



City Council Regular Meeting

Monday, January 09, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- [1.](#) December 5, 2022, Regular Meeting Minutes
- [2.](#) December 19, 2022, Special Called Meeting Minutes

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

- [3.](#) Resolution 2023-01 Used Car Sales, Tire Retailer & Used Scrap Tire Storage.
- [4.](#) Recommend approval to award Unity Construction Company, Inc., Griffin Creek Sewer at S.R. 6 Business - Construction Contract in the amount of \$575,217.15.
- [5.](#) Appoint Jake Hammitt to the Dallas Housing Authority for a term to expire May 4, 2025, and Scott Halter for a term to expire May 4, 2024.
- [6.](#) Request to appoint one candidate to the Main Street Advisory Board.
- [7.](#) Recommend approval to award Excellere Construction, LLC, the Battlefield Trail Phase II - Trail Connector Contract in the amount of \$508,350.00.
- [8.](#) Recommend approval to award Keck and Wood Engineering the Downtown Water System Project – Phase I - Engineering and Design Contract in the amount of \$119,900.00.

ADDITIONAL/COMMENTS

ADJOURNMENT



City Council Regular Meeting

Monday, December 05, 2022

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

PUBLIC HEARING

Public Hearing for public comment regarding the proposed Tax Allocation District.

Mayor Kelly opened the public hearing. Gary Mongeon from KB Advisory Group discussed the Tax Allocation District. Mayor Kelly asked for public comment and closed the public hearing.

CALL TO ORDER

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Victoria Pace regarding the Certificate of Appropriateness for the 109 W. Spring Street sign.

MINUTES APPROVAL

1. Motion to approve the November 7, 2022, Regular Meeting Minutes.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

- 2. Motion to approve HuntLeigh Chase Subdivision Phase III (Sewer Only)– Warranty Bond Release.

Motion made by Councilmember Cason, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson

- 3. Motion to approve Battlefield Trail Phase III Connector Scoping Study Contract in the amount of \$98,000.00 – RFP #2022-01; Project Award – Keck & Wood.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

- 4. Motion to approve the reappointments for expiring 2022 terms.

Development Authority of the City of Dallas- Nancy Arnold, Chris Carter & Leah Alls.

Downtown Development Authority- Sammy Callahan

Zoning Board of Appeals- Jeremy Hicks

Historic Preservation Commision- Debbie Self, Annmarie Burnette & Sara Nix

Main Street Advisory Board- Nowetta Brunk & Angelica Rodriquez

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

ADDITIONAL/COMMENTS

Mayor Kelly thanked staff for serving the city and mentioned upcoming events.

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran.

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



City Council Special Called Meeting

Monday, December 19, 2022

5:00 PM

129 E. Memorial Dr., Dallas, GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

MINUTES

PUBLIC HEARING

Public Hearing for public comment regarding the proposed Tax Allocation District.

Mayor Kelly opened the 2nd public hearing. Mayor Kelly asked for public comment and closed the public hearing.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
 Councilmember Leah Alls
 Councilmember Christopher Carter
 Councilmember Michael Cason
 Councilmember James Henson
 Councilmember Cooper Cochran

ABSENT

Councilmember Nancy Arnold

NEW BUSINESS

1. Motion for approval to proceed with condemnation of parcel/easement owned by Craftman Homes, LLC. Said approval will authorize the City Attorney to proceed with due process, preparation, and filing of condemnation.

Motion made by Councilmember Henson, Seconded by Councilmember Cason.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

2. Motion to approve Resolution 2022-23; Reimbursement TAD.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

- 3. Motion to approve Resolution 2022-24; Creating Redevelopment Area and TAD #1.

Motion made by Councilmember Cason, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Cason, Councilmember Henson, Councilmember Cochran

Voting Abstaining: Councilmember Carter

- 4. Motion to give the Mayor authority to negotiate SPLOST with Hiram at the legal rate, but not to exceed 4.2%.

Motion made by Councilmember Alls, Seconded by Councilmember Cason.

Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Cason, Councilmember Henson

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Cason, Councilmember Henson, Councilmember Cochran

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

RESOLUTION 2023-01

A Resolution Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage in The City of Dallas, Georgia

- WHEREAS,** the City of Dallas, Georgia allows for the licensing of those businesses and practitioners of professions and occupations with one or more locations or offices in the corporate limits of the city, including used car sales lots, tire retailers, businesses, and used/scrap tire storage; and
- WHEREAS,** in recent years, the City of Dallas, Georgia has seen an increase in the establishment and/or expansion of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** the Office of Community Development and Code Enforcement for the City of Dallas, Georgia, have brought forth concerns that currently there is a perceived oversaturation of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** regulation and enforcement of those businesses operating as used car sales lots, tire retailers, and used/scrap tire storage have become a challenge for the City of Dallas, Georgia, and
- WHEREAS,** at the same time, such uses that have been abandoned by businesses operating as used car sales lots, tire retailers, and used/scrap tire storage, can leave vacant, blighted buildings and contaminated land on commercial corridors; and
- WHEREAS,** these uses can also present harmful and damaging environmental concerns requiring excessive enforcement resources, due to more frequent neighboring property or resident complaints and aesthetic issues; and
- WHEREAS,** the City has an interest in planning and regulating the use of property within the City, and has determined that an examination of the applicable provisions in the City Zoning Code for the City of Dallas, Georgia, including, but not limited to the Overlay Corridor District, is required to evaluate the current regulatory scheme pertaining to used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** this study and evaluation will identify appropriate measures and potential new regulations to limit oversaturation, and increase compliance with property maintenance, zoning, and licensing standards, and
- WHEREAS,** the Mayor and Council of the City of Dallas, Georgia have the responsibility to provide for public health, safety and welfare, and wishes to promote, protect and improve the health, safety and welfare of the citizens of the City of Dallas, Georgia.
- WHEREAS,** There are issues concerning the current regulatory scheme pertaining to Used Car Sales Lots, Tire Retailers and used/scrap tire storage, which require elected officials, members of the Staff, the Police Department, the City Marshal and Public Works Department additional time to discuss these issues prior to the enactment of any Ordinance and will not be available until the April 3, 2023 meeting of the Mayor and Council;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Dallas, Georgia hereby adopts the Resolution to establish a Moratorium which will allow time for such study, evaluation and counsel. During said Moratorium period, no City department may accept any application for a permit or license to establish or expand a used car sales lot, tire retailers, and used/scrap tire storage. The Moratorium shall not be construed to prohibit the annual renewal of existing business licenses required by the City Code for applicable uses included herein, which shall continue. The said moratorium will be set until **May 1, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia. whereby no applications will be accepted for review by the City of Dallas, Georgia.

APPROVED, PASSED AND ADOPTED THIS THE _____ DAY OF _____, 2023. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Attest: _____
Tina Clark, City Clerk



STAFF ACTION ITEM

MEETING DATE: 01/09/2023
TITLE: Griffin Creek Sewer at S.R. 6 Business
PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Griffin Creek Sewer at S.R. 6 Business

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$575,217.15

INFORMATION:

Request Council Approval – Award Unity Construction Company, Inc.; Griffin Creek Sewer at S.R. 6 Business - Construction Contract; \$575,217.15



Public Works Department

320 East Foster Avenue, Dallas, Georgia 30132
Phone: (770) 443-8110 Ext. 1408 - Email: pkilgore@dallas-ga.gov

December 29, 2022

Mayor and Council
City of Dallas
129 East Memorial Drive
Dallas, Georgia 30132

Re: Bid Number 2022-03
Griffin Creek Sewer at S.R. 6 Business
Recommendation to Award

Dear Mayor and Council:

I have reviewed the two sealed bids received on December 13, 2022, for the Griffin Creek Sewer at S.R. 6 Business project. I recommend that the City Council award the contract to the lowest bidder, Unity Construction Co., Inc., for the bid amount of \$575,217.15.

If you have any questions or need additional information, please contact me.

Sincerely,

Preston W. Kilgore, P.E.
City Engineer

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **Scott Halter** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective January 9, 2023 and to expire May 4, 2024.

Mayor, City of Dallas, Georgia

Seal
Attest:

City Clerk

Commissioner’s Oath of Office

I, Scott Halter, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

Commissioner

State of Georgia
County of Paulding

Subscribed and sworn to before me this _____ day of December 2022.

Notary Public

Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

City Clerk

Date

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **Jake Hammitt** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective January 9, 2023 and expiring May 4, 2025.

Mayor, City of Dallas, Georgia

Seal
Attest:

City Clerk

Commissioner’s Oath of Office

I, Jake Hammitt, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

Commissioner

State of Georgia
County of Paulding

Subscribed and sworn to before me this _____ day of December 2022.

Notary Public

Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

City Clerk

Date



ELECTED AND APPOINTED OFFICIALS 2023

Elected Officials 4-year term

Name	Ward	Term Ending (Election held in November before term end)
James Kelly	Mayor	12/31/2023
Chris Carter	Ward 1	12/31/2025
Mike Cason	Ward 2	12/31/2023
Leah Alls	Ward 3	12/31/2025
Jim Henson	Ward 4	12/31/2023
Cooper Cochran	At Large	12/31/2023
Nancy Arnold	At Large	12/31/2025

Council / Staff Appointments:

Mayor Pro –Tem	Mike Cason	Paulding Co. Planning Commission	Rep Jim Henson
Finance Committee	Chair, Kendall Smith	Paulding Co. Chamber of Commerce	Rep Chris Carter
	Mayor James Kelly	West Ga. Regional Commission	Mayor James Kelly
	Councilmember Cooper Cochran		

Board / Commission / Authority Appointments:

Board of Ethics Committee – 2-year term (3 Appointments)

Name	Appointment Date	Term Ending
Rick Carroll (appointed by Council)	1/2022	12/31/2023
Dawn Eriksen (appointed by Mayor)	1/2022	12/31/2023
Vacancy (appointed by Board of Ethics Comm)		

Dallas Planning Commission – 2-year term (5 Appointments)

Name	Appointment Date	Term Ending
David Holt	1/2022	12/31/2023
Debra Ewing	1/2022	12/31/2023
Andrew Nesbitt	1/2022	12/31/2023
Terry Johnson	1/2021	12/31/2023
Ryan Ayers	1/2021	12/31/2023

Development Authority of the City of Dallas - 4-year term (7 Appointments)

Name	Appointment Date	Term Ending
James Kelly	1/2021	12/31/2024
Cooper Cochran	1/2021	12/31/2024
Michael Cason	1/2022	12/31/2023
Jim Henson	1/2022	12/31/2023
Nancy Arnold	1/2019	12/31/2026
Chris Carter	1/2019	12/31/2026
Leah Alls	1/2019	12/31/2026

Downtown Development Authority – 4yr term

Name	Appointment Date	Term Ending
Councilmember Jim Henson	1/2016	Reappointed upon re-election
Sam Elrod	1/2020	12/31/2023
Tyler Newsome	1/2020	12/31/2023
Susan Haynes	1/2020	12/31/2023
Sammy Callahan	10/2019	12/31/2026
Jolee Kitchen	4/2021	12/31/2024
Garland Self	4/2021	12/31/2024

Historical Preservation Commission – 3year term (7 Appointments)

Name	Appointment Date	Term Ending
Debbie Self	04/2022	12/31/2025
Suzi Edwards	08/2022	12/31/2024
Nikki Lumpkin	08/2022	12/31/2024
Annmarie Burnette	1/2020	12/31/2025
Beth Harwell	11/2020	12/31/2023
Tori Barrett	08/2022	12/31/2023
Sara Nix	08/2022	12/31/2025

Tree Commission – 3year term (5 Appointments)

Name	Appointment Date	Term Ending
Mickey Gazaway	1/2021	12/31/2023
Jill W. Coats	1/2021	12/31/2023
Wally Strickland	1/2021	12/31/2023
JoAnn Fudger	1/2020	12/31/2022
Carol Thigpen	1/2022	12/31/2024

Urban Re-Development Authority – 3-year term (3 Appointments)

Name	Appointment Date	Term Ending
Vacancy		
Steve Haynes	1/2021	12/31/2023
Vacancy		

Zoning Board of Appeals – 3-year term (3 Appointments)

Name	Appointment Date	Term Ending
Jeremy Hicks (remainder of Billy's term)	1/2020	12/31/2025
Brad Wood	1/2021	12/31/2023
Malinda Graham	1/2022	12/31/2024

Main Street Advisory Board- 3-year term (7 appointments)

Name	Appointment Date	Term Ending
Nowetta Brunk	10/2022	12/31/2025
Angelica Rodriguez	08/2021	12/31/2025
Leah Alls	09/2021	Reappointed upon re-election
Michael Pace	09/2021	12/31/2023
Vickie Burgess		12/31/2024
Christina Henggeler		12/31/2024

Dallas Housing Authority

Jake Hammitt - Commissioner (January 9, 20223 – May 4, 2025)

Scott Halter - Commissioner (January 9, 2023 – May 4, 2024)

Shirley Smith

Danita Elrod

LeAnne Austin

Sharone Thomas

Resident Commissioner to be appointed by the mayor every year (Dept. of Housing & Urban Development)

Bart Lewis, Executive Director, keeps list of renewals for these

770.445.3758

Alcohol Review Board (no term)

Councilmember Mike Cason

Kendall Smith, City Manager

Joe Duvall, Police Chief

Pension Committee Secretary (no term)

Tina Clark

Main Street Advisory Board

Member Form

Local Government: City of Dallas

Name of Board: Main Street Advisory Board

Member's Name: Alex Davis

Mailing Address: 220 Main St
City, ST Zip: Dallas, Ga. 30132

Home Address (if different): 1067 Dallas Nebo Rd
City, ST Zip: Dallas, Ga. 30157

Telephone: (Business) 770-575-1781
(Residence) 678-628-4205

Email Address: alex@the.davis.agency.org

Term of Membership: 1 year Term Expires: (Date) Jan 2024

Occupation: Insurance Agent / Realtor

Interest in Downtown:
(i.e., why is it important to you to serve on the City of Dallas Main Street Board)

I have a passion for the city. I have lived here
my entire life and want to see it flourish. I
want to contribute to the planning & betterment of it.
Along with building relationships. That is partially
why I bought this business as well.



STAFF ACTION ITEM

MEETING DATE: 01/09/2023

TITLE: Appointment to Main Street Advisory Board

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to appoint 1 candidate to the Main Street Advisory Board

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Alex Davis- Vickie Burgess resigned due to relocation and we are requesting Alex Davis to be appointed. Alex owns Farmers Insurance on Main Street.



STAFF ACTION ITEM

MEETING DATE: 01/09/2023
TITLE: Battlefield Trail Phase II – Trail Connector
PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Battlefield Trail Phase II – Trail Connector

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$508,350.00

INFORMATION:

Request Council Approval – Award Excellere Construction, LLC; Battlefield Trail Phase II - Trail Connector Contract; \$508,350.00

Project is funded via local SPLOST funds.

December 28, 2022

Mayor and Council Members
City of Dallas
129 E Memorial Drive
Dallas, Georgia 30132

Re: Dallas Trail Connector
Our Reference No. 200156

Dear Mayor and Council Members:

We have reviewed the bids received at City Hall, at 2:00 p.m., local time on December 1, 2022 for construction of the referenced project. Two (2) bids were received. The following is a summary of the two (2) low bids.

<u>Bidder</u>	<u>Bid Amount</u>
1. Excellere Construction, LLC 4343 Shallowford Road, Suite 161 Marietta, GA 30062	\$508,350.00
2. Ohmshiv Construction, LLC 805 Progress Court, Suite A Lawrenceville, GA 30043	\$692,631.00

A certified tabulation of all bids received is attached. A copy of the tabulation has been mailed to each bidder for their information.

Each bidder submitted a 5% bid bond from a surety company listed on U. S. Treasury Circular 570 (07/01/22).

The low bidder, Excellere Construction, LLC is recognized as a pre-qualified contractor with the Georgia Department of Transportation. Excellere Construction, LLC appears to be capable of performing the duties necessary to complete this project. As a result, Keck & Wood, Inc. therefore recommends contract award to Excellere Construction, LLC for construction of the Dallas Trail Connector Project.

Swiss Re Corporate Solutions America Insurance Corporation is the surety company for Excellere Construction, LLC. This is the surety company for the recommended bidder's bid bond and will likely be the surety companies used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the sureties are shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA

Honorable Mayor and Council

December 28, 2022
Page Two

Item 7.

36-91-40 (a)(2)), the City must have an “officer of the government entity” to “approve as to form and as to the solvency of the surety” for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Sincerely,

KECK & WOOD, INC.



Robert Renwick, P.E.

Enclosure

**BID TABULATION
BATTLEFIELD TRAIL CONNECTOR
CITY OF DALLAS, GEORGIA**

RECEIVED BY: CITY OF DALLAS, GEORGIA
AT DALLAS CITY HALL
2:00 P.M. LOCAL TIME, DECEMBER 1, 2022

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 1 Excellere Construction, LLC 4343 Shallowford Road Suite 161 Marietta, GA 30062		BIDDER NO. 2 Ohmshiv Construction, LLC 805 Progress Court Suite A Lawrenceville, GA 30043	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TEMPORARY GRASS	1	LS	\$0.02	\$0.02	\$32,000.00	\$32,000.00
2	COMPLETE GRADING	1	LS	\$398,308.33	\$398,308.33	\$475,375.00	\$475,375.00
3	CONSTRUCT AND REMOVE TEMP SEDIMENT BARRIER OR BALED STRAW CHECK DAM	100	LF	\$4.21	\$421.00	\$10.00	\$1,000.00
4	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	600	LF	\$0.01	\$6.00	\$1.00	\$600.00
5	MAINTENANCE OF CHECK DAMS – ALL TYPES	100	LF	\$0.02	\$2.00	\$2.00	\$200.00
6	TEMPORARY SILT FENCE, TYPE C	1,200	LF	\$4.55	\$5,460.00	\$4.00	\$4,800.00
7	CONC SIDEWALK	900	SY	\$45.17	\$40,653.00	\$45.00	\$40,500.00
8	BOARDWALK	90	LF	\$215.67	\$19,410.30	\$450.00	\$40,500.00
9	STEEL CABLE HANDRAIL-BOARDWALK	180	LF	\$27.74	\$4,993.20	\$150.00	\$27,000.00
10	TIMBER PILING FOR BOARDWALK	275	LF	\$37.53	\$10,320.75	\$150.00	\$41,250.00
11	STN DUMPED RIP RAP, TP 3, 18 IN	48	SY	\$41.38	\$1,986.24	\$6.00	\$288.00
12	PLASTIC FILTER PAPER	48	SY	\$3.93	\$188.64	\$6.00	\$288.00
13	HIGHWAY SIGNS, TP 1 MATL. REFL SHEETING, TP 11	21	SF	\$27.25	\$572.25	\$30.00	\$630.00
14	GALV STEEL POSTS TP 7	125	LF	\$12.29	\$1,536.25	\$12.00	\$1,500.00
15	CEDAR SPLIT RAIL FENCE	800	LF	\$26.13	\$20,904.00	\$25.00	\$20,000.00
16	SOLID TRAFFIC STRIPE, 5 IN, YELLOW	800	LF	\$1.86	\$1,488.00	\$1.00	\$800.00
17	PERMANENT GRASSING	1	LS	\$0.01	\$0.01	\$2,000.00	\$2,000.00
18	TURF REINFORCING MATTING, TP 1	400	SY	\$5.25	\$2,100.00	\$6.00	\$2,400.00
19	MULCH	1	LS	\$0.01	\$0.01	\$1,500.00	\$1,500.00
TOTAL BID AMOUNT				\$508,350.00		\$692,631.00	
BID BOND				5%		5%	
NOTE REFERENCE				(1) (2)		(1) (2)	
LICENSE NUMBER				13984		20H750	

NOTES:

* DENOTES CORRECTED VALUE

- (1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/1/22).
- (2) BIDDER ACKNOWLEDGED RECEIPT OF ADDENDUM NO. 1.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ ALOUD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

KECK & WOOD, INC.

12/21/2022

DATE



STAFF ACTION ITEM

MEETING DATE: 01/09/2023

TITLE: Downtown Water System Upgrade Project – Phase I; Engineering and Design

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Downtown Water System Upgrade Project – Phase I

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$119,900.00

INFORMATION:

Request Council Approval – Award Keck and Wood Engineering; Downtown Water System Project – Phase I - Engineering and Design Contract; \$119,900.00

Project is funded via Federal/State of GA OPB (ARPA GRANT). This project is a federal/state reimbursable project with local match via water/sewer enterprise fund.

Item 8.

If condemnation is needed and desired by the City, we can provide a fee for those services at that time.

Acquisition Base Charge (not including title search)	\$1,385
Title Search (if not provided by City Attorney)	\$250
Easement Exhibit	\$500
Additional Site Visits (if needed)	\$500

Estimated easement preparation and acquisition costs per parcel:

Based on our field visit to the project site, it appears that there is likely limited existing road right of way to install the new water lines outside of the current asphalt roads. Until a preliminary layout is complete, it is impossible to determine if and where easements outside of the existing road right of ways are needed. With that being the case, we are unable to include in our fee estimate above the cost for easement preparation and acquisition services.

Exclusions

Engineering Design	\$59,405
Bidding Services	\$5,000
Construction Administration	\$15,995
Resident Inspection	\$39,500
Total	\$119,900

Detailed Fee Breakdown

Total Fee for Design, Bidding, Contract Administration, and Resident Inspection: 10% of \$1.2M = \$119,900

We propose:
For the purposes of estimating a fee for the project we have assumed a \$1.2M construction budget.

Keck & Wood is well versed in estimating construction costs for water line projects and will deliver the best construction cost estimates possible so we can all make good decisions.

We understand that the City estimates that the cost for design and construction to be \$1.2M to \$1.4M, but that the budget is not currently fixed. Because of increases in construction cost and uncertainty in material lead times, we believe it is imperative to update and refine the project budget with the city during the early stages of the project. The City, the funding agency, and KW need to have a solid understanding of the project scope and cost before the full design commences. The construction cost estimate should be updated along the way as well.

Fee Estimate Proposal