



# **BALDWIN COUNTY REGULAR MEETING**

July 01, 2025

1601 N Columbia St, Suite 220

6:00 PM

---

## **AGENDA**

### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **ADMINISTRATIVE/FISCAL MATTERS**

#### **1. Collins P Lee Memorial Library**

Award Contract to CAS Architecture

#### **2. Low Cost Spay and Neuter Clinic**

Award contract to Pawz 4 Georgia, INC

### **OLD BUSINESS**

### **NEW BUSINESS**

### **COUNTY MANAGER'S REPORT**

#### **3. County Manager's Report**

### **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

### **REMINDERS**

#### **Executive Session**

Pending Litigation

### **ADJOURNMENT**

Baldwin County Board of Commissioners Communication  
1601 North Columbia Street, Suite 230, Milledgeville, GA 31061



**AGENDA ITEM:** Award Contract to CAS Architecture

**MEETING DATE:** July 1, 2025

**PREPARED BY:** County Manager

**RECOMMENDED ACTION:** Award contract to CAS Architecture for architectural services for Collins P Lee Memorial Library.

**BACKGROUND INFORMATION:** Senator Jon Ossoff secured a \$1.2 million Congressionally Directed Spending request grant for Baldwin County to build a library at Harrisburg Park. The Middle Georgia Regional Library secured a \$900,000 grant for the same purpose. After the environmental requirements were met, HUD, the responsible federal agency, allowed the county to move forward with procuring architectural services. The Middle Georgia Regional Library staff and Twin Lakes Library board members scored the seven proposals the county received on Monday, June 23, 2025, at noon. CAS Architecture was the lowest cost proposal and highest ranked firm. Please the price and scoring summary below.

**Collins P Lee Memorial Library Professional Architectural Services**

		PRICE	TOTAL SCORE
1.	BTBB; Macon, GA		
	Phase 1 Fee	\$10,000      \$145, 300 (est)	98
	Phase 2 Fee	7.5% of construction	
2.	McMillan, Pazdan & Smith; Greenville, SC	LS      \$147,320	85
3.	Praxis3; Atlanta, GA	LS      \$155,495	52
4.	Epsten Group; Atlanta, GA	LS      \$180,400	60
5.	Arcollab; Athens, GA	LS      \$159,050	88
6.	StudioAbri; Atlanta, GA	LS      \$144,320	47
7.	CAS Architecture; Lawrenceville, GA	LS      \$117,260	100

Baldwin County Board of Commissioners Communication  
1601 North Columbia Street, Suite 230, Milledgeville, GA 31061



**AGENDA ITEM:** Award Contract to Pawz 4 Georgia, INC

**MEETING DATE:** July 1, 2025

**PREPARED BY:** County Manager

**RECOMMENDED ACTION:** Award contract to Pawz 4 Georgia, INC to provide low cost spay and neuter clinic at the old animal control building.

**BACKGROUND INFORMATION:** Baldwin County sought proposals to provide a low cost spay and neuter clinic on May 7, 2025. On May 27, 2025, at 4 pm, the county received and opened one proposal from Pawz 4 Georgia, INC. Pawz 4 Georgia has requested the use of the old animal control building to establish the clinic. All improvements will be provided by Pawz 4 Georgia, INC. In return, Pawz 4 Georgia, INC requests that the county not charge rent, and requests the county pay utilities.

Baldwin County Projects		Next Phase
Public Buildings		
Memorial Library	Award contract to CAS Architecture.	BOC to vote on a contract.
Sewer & Water Infrastructure		
Galvanized Water Line Inventory	Pre-construction meeting held 06/10/25. \$850K federal grant.	Inventory the county galvanized lines.
Water Line Replacement	Work resumes on Log Cabin.	Expect completion be end of 2025.
Supervisory Control and Data Acquisition (SCADA) for water system	BOC shortlisted four firms.	Complete specifications and request bids from firms.
North Baldwin Tank 1 Filter Installation	Filters installed. Sampling has taken place. Awaiting results.	N/A.
Smith-Sibley Sewer Extension	424 application next; \$1.1 million from Senator Ossoff.	Continue with design and preparing bid documents.
Sewer Line Replacement/Housing Rehab 2024	Sewer to be bid out. Three houses on Marion St rehabbed. \$1.25 million CDBG	Sewer line work to be bid out late June/early July 2025.
Sewer Line Replacement/Housing Rehab 2025	Submitted CDBG application; Requested \$1.25 million CDBG.	Await DCA response.
Transportation		
Road Resurfacing	Road base repair continues. \$4 million in TSPLOST to be spent.	Resurfacing tentatively scheduled to start summer 2025.
Fishing Creek Trail Completion	Contract awarded. \$200K DNR grant.	Construction this spring/summer.
Oconee Heights Streetscape	Contract signed.	Start environmental process.
Bridge Replacement	Preparing preliminary engineering reports to replace four bridges.	Application to be submitted in 2025.
Terminal Apron Expansion	Environmental Assessment completed and submitted to GDOT.	GDOT to make determination.
Lower Ramp Expansion	Environmental Assessment completed and submitted to GDOT.	
Public Safety		
Low Cost Spay/Neuter Clinic	Award contract to Pawz for Georgia, INC	BOC to vote on a contract.
Recreation		
Walter B Williams Trail - Phase 2	Bike Walk Baldwin received grant for phase 2; construction began.	Expect completion by summer 2025.
Walter B Williams Ballfield Lights	Construction underway. Completion depends on weather. \$400K federal grant.	Expect completion by summer 2025.
Water Park/Aquatic Center	Construction continues. \$2.7 million in federal and state grants.	Opening Day in 2026.
Pickleball Courts	Punch list items to be addressed.	Grand opening in summer 2025.
Harrisburg Park Improvements	Storm drain work has begun. New center to be built. \$1.7 million fed grant.	Construction for all phases continues.
Oconee Heights Park at 123 Coombs Ave	Metal fencing, gates, light and security cameras remain to be installed. \$75K in grants.	Expect completion by 07/31/25.
Cooper's Park	Splash pad contract awarded.	Splash pad should open in summer 2025.
Housing		
2024 CHIP Grant	Bids received. Contracts to be awarded.	Construction.
2025 Housing Grant Application for 10 Habitat for Humanity Homes	Congressionally Directed Spending Request for \$1.3 million submitted by Senator Ossoff to Senate Appropriations Committee.	Congress to vote on FY 2026.
Administrative		
Personnel Handbook	More edits being made to personnel handbook.	Board to approve updated Personnel Handbook.
District Based Land Use	Documents provided to BOC. Attorneys reviewing. Work session to be scheduled.	Work session to be held.