a request for
191 proposals for not less than 90 days; and

192 (2) Review all proposals submitted in response to the request for proposals based on the
193 criteria established in the request for proposals.

194 (c) When the time for receiving proposals expires, the local government shall first rank the
195 proposals in accordance with the factors set forth in the request for proposal or invitation
196 for bids. The local government shall not be required to select the proposal with the lowest
197 price offer, but it may consider price as one of various factors in evaluating the proposals
198 received in response to the request for proposals for a qualifying project. Factors that may
199 be considered include:

200 (1) The proposed cost of the qualifying project;

201 (2) The general reputation, industry experience, and financial capacity of the private
202 entity;

203 (3) The proposed design of the qualifying project;

204 (4) The eligibility of the facility for accelerated selection, review, and documentation
205 timelines under the local government's guidelines;

206 (5) Benefits to the public;

207 (6) The private entity's compliance with a minority business enterprise participation plan;

208 (7) The private entity's plans to employ local contractors and residents; and

209 (8) Other criteria that the local government deems appropriate.

210 (d) After ranking the proposals, the local government shall begin negotiations with the first
211 ranked private entity. If the local government and the first ranked private entity do not
212 reach a comprehensive agreement or interim agreement, then the local government may
213 conduct negotiations with the next ranked private entity. This process shall continue until
214 the local government either voluntarily abandons the process or executes a comprehensive
215 agreement or interim agreement with a private entity.

216 (e) At any time during the process outlined in this Code section but before the full
217 execution of a comprehensive agreement, the local government may, without liability to
218 any private entity or third party, cancel its request for proposals or reject all proposals
219 received in response to its request for proposals, including the unsolicited proposal, for any
220 reason whatsoever.

221 (f) Nothing in this article shall enlarge, diminish, or affect the authority, if any, otherwise
222 possessed by the local government to take action that would impact the debt capacity of the
223 State of Georgia or any local government. The credit of this state shall not be pledged or
224 loaned to any private entity. The local government shall not loan money to the private
225 entity in order to finance all or a portion of the qualifying project. A multiyear lease entered
226 into by a local government which is not terminable at the end of each fiscal year during the
227 term of the lease shall be considered a debt of the local government which enters into such
228 lease, and such lease shall apply against the debt limitations of the local government.

229 36-91-115.

230 (a) The comprehensive agreement entered into between the local government and the
231 private entity selected in accordance with this article shall include:

232 (1) A thorough description of the duties of each party in the completion and operation
233 of the qualifying project;

234 (2) Dates and schedules for the completion of the qualifying project;

235 (3) Any user fees, lease payments, or service payments as may be established by

236 . agreement of the parties, as well as any process for changing such fees or payments
237 throughout the term of the agreement, and a copy of any service contract;

238 (4) Any reimbursements to be paid to the local government for services provided by the
239 local government;

240 (5) A process for the review of plans and specifications for the qualifying project by the
241 local government and approval by the local government if the plans and specifications
242 conform to reasonable standards acceptable to the local government;

243 (6) A process for the periodic and final inspection of the qualifying project by the local
244 government to ensure that the private entity's activities are in accordance with the
245 provisions of the comprehensive agreement;

246 (7) Delivery of performance and payment bonds in the amounts required in Code
247 Sections 36-91-70 and 36-91-90 and in a form acceptable to the local government for
248 those components of the qualifying project that involve construction, and surety bonds,
249 letters of credit, or other forms of security acceptable to the local government for other
250 phases and components of the development of the qualifying project;

251 (8) Submission of a policy or policies of public liability insurance, copies of which shall
252 be filed with the local government accompanied by proofs of coverage, or self-insurance,
253 each in form and amount satisfactory to the local government and reasonably sufficient
254 to ensure coverage of tort liability to the public and employees and to enable the
255 continued operation of the qualifying project;

256 (9) A process for monitoring the practices of the private entity by the local government
257 to ensure that the qualifying project is properly maintained;

258 (10) The filing of appropriate financial statements to the local government on a periodic
259 basis; and

260 (11) Provisions governing the rights and responsibilities of the local government and the
261 private entity in the event that the comprehensive agreement is terminated or there is a
262 material default by the private entity, including conditions governing assumption of the
263 duties and responsibilities of the private entity by the local government and the transfer
264 or purchase of property or other interests of the private entity by the local government,

265 including provisions compliant with state constitutional limitations on public debt by the
266 local government. Such policies and procedures shall be consistent with Code
267 Section 36-91-116.

268 (b) The comprehensive agreement may include such other terms and conditions that the
269 local government determines will serve the public purpose of this article and to which the
270 private entity and the local government mutually agree, including, without limitation,
271 provisions regarding unavoidable delays and provisions where the authority and duties of
272 the private entity under this article shall cease and the qualifying project is dedicated to the
273 local government for public use.

274 (c) Any changes in the terms of the comprehensive agreement, as may be agreed upon by
275 the parties from time to time, shall be added to the comprehensive agreement by written
276 amendment.

277 (d) The comprehensive agreement may provide for the development of phases or segments
278 of the qualifying project.

279 36-91-116.
280 (a) In the event of a material default by the private entity, the local government may
281 terminate, with cause, the comprehensive agreement and exercise any other rights and
282 remedies that may be available to it at law or in equity, including, but not limited to, claims
283 under the maintenance, performance, or payment bonds; other forms of security; or letters
284 of credit required by Code Section 36-91-115.

285 (b) The local government may elect to assume the responsibilities and duties of the private
286 entity of the qualifying project, and in such case, it shall succeed to all of the right, title,
287 and interest in such qualifying project subject to statutory limitations on the availability of
288 future appropriated or otherwise unobligated funds.

289 (c) The power of eminent domain shall not be delegated to any private entity with respect
290 to any project commenced or proposed pursuant to this article. Any local government
291 having the power of condemnation under state law may exercise such power of

292 condemnation to acquire the qualifying project in the event of a material default by the
293 private entity. Any person who has perfected a security interest in the qualifying project
294 may participate in the condemnation proceedings with the standing of a property owner.
295 (d) In the event the local government elects to take over a qualifying project pursuant to
296 subsection (b) of this Code section, the local government may develop the qualifying
297 project, impose user fees, and impose and collect lease payments for the use thereof.
298 36-91-117.

299 All power or authority granted by this article to public entities shall be in addition and
300 supplemental to, and not in substitution for, the powers conferred by any other general,
301 special, or local law. The limitations imposed by this article shall not affect the powers
302 conferred by any other general, special, or local law and shall apply only to the extent that
303 a local government elects to proceed under this article.

304 36-91-118.

305 Nothing in this article shall be construed as or deemed a waiver of the sovereign or official
306 immunity of any local government or any officer or employee thereof with respect to the
307 participation in, or approval of, all or any part of the qualifying project or its operation,
308 including, but not limited to, interconnection of the qualifying project with any other
309 infrastructure or project.

310 36-91-119.

311 (a) Local governments that proceed with procurement pursuant to competitive sealed
312 bidding as defined in Code Section 36-91-2, or any other purchasing options available
313 under current law, shall not be required to comply with this article.

314 (b) Nothing in this article shall apply to or affect the State Transportation Board, the 3
315 15 Department of Transportation, or the State Road and Tollway Authority, or any project
316 thereof.

317 (c) Nothing in this article shall abrogate the obligations of a local government or private
318 entity to comply with the public meetings requirement in accordance with Chapter 14 of
319 Title 50 or to disclose public information in accordance with Article 4 of Chapter 18 of

320 Title 50."

SECTION 3.

321 Title 50 of the Official Code of Georgia Annotated, relating to state government, is amended
322 by adding a new chapter to read as follows:

"CHAPTER 5C

325 50-5C-1.

326 As used in this chapter, the term:

327 (1) 'Affected local jurisdiction' means any county, municipality, or school district in
328 which all or a portion of a qualifying project is located.

329 (2) 'Comprehensive agreement' means the written agreement between the private entity
330 and the responsible public entity required by Code Section 50-5C-5.

331 (3) 'Develop' or 'development' means to plan, design, develop, finance, lease, acquire,
332 install, construct, operate, maintain, or expand.

333 (4) 'Person' means an individual, corporation, partnership, trust, association, or other
334 legal entity.

335 (5) 'Private entity' means any natural person, corporation, general partnership, limited
336 liability company, limited partnership, joint venture, business trust, public
337 benefit corporation, nonprofit entity, or other business entity.

338 (6) 'Public entity' means a department, agency, board, bureau, commission, authority,
339 or instrumentality of the State of Georgia, including the Board of Regents of the
340 University System of Georgia as well as a local government or local authority.

341 (7) 'Qualifying project' means any project submitted by a private entity as an
342 unsolicited proposal in accordance with this chapter and subsequently reviewed and
343 approved by a responsible public entity, within its sole discretion, as meeting a public
344 purpose or public need. This term shall not include and shall have no application to any
345 project involving:

346 (A) The generation of electric energy for sale pursuant to Chapter 3 of Title 46; (B)
347 Communications services pursuant to Articles 4 and 7 of Chapter 5 of Title 46; (C)
348 Cable and video services pursuant to Chapter 76 of Title 36; or

349 (D) Water reservoir projects as defined in paragraph (10) of Code Section 12-5-471,
350 which shall be governed by Article 4 of Chapter 91 of Title 36.

351 (8) 'Responsible public entity' means a public entity that has the power to contract
352 with a private entity to develop an identified qualifying project. For any unsolicited
353 proposal for a project at one or more institutions of the University System of
354 Georgia, the responsible public entity shall be the Board of Regents of the
355 University System of Georgia or its designees. For any unsolicited proposal for a
356 project for one or more state government entities, other than an institution of the
357 University System of Georgia, the responsible public entity shall be the State
358 Properties Commission.

359 (9) 'Revenue' means all revenues, income, earnings, user fees, lease payments, or
360 other service payments arising out of or in connection with supporting the
361 development or operation of a qualifying project.

362 (10) 'Unsolicited proposal' means a written proposal for a qualifying project that is received by a
responsible public entity and is not in response to any request for proposal issued by a responsible public entity.

363 **50-5C-2.**

364 For any qualifying project undertaken by the State Properties Commission, the Georgia
365 State Financing and Investment Commission shall be solely authorized to develop
366 guidelines for this process. For any qualifying project undertaken by the University
367 System of Georgia, the Board of Regents of the University System of Georgia shall be
368 solely authorized to develop guidelines for this process.

369 **50-5C-3.**

370 (a) Between May 1 and June 30 of each year, a private entity may submit an
371 unsolicited proposal for a project to the responsible public entity for review and
372 determination as a qualifying project in accordance with the guidelines established by
373 Code Section 50-5C-2. Any such unsolicited proposal shall be accompanied by the
374 following material and information:

375 (1) A project description, including the location of the project, the conceptual design of

376 such facility or facilities, and a conceptual plan for the provision of services or
377 technology infrastructure;
378 (2) A feasibility statement that includes:
379 (A) The method by which the private entity proposes to secure any necessary
380 property interests required for the project;
381 (B) A list of all permits and approvals required for the project from local,
382 state, or federal agencies; and
383 (C) A list of public utility facilities, if any, that will be crossed by the project
384 and a statement of the plans of the private entity to accommodate such crossings;
385 (3) A schedule for the initiation and completion of the project to include the proposed
386 major responsibilities and timeline for activities to be performed by both the public and
387 private entity as well as a proposed schedule for obtaining the permits and approvals
388 required in subparagraph (B) of paragraph (2) of this subsection;
389 (4) A financial plan setting forth the private entity's general plans for financing the
390 project, including the sources of the private entity's funds and identification of any
391 dedicated revenue source or proposed debt or equity investment on behalf of the private
392 entity; a description of user fees, lease payments, and other service payments over the
393 term of the comprehensive agreement pursuant to Code Section 50-5C-5; and the
394 methodology and circumstances for changes to such user fees, lease payments, and other
395 service payments over time;
396 (5) A business case statement that shall include a basic description of any direct and
397 indirect benefits that the private entity can provide in delivering the project, including
398 relevant cost, quality, methodology, and process for identifying the project and time
399 frame data;
400 (6) The names and addresses of the persons who may be contacted for further
401 information concerning the unsolicited proposal; and
402 (7) Such additional material and information as the responsible public entity may
403 reasonably request.

404 (b) For any unsolicited proposal for the development of a project received by a responsible
405 public entity, the private entity shall reimburse the responsible public entity for the actual
406 costs incurred to process, review, and evaluate the unsolicited proposal, including, without
407 limitation, reasonable attorney's fees and fees for financial, technical, and other necessary
408 advisers or consultants.

409 (c) Any private entity submitting an unsolicited proposal under subsection (a) of this Code
410 section to a responsible public entity shall also notify each affected local jurisdiction by
411 furnishing a copy of its unsolicited proposal to each affected local jurisdiction.

412 (d) Each affected local jurisdiction that is not a responsible public entity for the respective
413 project may, within 45 days after receiving such notice, submit any comments regarding
414 the unsolicited proposal it may have in writing to the responsible public entity and indicate
415 whether the project is compatible with local plans and budgets. A project shall be
416 consistent with zoning and land use regulations of the responsible public entity and each
417 affected local jurisdiction.

418 (e) The responsible public entity may reject any proposal or unsolicited proposal at any
419 time and shall not be required to provide a reason for its denial. If the responsible public entity
420 rejects a proposal or unsolicited proposal submitted by a private entity, it shall have
421 no obligation to return the proposal, unsolicited proposal, or any related materials
422 following such rejection.

423 (f) A private entity assumes all risks in submission of a proposal or unsolicited proposal
424 in accordance with subsections (a) and (b) of this Code section, and a responsible public
425 entity shall not incur any obligation to reimburse a private entity for any costs, damages,
426 or loss of intellectual property incurred by a private entity in the creation, development, or
427 submission of a proposal or unsolicited proposal for a qualifying project.

428 50-5C-4.

429 (a) The responsible public entity may approve the project in an unsolicited proposal
430 submitted by a private entity pursuant to Code Section 50-5C-3 as a qualifying project.
431 Determination by the responsible public entity of a qualifying project shall not bind the
432 responsible public entity or the private entity to proceed with the qualifying project.

433 (b) Upon the responsible public entity's determination of a qualifying project as provided
434 in subsection (a) of this Code section, the responsible public entity shall:
435 (1) Seek competing proposals for the qualifying project by issuing a request for
436 proposals for not less than 90 days; and
437 (2) Review all proposals submitted in response to the request for proposals based on the
438 criteria established in the request for proposals.
439 (c) When the time for receiving proposals expires, the responsible public entity shall first
440 rank the proposals in accordance with the factors set forth in the request for proposal or
441 invitation for bids. The responsible public entity shall not be required to select the proposal
442 with the lowest price offer, but it may consider price as one of various factors in evaluating
443 the proposals received in response to the request for proposals for a qualifying project.
444 Factors that may be considered include:
445 (1) The proposed cost of the qualifying project;
446 (2) The general reputation, industry experience, and financial capacity of the private
447 entity;
448 (3) The proposed design of the qualifying project;
449 (4) The eligibility of the facility for accelerated selection, review, and documentation
450 timelines under the responsible public entity's guidelines;
451 (5) Benefits to the public;
452 (6) The private entity's compliance with a minority business enterprise participation plan;
453 (7) The private entity's plans to employ local contractors and residents; and
454 (8) Other criteria that the responsible public entity deems appropriate.
455 (d) After ranking the proposals, the responsible public entity shall begin negotiations with
456 the first ranked private entity. If the responsible public entity and the first ranked private
457 entity do not reach a comprehensive agreement or interim agreement, then the responsible
458 public entity may conduct negotiations with the next ranked private entity. This process
459 shall continue until the responsible public entity either voluntarily abandons the process or
460 executes a comprehensive agreement or interim agreement with a private entity.

461 (e) At any time during the process outlined in this Code section but before full execution
462 of a comprehensive agreement, the responsible public entity may, without liability to any
463 private entity or third party, cancel its request for proposals or reject all proposals received
464 in response to its request for proposals, including the unsolicited proposal, for any reason
465 whatsoever.

466 (f) Nothing in this chapter shall enlarge, diminish, or affect the authority, if any, otherwise
467 possessed by the responsible public entity to take action that would impact the debt
468 capacity of the State of Georgia. The credit of this state shall not be pledged or loaned to
469 any private entity. The responsible public entity shall not loan money to the private entity
470 in order to finance all or a portion of the qualifying project. All power or authority granted
471 by this chapter to public entities shall be in addition to and supplemental to, and not in
472 substitution for, the powers conferred by any other general, special, or local law. The
473 limitations imposed by this chapter shall not affect the powers conferred by any other
474 general, special, or local law and shall apply only to the extent that a public entity elects
475 to proceed under this chapter. A multiyear lease entered into by the state as lessee under
476 this Code section which is not terminable at the end of each fiscal year during the term of
477 the lease shall be subject to and comply with the provisions of Code Section 50-16-41,
478 specifically including compliance with any multiyear contract value authority adopted by
479 the Georgia State Financing and Investment Commission for each fiscal year.

480 **50-5C-5.**

481 (a) The comprehensive agreement entered into between the responsible public entity and
482 the private entity selected in accordance with this chapter shall include:
483 (1) A thorough description of the duties of each party in the completion and operation
484 of the qualifying project;
485 (2) Dates and schedules for the completion of the qualifying project;
486 (3) Any user fees, lease payments, or service payments as may be established by
487 agreement of the parties, as well as any process for changing such fees or payments
488 throughout the term of the agreement, and a copy of any service contract;
489 (4) Any reimbursements to be paid to the responsible public entity for services provided

490 by the responsible public entity:

491 (5) A process for the review of plans and specifications for the qualifying project by the
492 responsible public entity and approval by the responsible public entity if the plans and
493 specifications conform to reasonable standards acceptable to the responsible public entity;

494 (6) A process for the periodic and final inspection of the qualifying project by the
495 responsible public entity to ensure that the private entity's activities are in accordance
496 with the provisions of the comprehensive agreement;

497 (7) Delivery of performance and payment bonds in the amounts required in Code
498 Sections 13-10-40, 13-10-41, and 13-10-60 and in a form acceptable to the responsible
499 public entity for those components of the qualifying project that involve construction, and
500 bonds, letters of credit, or other forms of security acceptable to the responsible public
501 entity for other phases and components of the development of the qualifying project;

502 (8) Submission of a policy or policies of public liability insurance, copies of which shall
503 be filed with the responsible public entity accompanied by proofs of coverage, or
504 self-insurance, each in form and amount satisfactory to the responsible public entity and
505 reasonably sufficient to ensure coverage of tort liability to the public and employees and
506 to enable the continued operation of the qualifying project;

507 (9) A process for monitoring the practices of the private entity by the responsible public
508 entity to ensure that the qualifying project is properly maintained;

509 (10) The filing of appropriate financial statements to the responsible public entity on a 5
510 periodic basis; and

511 (11) Provisions governing the rights and responsibilities of the responsible public entity
512 and the private entity in the event the comprehensive agreement is terminated or there is
513 a material default by the private entity, including conditions governing assumption of the
514 duties and responsibilities of the private entity by the responsible public entity and the
515 transfer or purchase of property or other interests of the private entity by the responsible
516 public entity, including provisions compliant with state constitutional limitations on
517 public debt.

518 (b) The comprehensive agreement may include such other terms and conditions that the
519 responsible public entity determines will serve the public purpose of this chapter and to
520 which the private entity and the responsible public entity mutually agree, including,
521 without limitation, provisions regarding unavoidable delays and provisions where the
522 authority and duties of the private entity under this chapter shall cease, and the qualifying
523 project is dedicated to the responsible public entity.

524 (c) Any changes in the terms of the comprehensive agreement, as may be agreed upon by
525 the parties from time to time, shall be added to the comprehensive agreement by written
526 amendment.

527 (d) The comprehensive agreement may provide for the development of phases or segments
528 of the qualifying project.

529 **50-5C-6.**

530 (a) In the event of a material default by the private entity, the responsible public entity may
531 terminate, with cause, the comprehensive agreement and exercise any other rights and
532 remedies that may be available to it at law or in equity, including, but not limited to, claims
533 under the maintenance, performance, or payment bonds; other forms of security; or letters
534 of credit required by Code Section 50-5C-5 in accordance with Code Sections 13-10-40
535 through 13-10-65.

536 (b) The responsible public entity may elect to assume the responsibilities and duties of the
537 private entity of the qualifying project, and in such case, it shall succeed to all of the right,
538 title, and interest in such qualifying project.

539 (c) The power of eminent domain shall not be delegated to any private entity with respect
540 to any project commenced or proposed pursuant to this chapter. Any responsible public
541 entity having the power of condemnation under state law may exercise such power of
542 condemnation to acquire the qualifying project in the event of a material default by the
543 private entity. Any person who has perfected a security interest in the qualifying project
544 may participate in the condemnation proceedings with the standing of a property owner.

545 (d) In the event the responsible public entity elects to take over a qualifying project

546 pursuant to subsection (b) of this Code section, the responsible public entity may develop
548 the qualifying project, impose user fees, and impose and collect lease payments for the use thereof.

549 50-5C-7.

550 All power or authority granted by this chapter to public entities shall be in addition and
551 supplemental to, and not in substitution for, the powers conferred by any other general or
552 special law. The limitations imposed by this chapter shall not affect the powers conferred
553 by any other general, special, or local law and shall apply only to the extent that a public
554 entity elects to proceed under this chapter.

555 50-5C-8.

556 Nothing in this chapter shall be construed as or deemed a waiver of the sovereign or
557 official immunity of any responsible public entity or any officer or employee thereof with
558 respect to the participation in, or approval of, all or any part of the qualifying project or its
559 operation, including, but not limited to, interconnection of the qualifying project with any
560 other infrastructure or project.

561 50-5C-9.

562 Any law enforcement officers of the public entity shall have the same powers and
563 jurisdiction within the portion of such qualifying project as they have in their respective
564 areas of jurisdiction, and such law enforcement officers shall have access to the qualifying
565 project at any time for the purpose of exercising such powers and jurisdiction.

566 50-5C-10.

567 (a) Responsible public entities that proceed with procurement pursuant to competitive
568 sealed bidding pursuant to Code Section 50-5-67, or any other purchasing options available
569 to them under current law, shall not be required to comply with this chapter.

570 (b) Nothing in this chapter shall apply to or affect the State Transportation Board, the
571 Department of Transportation, or the State Road and Tollway Authority, or any project
572 thereof.

573 (c) Nothing in this chapter shall abrogate the obligations of a responsible public entity or

574 private entity to comply with the public meetings requirement in accordance with
575 Chapter 14 of this title or to disclose public information in accordance with Article 4 of
576 Chapter 18 of this title."

577 **SECTION 4.**

578 This Act shall become effective upon its approval by the Governor or upon its becoming law
579 without such approval.

580 **SECTION 5.**

581 All laws and parts of laws in conflict with this Act are repealed.



Frequently Asked Question:

1. What is an unsolicited proposal?

A written proposal for a qualifying project that is received by a local government and is not in response to any request for proposal for a qualifying project issued by a local government.

A “qualifying project” as defined broadly under the PPFIA. Specifically, the PPFIA defines a “qualifying project” as any project selected in response to a request for a local government or submitted by a private entity as an unsolicited proposal in accordance with the PPFIA and subsequently reviewed and approved by a local government, within its sole discretion, as meeting a public purpose or public need.

2. What is NOT an unsolicited proposal?

Projects involving generation of electric energy or sale, communications services, cable and video services and water reservoir projects.

- “Advertising material” - Material designed to acquaint the Government with a prospective contractor’s present products, services, or potential capabilities, or designed to stimulate the Government’s interest in buying such products or services.
- “Commercial item offer” - An offer of a commercial item that the vendor wishes to see introduced in the Government’s supply system as an alternate or a replacement for an existing supply item. This term does not include innovative or unique configurations or uses of commercial items that are being offered for further development and that may be submitted as an unsolicited proposal.
- “Contribution” - A concept, suggestion, or idea presented to the Government for its use with no indication that the source intends to devote any further effort to it on the Government’s behalf.

3. What constitutes a valid unsolicited proposal?

A valid unsolicited proposal must-

- Be innovative and unique;
- Be independently originated and developed by the offerer. Unsolicited proposals in response to a publicized general statement of agency needs are considered to be independently originated;
- Be prepared without Government supervision, endorsement, direction, or direct Government involvement;
- Include sufficient detail to permit a determination that Government support could be worthwhile and the proposed work could benefit the agency’s research and development or other mission responsibilities;
- Not be an advance proposal for a known agency requirement that can be acquired by competitive methods, and
- Not address a previously published agency requirement.

4. What information is required on a valid unsolicited proposal?

Please visit <http://www.augustaga.gov/679/Procurement> for more information.

5. What about identifying and marking proprietary information?

Only proposals complying with the requirements of these guidelines and the PPFIA that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format shall be considered by Augusta, Georgia for further review. If any information necessary to make a meaningful evaluation is missing, Augusta, Georgia may request such information from the proposer. Unsolicited proposals may be subject to the Open Records Act.

6. Does it cost anything to submit an unsolicited proposal?

Yes, there is a cost (fee)

The initial proposal-processing fee is \$100.00 and a cashier's check in this amount must accompany all Unsolicited Proposals. This fee is charged to offset the cost of the initial proposal-processing review, and is non-refundable regardless of whether or not the proposal is determined to merit further consideration. This amount is subject to annual adjustment to reflect inflation or in response to market conditions. The current fee will be updated as necessary and available on Augusta, Georgia's website.

The detailed evaluation fee applies only to proposals that are determined to merit further consideration. At such time, that Augusta, Georgia reaches such a determination, the proposer will be notified, and the amount of the detailed evaluation fee identified. In response to this notification, the proposer may pay the detailed evaluation fee to proceed with the procurement process, or withdraw its proposal from further consideration without incurring any additional cost or obligation.

The amount of the detailed evaluation fee will vary with the estimated cost of the proposed project, product, or service, as described in the table below, to reflect the degree of complexity of the proposed project and the corresponding level of effort associated with the detailed evaluation.

ESTIMATED COST	DETAILED EVALUATION FEE
< 1 Million	\$5 000
\$1 Million - \$20 Million	\$10 000
\$20 Million - \$50 Million	\$20,000
\$50 Million - \$100 Million	\$35 000
\$100 Million - \$500 Million	\$60 000
\$250 Million - \$500 Million	\$85,000
\$500 Million - \$1 Billion	\$110,000
> Billion	TBD

Proponents are expected to meet their own costs as proposals progress through the various stages of the process.

7. How do I submit a formal proposal?

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

The Director of Procurement
 Augusta Procurement Department
UNSOLICITED PROPOSAL
 535 Telfair Street - Room 605
 Augusta, Georgia 30901

8. What format should be used when submitting Unsolicited Proposals?

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

Please visit: <http://www.augustaga.gov/unsolicitedproposal>

9. Will proposals that relate to a matter currently the subject of a competitive tender process be considered?

Under Senate Bill 59 of the Guide states that proposals for projects where a tender process has formally commenced, whether published or not, are unlikely to be considered.

10. Can I submit an unsolicited proposal to another government department/agency other than the Procurement Department?

No, Augusta's Procurement Department will receive all proposals.

11. Why submit an unsolicited proposal if it might be subject to a competitive tender process?

An unsolicited proposal can be a valuable means for communicating innovative ideas to Augusta, Georgia. If a proposal does not satisfy the assessment criteria set out in the Guide but Augusta sees merit in the proposal (or similar), the government may consider offering delivery of the proposal to the market.

In the event that a competitive tender process is considered appropriate, the government will respect any intellectual property of the proponent. The proponent may participate in any procurement process.

Please review the following sections in the Augusta, Code for more details:

SEC. 1-10-72 Request for Proposals

SEC. 1-10-73 Procedures for Posting and Publishing Notice of the Opportunity to offer competing proposals

12. How long does each stage of the unsolicited proposals process take?

The timeframe for each stage of the unsolicited proposals process is subject to the complexity of the proposal and the number of stakeholders involved.

13. How detailed should the initial submission be?

For the purposes of evaluating a proposal, proponents should complete the required information as listed in stages one and two of the Guidelines and review the Augusta, Georgia Code.

Please visit: <http://www.augustaga.gov/unsolicitedproposal>

14. Is there a minimum threshold for proposals that can be assessed under the unsolicited proposals guidelines?

No, there is no minimum monetary threshold for proposals that can be assessed. All innovative proposals that address the assessment criteria under the Guide will be considered.

15. My proposal contains commercial-in-confidence information. How will this be treated throughout the unsolicited proposals process?

All unsolicited proposals submitted are confidential unless they reach Stage III of the process where brief details of the proposal will be published on Augusta, Georgia website. However, please note “Georgia Open Records Act” may apply.

See Augusta Code: Sec. 1-10-71 Procedures for Determining Release of Information in Unsolicited Proposal Georgia Open Record Act

16. My proposal contains details on intellectual property that I hold. How will this be treated throughout the unsolicited proposals process?

Augusta will respect any intellectual property of proponents throughout all stages of the unsolicited proposals process.

17. Can I submit additional documentation (attachments) with my unsolicited proposal?

Proponents are able to submit any additional documentation or material with their unsolicited proposal application, provided that such material is relevant to addressing the questions raised in the Schedule of Information Requirements.

18. Who can I contact after I have made a submission?

Please Contact:

The Director of Procurement
Augusta Procurement Department
UNSOLICITED PROPOSAL
535 Telfair Street - Room 605
Augusta, Georgia 30901
Or

E-mail to:
unsolicitedproposal@augustaga.gov

19. My proposal did not proceed to Phase 2. Can I receive feedback on my proposal?

Proponents that are unsuccessful in Phase 2 of the unsolicited proposals process will be given reasons on why Augusta, Georgia has decided not to proceed with their proposal. Feedback will be in accordance with the assessment criteria outlined in the Guidelines.

20. I have submitted a proposal. Can I contact other government departments during the assessment of my proposal?

Proponents are forbidden to contact personnel within the government during the assessment of their proposal, other than the Procurement Director as stated in Question number 14.



Anita Rookard
Human Resources Director

Item 8.

Commission Meeting

Meeting Date: November 25, 2025

Approved Amendment #1 CareATC Wellness Center Service (RFP-24-237)

Department:	Human Resources
Presenter:	Anita Rookard
Caption:	Recommendation to Approve Amendment #1 for CareATC contract for Wellness Center provider RFP 24-237.
Background:	Commission approved Care ATC as the new vendor provider for the Wellness Center on March 18, 2025, #13.
Analysis:	Amendment #1 will add a full-time Nurse Practitioner for Augusta to have full-time staff with the new wellness center.
Financial Impact:	Total fixed costs for the first year are \$1,408,735 this is an increase of \$188,757 from the original proposal. Variable costs (lab fees, pharmacy costs, marketing costs. Etc.) will be billed as incurred.
Alternative:	N/A
Recommendation:	
Funds are available in The following account:	616051710 / 5317711
Reviewed and Approved by:	N/A

Augusta-Richmond County
Municipal Building
Human Resources Department
535 Telfair Street, Suite 400
Augusta, Georgia 30901
Office (706) 821-2303 Fax (706) 821-2867
www.augustaga.gov

**Office of the County Administrator**

Tameka Allen
County Administrator

March 18, 2025

Anita Rookard, Director
Human Resources
535 Telfair Street
Augusta, GA 30901

Dear Ms. Rookard,

At the regular called meeting held on Tuesday, March 18, 2025, the Augusta, Georgia Commission, acted on the following items:

13. Approved Recommendation of Award for RFP 24-237 Wellness Center Services. After a thorough evaluation process, the evaluation committee recommends the following awards: CareATC. The award recommendation is for a 3-year contract with the option to extend for two (2) additional one (1) year terms.

If you have any questions, please contact me.

In Service,

Tameka Allen, County Administrator

TA/nd

**FIRST AMENDMENT
TO
ONSITE SERVICE AGREEMENT**

This First Amendment to Onsite Service Agreement (this “First Amendment”), effective as of _____ (the “Effective Date”), is an amendment to the Onsite Service Agreement, dated as of March 18, 2025 (the “Agreement”) by and between CareATC, Inc. (“CareATC”) and Augusta-Richmond County (“Client”). Together CareATC and Client may be referred to as the “Parties.”

WHEREAS, Client and CareATC entered into the Agreement, pursuant to which CareATC provides Services through its private medical clinics to Client for the benefit of eligible employees and other eligible participants; and

WHEREAS, Client and CareATC desire to amend the terms of the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, and in the Agreement, Client and CareATC agree as follows:

1. **Exhibit B “Fees”** of the Agreement is hereby amended to remove the Ongoing Operating Costs table found in Section I. Onsite Center Fees in its entirety and replace with the following:

Ongoing Operating Costs	Year 1* (Annualized)	Year 1** (Annualized)	Year 2	Year 3
ONGOING LABOR FEES				
Primary Care Physician - 40 hours/week, aka, 1 FTE	\$290,992	\$290,992	\$305,542	\$320,819
Nurse Practitioner - 40 hours/week, aka, 1 FTE	\$153,920	\$153,920	\$161,616	\$169,697
Collaborating Physician MD	\$12,000	\$12,000	\$12,600	\$13,230
Medical Assistant - 40 hours/week, aka, 1 FTE	\$47,840	\$47,840	\$50,232	\$52,744
Medical Assistant - 40 hours/week, aka, 1 FTE	\$47,840	\$47,840	\$50,232	\$52,744
Medical Assistant - 40 hours/week, aka, 1 FTE	n/a	\$47,840	\$50,232	\$52,744
Medical Assistant Center Operations Manager – 40 hours/week, aka, 1 FTE	\$59,280	\$59,280	\$62,244	\$65,356
Staff Benefits	\$195,799	\$211,108	\$221,663	\$232,747
Backfill Coverage	\$79,165	\$79,165	\$83,124	\$87,280
Professional Liability	\$5,000	\$5,000	\$5,250	\$5,513
Continued Education Health Professional	\$9,000	\$9,000	\$9,450	\$9,923
Licenses & Dues	\$4,000	\$4,000	\$4,200	\$4,410
Subtotal Ongoing Labor Fees	\$904,836	\$967,985	\$1,016,385	\$1,067,207
ONGOING OPERATING FEES				
Technology Fee: Electronic Medical Record, Enterprise Data Warehouse, Analytics and Reporting	\$82,596	\$82,596	\$86,726	\$91,062
General And Administrative	\$232,316	\$232,316	\$243,932	\$256,130
Management Fee	\$125,838	\$125,838	\$132,130	\$138,737
Subtotal Ongoing Operating Fees	\$440,750	\$440,750	\$462,788	\$485,929
Subtotal Fixed Ongoing Operating Costs	\$1,345,586	\$1,408,735	\$1,479,173	\$1,553,136
Monthly Fixed Fee	\$112,132.17	\$117,394.58	\$123,264.42	\$129,428.00
VARIABLE COSTS				
Biohazard Waste Removal	As Incurred	As Incurred	As Incurred	As Incurred
Drug Screening	As Incurred	As Incurred	As Incurred	As Incurred
Flu Prevention	As Incurred	As Incurred	As Incurred	As Incurred
Marketing Materials	As Incurred	As Incurred	As Incurred	As Incurred
Laboratory Services	As Incurred	As Incurred	As Incurred	As Incurred
On-site dispensed medications	As Incurred	As Incurred	As Incurred	As Incurred
Mail order medications	As Incurred	As Incurred	As Incurred	As Incurred
Injections and OTC medications	As Incurred	As Incurred	As Incurred	As Incurred
Other: Medical, office supplies, postage, etc.	As Incurred	As Incurred	As Incurred	As Incurred
Ongoing Variables Costs	As Incurred	As Incurred	As Incurred	As Incurred

* Estimated August – December 2025

** Estimated beginning January 2026

2. Except as amended by this First Amendment, all terms, provisions and conditions of the Agreement, as amended, remain unchanged and shall continue in full force and effect. The Agreement, as amended by this First Amendment, constitutes the complete and entire understanding of Client and CareATC with respect to the subject matter hereof. In the event of a conflict between the terms and conditions of the Agreement and this First Amendment, the terms and conditions of this First Amendment shall govern with respect to the subject matter hereof. This First Amendment may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same document. Signature pages may be transmitted by facsimile, PDF, e-signature or other electronic means and shall be deemed original.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the Effective Date.

CareATC, Inc.

Augusta-Richmond County

By: Jeff Mazzoni

Title: Chief Financial Officer

Date: _____

By: _____

Title: _____

Date: _____



Commission Meeting

January 6, 2026

Segment of Oats Creek Maintenance

Department: N/A

Presenter: N/A

Caption: **Consider proposal from Ms. Lashawndra Robinson regarding Segment of Oats Creek Maintenance – 1650 Olive Road.**

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A



Commission Meeting

Meeting Date: January 6, 2026

SPLOST 9 Project List Approval

Department:	Administrator's Office
Presenter:	Administrator Tameka Allen
Caption:	Motion to approve the final SPLOST 9 Project List and to authorize the Mayor and Clerk to execute an Intergovernmental Sales Tax Agreement between Augusta and the cities of Blythe and Hephzibah, in substantially the same form as attached, subject to the inclusion of the approved projects and such reasonable changes as may be approved by the Interim General Counsel.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Motion to approve the final SPLOST 9 Project List and to authorize the Mayor and Clerk to execute an Intergovernmental Sales Tax Agreement between Augusta and the cities of Blythe and Hephzibah, in substantially the same form as attached, subject to the inclusion of the approved projects and such reasonable changes as may be approved by the Interim General Counsel.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

INTERGOVERNMENTAL SALES TAX AGREEMENT

This **INTERGOVERNMENTAL SALES TAX AGREEMENT** (this “Contract”), made and entered into as of _____, 2026, by and among Augusta, Georgia (the “Consolidated Government”), a political subdivision of the State of Georgia and a consolidated city-county government pursuant to the laws of the State of Georgia, and the City of Blythe, Georgia (“Blythe”) and the City of Hephzibah (“Hephzibah”), each a municipal corporation duly created and existing under the laws of the State of Georgia;

WITNESSETH:

WHEREAS, the Consolidated Government and Blythe and Hephzibah (each a “City” and collectively the “Cities”) deem it to be in the best interest of the special district of Richmond County (which includes the geographic areas within the Consolidated Government and the Cities) created by Section 48-8-110.1(a) of the Official Code of Georgia Annotated (the “Special District”) to improve public services in the Special District by carrying out the hereinafter described capital outlay projects, and the most feasible plan for providing funds to pay the costs of such capital outlay projects is to reimpose a special one percent sales and use tax (the “Sales Tax”), upon the termination of the special one percent sales and use tax presently in effect, pursuant to Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated (the “Sales Tax Law”); and

WHEREAS, the Sales Tax Law allows the proceeds of the Sales Tax to be distributed pursuant to the terms of a contract entered into pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia between the Consolidated Government and one or more “qualified municipalities” (as defined in the Sales Tax Law) located within the Special District containing a combined total of no less than 50 percent of the aggregate municipal population located within the Special District; and

WHEREAS, the Consolidated Government and the Cities desire to enter into this Contract to meet the provisions of Section 48-8-115(b)(1) of the Official Code of Georgia Annotated;

NOW, THEREFORE, for and in consideration of the respective representations and agreements hereinafter contained and in furtherance of the mutual public purposes hereby sought to be achieved, the Consolidated Government and the Cities do hereby agree as follows:

Section 1. Representations of the Consolidated Government. The Consolidated Government makes the following representations as the basis for the undertakings on its part herein contained:

(a) The Consolidated Government delivered or mailed on or about _____, 2025 a written notice to the chief elected official of each City, of a meeting that was held on May 8, 2025, at which the governing authorities of the Consolidated Government and of such Cities met to discuss the possible projects for inclusion in the Sales Tax, including municipally owned or operated projects.

(b) The Consolidated Government is permitted by Article IX, Section III, Paragraph I of the Constitution of the State of Georgia to contract for any period not exceeding fifty years with the Cities for joint services, for the provision of services, or for the joint or separate use of facilities or equipment.

(c) The Consolidated Government has the power to enter into this Contract and to perform all obligations contained herein, and has, by proper action, duly authorized the execution and delivery of this Contract.

Section 2. Representations of each City. Each City makes the following representations as the basis for the undertakings on its part herein contained:

(a) It is a “qualified municipality” within the meaning of the Sales Tax Law.

(b) The Cities contain a combined total of no less than 50 percent of the aggregate municipal population located within the Special District.

(c) It is permitted by Article IX, Section III, Paragraph I of the Constitution of the State of Georgia to contract for any period not exceeding fifty years with the Consolidated Government for joint services, for the provision of services, or for the joint or separate use of facilities or equipment.

(d) It has the power to enter into this Contract and to perform all obligations contained herein, and has, by proper action, been duly authorized to execute and deliver this Contract.

Section 3. Term. The term of this Contract shall commence with the execution and delivery hereof and shall extend until the termination of the Sales Tax or the failure of the Sales Tax to achieve voter approval.

Section 4. Referendum; Capital Outlay Projects. The Consolidated Government shall call a referendum to be held in all voting precincts in the Special District on May 19, 2026 on whether to reimpose the Sales Tax for the raising of not more than \$_____ to fund the following capital outlay projects in the following estimated amounts:

(a) Projects, which are estimated to cost \$_____, to be owned or operated or both by the Consolidated Government or by one or more local authorities within the Special District pursuant to intergovernmental contracts with the Consolidated Government, as follows:

(b) Projects, which are estimated to cost \$_____, to be owned or operated or both by Blythe, as follows:

(c) Projects, which are estimated to cost \$_____, to be owned or operated or both by Hephzibah, as follows:

The capital outlay projects specified in this Section 4 hereof are listed by category and particular projects within each category are specified on Exhibit A attached hereto. Each capital outlay project is intended to be fully funded by the Consolidated Government, Blythe, or Hephzibah with respect to each of their respective capital outlay projects. Weather, availability of contractors, availability of labor, materials, and equipment, and many other factors may affect each capital outlay project individually. While each capital outlay project will receive its respective allocation of Sales Tax proceeds as needed for completion, each project will proceed and be fully funded on an as needed and ready basis.

Section 5. Distribution of Sales Tax Proceeds. The Consolidated Government shall apply the proceeds of the Sales Tax to fund the following capital outlay projects in the following order of priority:

(a) First, a sufficient amount shall be set aside to pay the semiannual interest requirements and annual principal requirements next coming due in the current year on not to exceed \$ _____ in aggregate principal amount of obligations issued to finance any one or more of the capital outlay projects specified in subparagraphs (1) through (5) of Section 4(a) hereof;

(b) Second, during calendar years 2027 and 2028, Sales Tax collections shall be disbursed for each such calendar year ratably to the Cities as soon as practicable as follows:

(1) up to \$ _____ of Sales Tax collections shall be disbursed to Blythe for each such calendar year to fund in equal priority any one or more of the capital outlay projects specified in Section 4(b) hereof; and

(2) up to \$ _____ of Sales Tax collections shall be disbursed to Hephzibah for each such calendar year to fund in equal priority any one or more of the capital outlay projects specified in Section 4(c) hereof; and

(c) Third, all remaining Sales Tax collections shall be applied by the Consolidated Government to fund in equal priority those capital outlay projects specified in subparagraphs (1) through (5) of Section 4(a) hereof not otherwise financed by the obligations described in Section 5(a) hereof.

Should a City cease to exist as a legal entity before all funds are distributed under this Contract, such City's share of the funds subsequent to dissolution shall be paid to the Consolidated Government as part of the Consolidated Government's share unless an act of the Georgia General Assembly makes the defunct City part of another successor municipality. If such an act is passed, the defunct City's share shall be paid to the successor municipality in addition to all other funds to which the successor municipality would otherwise be entitled.

The Consolidated Government and the Cities each reserve the independent and exclusive right to modify the priority and schedule of each of its respective capital outlay projects.

All capital outlay projects included in this Contract shall be funded from proceeds from the Sales Tax, except as otherwise agreed in this Contract.

Section 6. Use of Sales Tax Proceeds. The proceeds received from the Sales Tax shall be used by the Consolidated Government and each City receiving proceeds of the Sales Tax exclusively for the capital outlay projects specified in Section 4 hereof or to repay obligations that finance such capital outlay projects. Such proceeds shall be kept in separate accounts from other funds of the Consolidated Government and each City receiving proceeds of the Sales Tax and shall not in any manner be commingled with other funds of the Consolidated Government and each City receiving proceeds of the Sales Tax prior to expenditure.

Section 7. Record-Keeping and Audit Requirements. The Consolidated Government and each City receiving any proceeds from the Sales Tax shall maintain a record of each and every project for which the proceeds of the Sales Tax are used. A schedule shall be included in each annual audit of each party hereto that shows for each such project the original estimated cost, the current estimated cost if it is not the original estimated cost, amounts expended in prior years, and amounts expended in the current year. Each party's auditor shall verify and test expenditures sufficient to provide assurances that the schedule is fairly presented in relation to each party's financial statements. The auditor's report on each party's financial statements shall include an opinion, or disclaimer of opinion, as to whether the schedule is presented fairly in all material respects in relation to the financial statements taken as a whole.

Section 8. Entire Agreement. This Contract expresses the entire understanding and all agreements among the parties hereto with respect to the subject matter hereof.

Section 9. Severability. If any provision of this Contract shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Contract shall not affect the remaining portions of this Contract or any part hereof.

Section 10. Counterparts. This Contract may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

Section 11. Amendments in Writing. No waiver, amendment, release, or modification of this Contract shall be established by conduct, custom, or course of dealing, but solely by an instrument in writing only executed by the parties hereto.

Section 12. Limitation of Rights. Nothing in this Contract, express or implied, shall give to any person, other than the parties hereto and their successors and assigns hereunder, any benefit or any legal or equitable right, remedy, or claim under this Contract.

(Signatures and seals appear on the following page)

IN WITNESS WHEREOF, the Consolidated Government and the Cities have caused this Contract to be executed in their respective corporate names and have caused their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the day and year first above written.

AUGUSTA, GEORGIA

(SEAL)

By: _____
Garnett L. Johnson
Mayor

Attest:

Lena J. Bonner
Clerk of Commission

CITY OF BLYTHE, GEORGIA

(SEAL)

By: _____
Tom Cobb
Mayor

Attest:

City Clerk

CITY OF HEPHZIBAH

(SEAL)

By: _____
Robert J. Buchwitz
Commission Chairman

Attest:

City Clerk

EXHIBIT A

[Attached]

Project List - SUMMARY BY CATEGORY

Category	UPDATED Proposal		Changes After 12/12 Work Session
	12/15/2025	% of Total	
Public Safety	\$ 112,800,000	34.63%	
Fire Department	15,800,000		
Fleet	2,000,000		
Sheriff	95,000,000		
Marshal	-		
District Attorney	-		
Quality of Life	64,039,000	19.66%	
Recreation and Parks	62,039,000		Adjusted projects list
Transit	2,000,000		
HCD	-		
Facilities & General Government	68,705,000	21.09%	
Information Technology	9,705,000		
Tax Assessor's Office	-		
Central Services (Facilities)	40,000,000		Restored \$2 million for Juv. Court Facility
Program Administration	4,000,000		
Bond Interest	15,000,000		
Infrastructure	61,965,000	19.02%	
Engineering	40,000,000		Added \$30 million
Augusta Regional Airport	1,000,000		Added back
Daniel Field Airport	965,000		Added back
Utilities	20,000,000		Added \$14 million
Other Governments	12,226,900	3.75%	Maintain % allocations
Blythe	2,821,600		
Hephzibah	9,405,300		
Authorities	6,000,000	1.84%	
Augusta Economic Development Authority	-		
Augusta Canal Authority	1,000,000		Added back
Downtown Development Authority	-		
Board of Regents of UGA	5,000,000		
Other	-		
Laney Museum	-		
Augusta Museum	-		
Totals	\$ 325,735,900	100.00%	

NOTE: Departments, projects and agencies listed above are for category descriptive purposes only. Funding levels are presented on the following sheets.

Augusta Georgia
SPLOST 9
Project List - PUBLIC SAFETY

Item 10.

Department	Project	UPDATED Proposal 12/15/2025
Fire	Land & Design for New Fire Station	1,000,000
Fire	Fire Apparatus Replacements (Engines)	<u>14,800,000</u>
	TOTAL - FIRE	<u>15,800,000</u>
Fleet	Public Safety Vehicles (other than RCSO)	2,000,000
	TOTAL - FLEET	<u>2,000,000</u>
Sheriff	Charles B. Webster Detention Center Renovation Project	85,000,000
Sheriff	Vehicle Fleet	<u>10,000,000</u>
Sheriff	TOTAL - SHERIFF	<u>95,000,000</u>
	Total - Public Safety	<u><u>\$ 112,800,000</u></u>

After 12/12/25 Work Session:

No changes

Augusta Georgia
SPLOST 9
Project List - QUALITY OF LIFE

Item 10.

Department	Project	UPDATED Proposal 12/15/2025
Recreation & Parks	Riverwalk & Boathouse Reconstruction	10,000,000
Recreation & Parks	New Park & Community Center	10,000,000
Recreation & Parks	Facility Revitalization Initiative	12,682,000
Recreation & Parks	Aquatic Facilities Improvements	6,067,000
Recreation & Parks	Diamond Lakes Regional Park Enhancement Project	5,000,000
Recreation & Parks	Enhancing Park Usability and Sustainability through Landscaping, Irrigation, and Amenities	5,000,000
Recreation & Parks	5th Street Marina	3,000,000
Recreation & Parks	Cemeteries	3,000,000
Recreation & Parks	New Savannah Bluff (Lock & Dam)	3,000,000
Recreation & Parks	Capital Equipment Improvements	2,479,000
Recreation & Parks	Augusta Sports Courts	1,811,000
Recreation & Parks	Augusta Soccer Park	-
Recreation & Parks	Fleming Park Tennis Courts	-
Recreation & Parks	South Augusta Water Park	-
Recreation & Parks	State Veteran Cemetery	-
Recreation & Parks	May Park - <i>combined into Facility Revitalization Initiative</i>	-
TOTAL - PARKS & RECREATION		62,039,000
Transit	Grant Matching	2,000,000
TOTAL - TRANSIT		2,000,000
Total - Quality of Life		\$ 64,039,000

After 12/12/25 Work Session:

\$15 million in proposed reductions (from work session list) distributed across projects

Project List - FACILITIES AND GENERAL GOVERNMENT

Department	Project	UPDATED Proposal 12/15/2025
Information Technology	Public Safety Software Enhancements and Replacements	5,000,000
Information Technology	Infrastructure Upgrades	2,975,000
Information Technology	Mobile Data Terminals (MDT) Replacements	1,730,000
	TOTAL - INFORMATION TECHNOLOGY	9,705,000
Central Services (Facilities)	Juvenile Court New Facility Cont.	20,000,000
Central Services (Facilities)	Building Renovation/Facility Improvements-On-Call	2,000,000
Central Services (Facilities)	Augusta Convention Center	18,000,000
	TOTAL - CENTRAL SERVICES	40,000,000
Administration	Program Administration	4,000,000
Administration	Interest on SPLOST 9 Bonds	15,000,000
	Total - General Government	\$ 68,705,000

After 12/12/25 Work Session:

\$2 million restored to Juvenile Court Facility project

**Augusta Georgia
SPLOST 9
Project List - INFRASTRUCTURE**

Item 10.

Department	Project	UPDATED Proposal 12/15/2025
Augusta Regional Airport	Airport SE Business Area Infrastructure Improvements	1,000,000
	TOTAL - AIRPORT	1,000,000
Daniel Field Airport	Renovations	965,000
	TOTAL - DANIEL FIELD AIRPORT	965,000
Engineering	Priority Project Continuation	\$ 40,000,000
	TOTAL - ENGINEERING	40,000,000
Utilities	Utilities Priority Projects	20,000,000
	TOTAL - UTILITIES	20,000,000
	Total - Infrastructure	<u>\$ 61,965,000</u>

After 12/12/25 Work Session:

Augusta Regional and Daniel Field Airports projects restored; \$30 million added for Engineering; \$14 million added for Utilities

Augusta Georgia
SPLOST 9
Project List - OTHER GOVERNMENTS (BLYTHE)

Item 10.

Department	Project	Requested	UPDATED Proposal
		12/15/2025	
Blythe	Estimated Request from Mayors Meeting	\$ 4,000,000	
	Total Richmond County Rate	\$ 313,509,000 0.90%	
	Total Allocation	\$ 2,821,600	

Augusta Georgia
SPLOST 9
Project List - OTHER GOVERNMENTS (HEPHZIBAH)

Item 10.

Department	Project	Requested	UPDATED Proposal
			12/15/2025
Hephzibah	Estimated Request from Mayors Meeting	\$ 16,000,000	\$ -
	Total Richmond County Rate	\$ 313,509,000 3.00%	
	Total Allocation	\$ 9,405,300	

Augusta Georgia
SPLOST 9
Project List - AUTHORITIES

Item 10.

Department	Project	UPDATED Proposal 12/15/2025
Augusta Canal Authority	Pedestrian Bridge & Canal Projects	1,000,000
Board of Regents of UGA	Research Facility Local Share	5,000,000
Total - Authorities		\$ 6,000,000

After 12/12/25 Work Session:

Augusta Canal Authority project restored



Commission Meeting

January 6, 2026

Affidavit

Department: N/A

Presenter: N/A

Caption: Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A