



LAWRENCEVILLE

GEORGIA

CITY COUNCIL REGULAR MEETING AGENDA

Monday, October 07, 2019
7:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Approval of Prior Meeting Minutes

1. August 5, 2019 Executive Session
2. September 4, 2019 Council Meeting
3. September 4, 2019 Executive Session
4. September 18, 2019 Special Call
5. September 18, 2019 Work Session

Recognitions

6. Police Department - Officers Phillips and Hixson
7. Water Department - Evan Dunaway

Announcements

- [8.](#) Gwinnett County Entrepreneur Center

Public Comment

Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda

These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

- [9.](#) Purchase of (70) Glock Model 17 9MM and (80) Glock 26LE 9MM firearms and Budget Amendment 211-10-07-2019
- [10.](#) Lawrenceville Public Works Access Drive Project and Budget Amendment 355-10-7-2019
- [11.](#) Purchase of Residential Garbage Carts on an Annual Contract
- [12.](#) Purchase of Materials for GJAC Electrical Project
- [13.](#) Jackson Street Three Phase Overhead to Underground Conversion Project
- [14.](#) Engineering Inspections for CSX Railroad Crossings Gas Pipe Replacement Project Change Order 1
- [15.](#) 2019 Annual LMIG Resurfacing Project
- [16.](#) Intergovernmental Agreement [IGA] between Gwinnett County and the City of Lawrenceville regarding adding Sanitary Sewer upgrades to the City Storm Water Project located on Sims and Phillips Streets, which are located west of Grayson Highway
- [17.](#) Special Events Policy Update
- [18.](#) Lawrenceville Housing Authority Vertical Development Project Change Order 3
- [19.](#) Extension of FFY 2018 Gwinnett Community Block Grant Subrecipient Agreement
- [20.](#) Resolution to support Locally-Established Building Design Standards for Residential Dwellings
- [21.](#) Resolution to Appoint Election Officers / Resolución Para Nombrar Oficiales De La Elección

Public Hearing Old Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

- [22.](#) SU-19-12, Accessory Car Wash, Enterprise Leasing Company
- [23.](#) SUP2019-00016; 566 West Pike Street; Anthony Brown

[24.](#) RZR2019-00002 & SUP2019-00013; 192 & 0 Paper Mill Road and 319 Springlake Road; International Property Consortium

[25.](#) SU-18-21, Gann Enterprises Inc., c/o Andersen, Tate & Carr, P.C.; 45 East Crogan Street

Council Business Old Business

There is no public comment during this section off the agenda unless formally requested by the Mayor and the Council after an official vote.

[26.](#) Paper Mill Road Pedestrian Safety Project [From Springlake Road to McCart Road]. Project includes Storm Drainage Design as necessary.

[27.](#) Proposed Ordinance for a Lawrenceville Arts Commission

Council Business New Business

There is no public comment during this section off the agenda unless formally requested by the Mayor and the Council after an official vote.

[28.](#) Health Plan Approval

[29.](#) Resolution of Abandonment of Buchanan Street Right of Way

[30.](#) Construction Manager at Risk Services for Lawrenceville Performing Arts Center Expansion Project Guaranteed Maximum Price #2 Amendment

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: COUNCIL MEETING, OCTOBER 7, 2019

AGENDA CATEGORY: ANNOUNCEMENTS

Item: Gwinnett County Entrepreneur Center

Department: City Manager

Date of Meeting: Monday, October 7, 2019

Fiscal Impact:

Presented By: Chuck Warbington, Mark Farmer

Action Requested: No Action Needed



Gwinnett



Gwinnett
Entrepreneur Center
Work. Learn. Connect

Two-fold Mission

Economic Development

- Strengthen the Gwinnett economy by supporting entrepreneurs with a rich set of resources

Community Development

- Recruit low/moderate income and diverse clients



Service Categories

Education

- Classes
- Workshops
- Mentoring
- Peer Learning

Incubation

- Resident Businesses (Members)
- Coworking Space
- Offices
- Education & Custom Plans

Progress to Date

Research & Development

- Toured Similar Facilities

- InBIA Membership & Conference

- Focus Groups & Surveys

- Consultant

- *Prototype Prime*
- *22TechPark*
- *Atlanta Tech Park (Peachtree Corners)*
- *Suite Spot (Sugar Hill)*
- *Digital Undivided (Atlanta)*
- *Ignite HQ (Marietta)*
- *Avondale Innovation District*
- *Burson Center (Carrollton)*
- *Innovation Incubator (Statesboro)*
- *Four Athens*
- *CoLab (Chattanooga)*
- *Nashville Entrepreneur Center*

Progress to Date

Programming Partners



Small Business Development Center
UNIVERSITY OF GEORGIA



ANDERSEN | TATE | CARR

Sourced.

MULTIPLE



AT&T

Progress to Date

Internal Partners

- Support Services
- Financial Services
- Community Development
- Information Technology Services
- Communications
- Community Outreach
- Water Resources
- Transportation



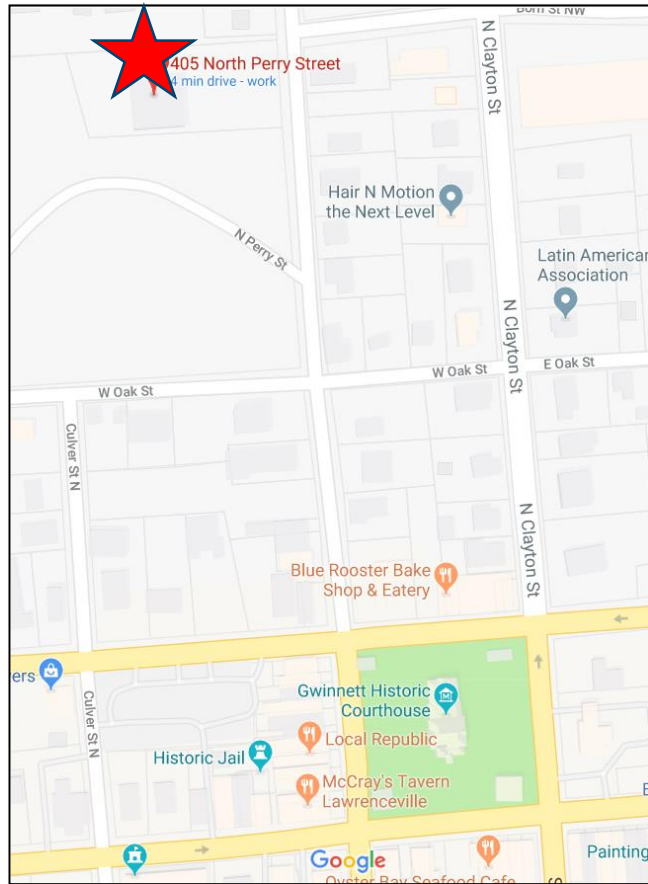
Progress to Date

Third Party Operator

- Scope of Service development underway
- GGC Business School is interested

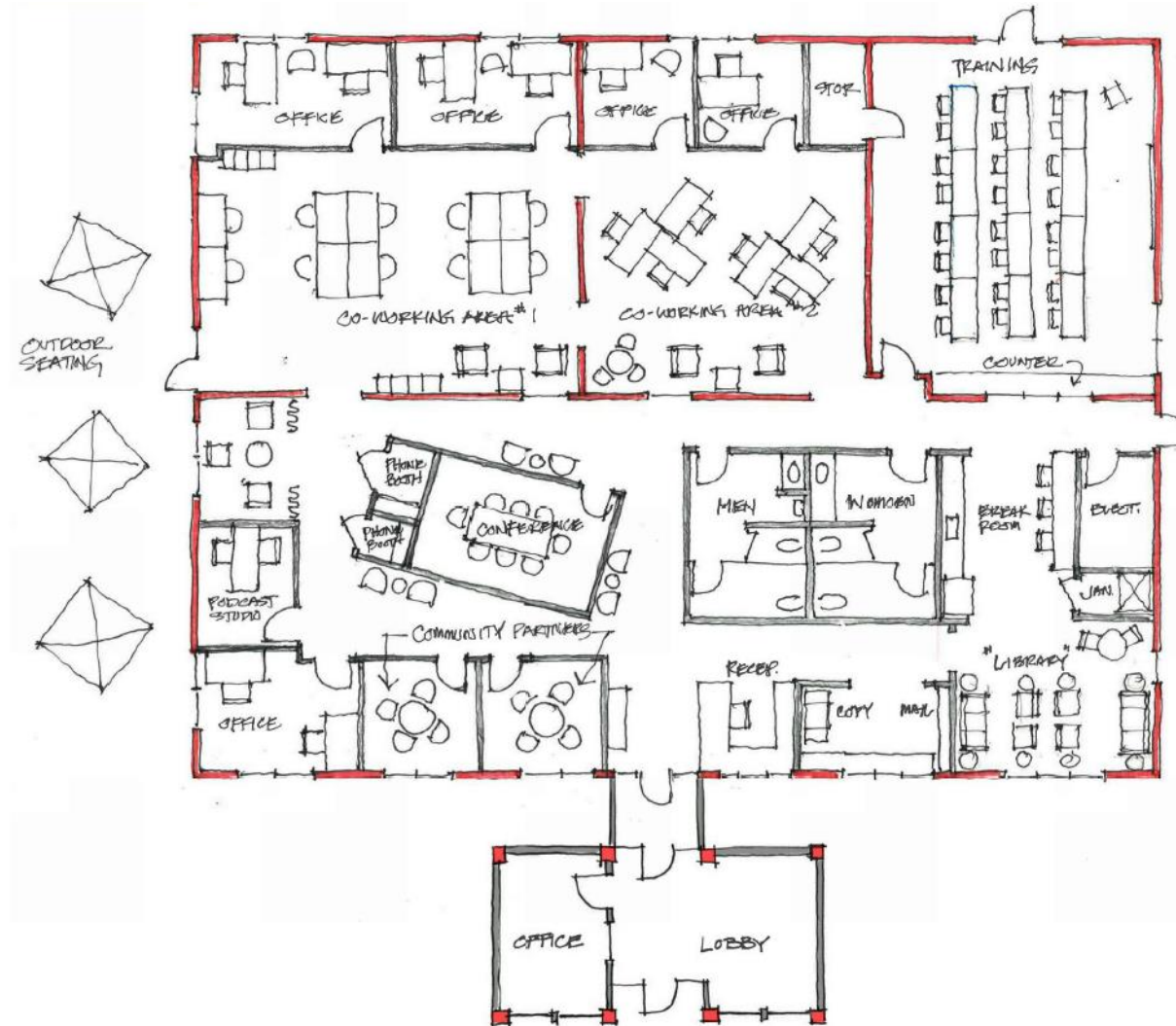


Location

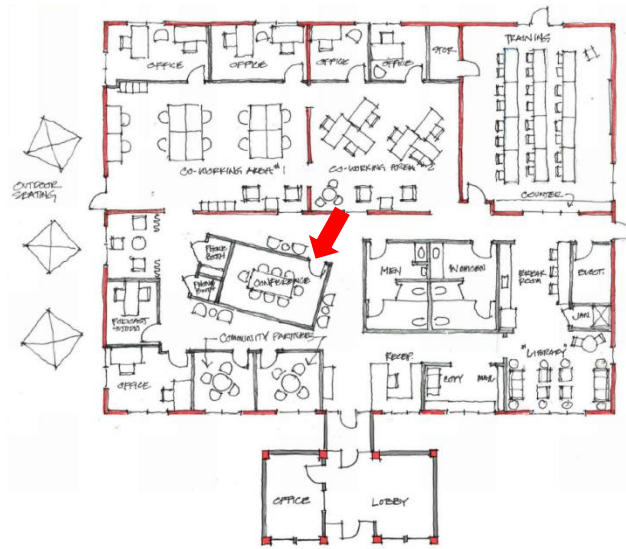


405 North Perry Street, Lawrenceville

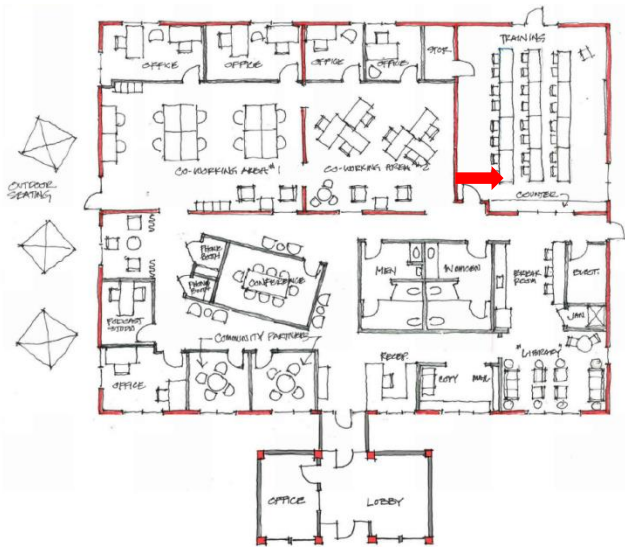
Design



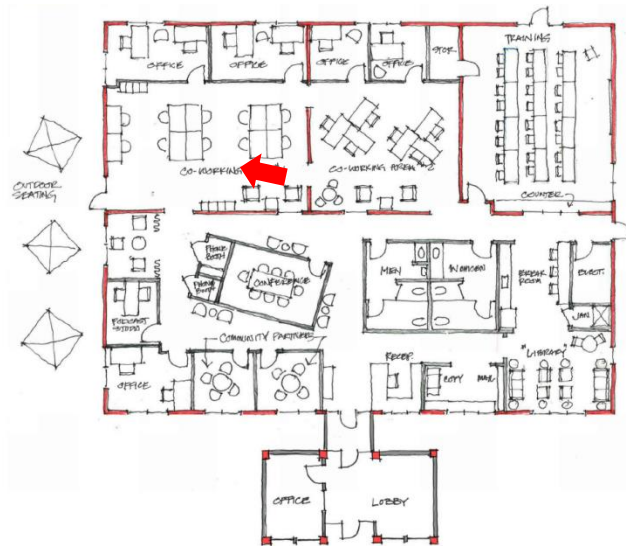
Entryway



Training Room



Coworking Room



Next Steps

Center Development

- Finalize Design
- Construction & Furnishing
- Contract with Operator
- Marketing & Outreach
- Online Application & Applicant Processing
- Program Scheduling
- Soft Opening – First Cohort & Pilot Events
- GEC Mentor Pool

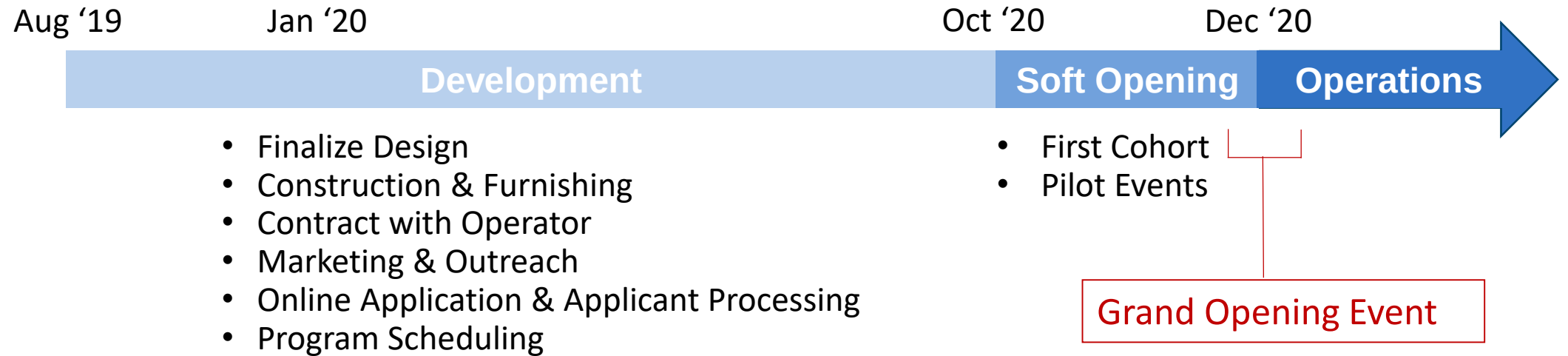


Next Steps

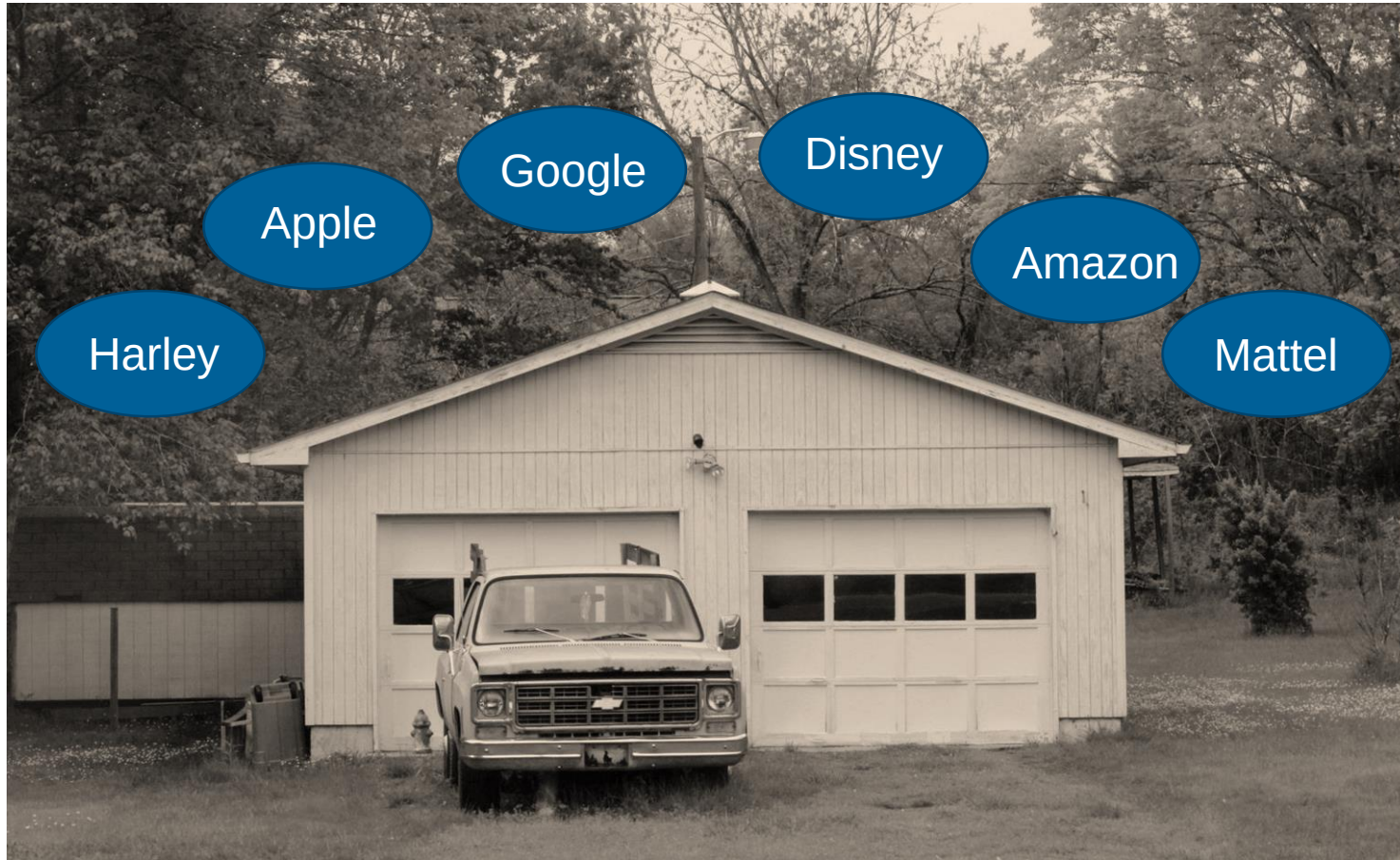
Center Operations

- Marketing & Outreach
- Applicant Processing
- Member Selection & Onboarding
- Program Scheduling
- *Member Incubation Plans*

Estimated Timeline



Potential



**A journey of a
thousand miles
begins with a
single step.**
– *Chinese Proverb*

Questions





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item:	Purchase of (70) Glock Model 17 9MM and (80) Glock 26LE 9MM firearms and Budget Amendment 211-10-07-2019
Department:	Police Department
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	\$40,515.00
Presented By:	Chief Tim Wallis
Action Requested:	Approval to purchase (70) Glock Model 17 9 MM and (80) Glock 26LE 9 MM firearms with Capital Improvement Plan 09-013 & 09-014 and Asset Forfeiture Funds. Approval of Budget Amendment for \$3,085.00 from Confiscated Asset Fund Balance. Approval to declare 88 Glock pistols surplus to use as trade-in credit.

Summary:

This request is to replace our current primary weapon which are 5 years old and to provide each officer with a back up weapon. The department is changing caliber from .40 to 9MM. The 9MM allows for higher ammunition capacity and less recoil. By providing each officer with a City issued back up weapon, the department achieves uniformity with back up weapons and mitigates issues with personally owned back up weapons that may arise in an Officer Involved Shooting.

Background:

Evaluation and Selection Process – Our Firearms Instructors were issued 9MM pistols in 2018 to evaluate the future transition from .40 Caliber to 9MM. This has been a departmental objective since 2016. Feedback has been positive especially in the area of less recoil. Three bids were obtained for the items with Ed's Public Safety providing the lowest bid. This would also include the trade-in of our current weapons with a credit of \$23,760.00. The 9MM pistol is completely compatible with our current holsters and mounted lights.

Fiscal Impact:

Amount not to exceed \$40,515.00. This project is funded by Capital Improvement Plan 09-013 in the amount of \$19,340.00 and Capital Improvement Plan 09-014 in the amount of \$18,090.00. The remainder amount would be funded by account CLAIM ON CASH - CONFISCATED ASSETS 211-111111 for \$3,085.00. Upon approval of this purchase, the confiscated assets account will have \$97,534.49.

Concurrences:**Attachments/Exhibits:**

Justification/Bids



Philip C. Byers
Captain

LAWRENCEVILLE

POLICE DEPARTMENT

To: Chief Timothy Wallis

From: Captain Philip Byers 

Date: August 26, 2019

Re: Purchase of Firearms

Project

As you are aware, one of the areas in the Capital Improvement Plan for the Police Department has been the replacement of the departments' current primary firearms, the Glock Model 22 (.40cal), transitioning to the Glock Model 17 (9mm). Part of this plan is also the acquisition of "back-up weapons", Glock Model 26 (9mm). The agency's current weapon system, the Glock Model 22 (.40cal), which was acquired in the late 1990's-2000's, moving away from the 9mm to the .40cal. for what was described as better "*knock down or stopping power*". Since the initial purchase, we have purchased new weapons approximately every five years, with the current weapons having been purchased mid-2014. At this point, with annual qualification and multiple firearms training classes, they are getting to the point where needed repairs will begin to occur.

As with everything, technology advancements steer the direction of industries. The same falls true in law enforcement, which has brought us full circle back to the 9mm pistol. For some, the .40 cal. pistol can be a recoil handful with what could be described as having a *harsh* recoil, compared to the 9mm. Being responsible for every round that comes out of our weapons and having a weapon that can be a "handful" for some is of concern. With the advancement in bullet technology, the 9mm provides lower recoil required, faster and more accurate follow up shots, along with needed penetration.

Bids were requested from three companies in the industry, Ed's Public Safety, GT Distributors, and Smyrna Police Distributors; The bid requested pricing, including the trade-in of our current weapons, for Seventy (70) Glock 17 (Gen5) 9mm with Ameriglo Bold sights and Eighty (80) Glock 26 9mm with Ameriglo sights. Ed's Public Safety turned in the lowest bid of \$40,515.00.



LAWRENCEVILLE

POLICE DEPARTMENT

Funding

The funding will be obtained by Capital Improvement Plan project funds (09-013 & 09-014) and drug asset funds. Currently in Project Account # 09-013 the available funds are \$19,340.00 and in Project Account # 09-014 the funds available are \$ 18,090.00, which both total \$ 37,430.00.

Project Funds	\$ 37,430.00
Drug Asset Funds	\$ 3,085.00
Total	\$ 40,515.00
Ed's Public Safety	\$ 40,515.00

ED'S PUBLIC SAFETY, INC.**QUOTE**

110 Rock Quarry Road, Stockbridge, GA 30281

Erick Ogg, Inside LE Saleserick@edspublicsafety.com

404-857-1010

Ed's Public Safety is now a Georgia State Contract Provider for:

1) Ammunition

2) Remington Shotguns

3) Glock. Duty weapons

*** We deliver faster & more reliably

**To: LAWRENCEVILLE POLICE DEPARTMENT
300 JACKSON ST**

Quote #

19-29JUL-0348 ©

Date

29-Jul-19

0 Expires

60 days from issue

LAWRENCEVILLE, GA 30046

eml PBYSRLAWRENCEVILLEPD@GMAIL.COM

ph 404-922-1300

Line	Description	QTY	UOM	Unit	Extended
1	GLOCK 17LE GEN5 9MM AMGLO BOLD SIGHTS (3) MAGAZINES 5.5LB TRIGGER	70	EA	428.50	29,995.00
3	GLOCK 26LE GEN5 9MM AMGLO BOLD SIGHTS (3) MAGAZINES 5.5LB TRIGGER	80	EA	428.50	34,280.00
4	(78) GLOCK 22 GEN4 .40, (8) GLOCK 27 .40, (1) GLOCK 22 GEN3 .40	88	EA	-270.00	-23,760.00
0	0	0	EA	0.00	0.00
0	0	0	EA	0.00	0.00
0	0	0	EA	0.00	0.00
0	0	0	EA	0.00	0.00
0	0	0	EA	0.00	0.00
0					0.00
0	Purchase		EA		40,515.00
0			EA		0.00
	Trade Credit				0.00
10	GRAND TOTAL				40,515.00

ORDER NOTES

Drop ship guns from factory 45-60 days



GT Distributors - Austin
P.O. Box 16080
Austin TX 78761
(512) 451-8298 Ext. 0000

Quote	QTE0108	9.
Date	8/6/2019	
Page:	1	

Bill To:

Lawrenceville City of (GA)
Attn: Accounts Payable
PO Box 2200
Lawrenceville GA 30046

Ship To:

Lawrence City of (GA)
300 Jackson Street
Lawrenceville GA 30046

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Reg Ship Date	Master No.
GLOCK TRADE	001390GA	JH		NET 15	0/0/0000	1,995,990
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
70	GLOCK-PA175S302AB*	Glock 17 Gen 5 9mm Amglo Bold 5.5LB	EA	\$428.50	\$29,995.00	
80	GLOCK-UA265S302AB	Glock 26 USA LE FS Gen 5 9mm Amglo Bold 5	EA	\$428.50	\$34,280.00	
79	TRADE-IN:	Trade In Glock 22 Gen 4 GNS	EA	(\$256.50)	(\$20,263.50)	
		Officer Buyback \$286.50				
8	TRADE-IN:	Trade In Glock 27 Gen 4 GNS	EA	(\$265.50)	(\$2,124.00)	
		Officer Buyback \$295.50				
1	TRADE-IN:	Trade In Glock 22 Gen 3 GNS	EA	(\$246.50)	(\$246.50)	
		Officer Buyback \$276.50				
1	NOTES:	Notes:	EA	\$0.00	\$0.00	
		Trade assumes box and 3 magazines.				
		*Subtract \$5.00 for missing gun box				
		*Subtract \$18.00 for missing magazines				
1	NOTES:	Notes:	EA	\$0.00	\$0.00	
		All guns must be fully functional to receive full trade value.				
1	NOTES:	Notes:	EA	\$0.00	\$0.00	
		The agency is responsible for packaging and all freight charges on trades to G T Distributors.				

All returns must be authorized by GT Distributors. Interest charges on past due invoices at the maximum rate allowed by law.

Thank you for your business, Ryan.

Subtotal	\$41,641.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Total	\$41,641.00

Quote # 47090

Smyrna Police Distributors

9.

From: SMYRNA POLICE DISTRIBUTORS
2295 SOUTH COBB DRIVE
SMYRNA GA. 30080
770-434-1986

To: LAWRENCEVILLE POLICE DEPARTMEN
P O BOX 2200
20 S CLAYTON STREET
LAWRENCEVILLE, GA 30246

Bill To: 770-339-2416

Mail #: 7703392416

8/13/2019 5:48:47 PM

AR Acct #: LAPD46

Clerk # 100

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Item #	Description 1	Style	Order Qty	Price	Ext Disc	Net Sale
DEPARTMENT-TRADE	DEPARTMENT TRADE IN DEPARTMENT TRADE IN	DEPARTMENT TRAD	79	-250.00	0.00	-19750.00
NOTE	DEPT TRADE INS ARE GLOCK 22 GEN 4 W/3 MAGS/NS/BACKSTRAPS	NOTE	1	0.00	0.00	0.00
DEPARTMENT-TRADE	DEPARTMENT TRADE IN DEPARTMENT TRADE IN	DEPARTMENT TRAD	8	-265.00	0.00	-2120.00
NOTE	DEPT TRADE INS ARE GLOCK 27 GEN 4 W/3 MAGS/NS/BACKSTRAPS	NOTE	1	0.00	0.00	0.00
DEPARTMENT-TRADE	DEPARTMENT TRADE IN DEPARTMENT TRADE IN	DEPARTMENT TRAD	1	-225.00	0.00	-225.00
NOTE	DEPT TRADE IN IS A GLOCK 22 GEN 3 W/ 3MAGS.NS	NOTE	1	0.00	0.00	0.00
FREE RANGE TIME	1 YEAR FREE RANGE EACH GUN \$300 VALUE ADVENTURE OUTDOORS	FREE RANGE	1	0.00	0.00	0.00
PA175S302AB	GLOCK PISTOL G-17GEN 5 9MM FRONT SER AMERIGLO BOLD	PA175S302AB	70	428.50	0.00	29995.00
PA2650302AB*	GLOCK PISTOL G-26-GEN 5 9MM AMERIGLO BOLD 10RD *DROPS	PA2650302AB*	80	428.50	0.00	34280.00
NOTE	\$15.00 DEDUCTION FROM TRADE VALUE EACH MISS MAG/BACKSTRAP	NOTE	1	0.00	0.00	0.00

Total 10

Subtotal 42180.00
Sales Tax 0.00

Total Charge

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LAWRENCEVILLE

GEORGIA

10.

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item: Lawrenceville Public Works Access Drive Project and Budget Amendment
355-10-7-2019

Department: Public Works

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: \$469,264.95

Presented By: Barry Mock

Action Requested: Award Lawrenceville Public Works Access Drive Project to low bidder, DAF Concrete, Inc., amount not to exceed \$469,264.95. Approval to transfer savings from the North Clayton and Born Street Parking (Project 08-003) lot in the amount of \$180,000.00 to the Public Works Access Drive (Project 15-006). Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists the construction of a new asphalt access drive to the Lawrenceville Public Works Facility. It will include installation of curb & gutters, new storm drain pipe systems, concrete storm drain structures, guard railings, hand railings, and paving.

Background:

Fiscal Impact: Amount not to exceed \$469,264.95. This project is funded by the Capital Outlay Fund (355-5.15.1565.541000). Project 15-006. Upon approval of the Budget Amendment, the Project will have \$470,290.00 approved and available. Upon approval of the contract, the project will have \$1,025.05 remaining.

Concurrences:

Attachments/Exhibits:

BID TABULATION

SB005-20

**Lawrenceville Public Works Access Drive Project
Public Works**

				A1 Contracting, LLC		CMES, Inc.		DAF Concrete, Inc.		E.R. Snell Contractor, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties & Bonds	1	LS	\$12,500.00	\$12,500.00	\$5,780.00	\$5,780.00	\$4,196.00	\$4,196.00	\$3,825.00	\$3,825.00
2	Mobilization	1	LS	\$4,500.00	\$4,500.00	\$27,903.00	\$27,903.00	\$10,000.00	\$10,000.00	\$55,300.00	\$55,300.00
3	Traffic Control	1	LS	\$4,500.00	\$4,500.00	\$880.00	\$880.00	\$5,000.00	\$5,000.00	\$2,140.00	\$2,140.00
4	Site Grading Complete (Total area ± 61 Acres CUT ± 7,276 CY & FILL ± 4,375 CY) including Clearing & Grubbing.	1	LS	\$300,255.50	\$300,255.50	\$372,755.00	\$372,755.00	\$42,000.00	\$42,000.00	\$134,800.00	\$134,800.00
5	Remove & replace unsuitable soil	2447	CY	\$12.00	\$29,364.00	\$12.00	\$29,364.00	\$2.50	\$6,117.50	\$27.00	\$66,069.00
6	24" Curb & Gutter	345	LF	\$18.00	\$6,210.00	\$30.00	\$10,350.00	\$22.00	\$7,590.00	\$20.25	\$6,986.25
7	Install complete 10" Thick GAB Base Course (under roadway)	2000	TON	\$29.00	\$58,000.00	\$26.00	\$52,000.00	\$30.00	\$60,000.00	\$31.00	\$62,000.00
8	Install complete 3" Thick GAB under Curb & Gutter	20	TON	\$45.00	\$900.00	\$45.00	\$900.00	\$40.00	\$800.00	\$62.50	\$1,250.00
9	Asphalt Paving Surface Course - 1.5" Thick Super Pave 9.5 mm including Tack	280	TON	\$155.00	\$43,400.00	\$131.00	\$36,680.00	\$130.00	\$36,400.00	\$94.25	\$26,390.00
10	Asphalt Paving Binder Course - 2" Thick Super Pave 19 mm including Tack	380	TON	\$135.00	\$51,300.00	\$122.00	\$46,360.00	\$150.00	\$57,000.00	\$87.25	\$33,155.00
11	Install complete W-Beam Guardrail (GDOT SPEC)	1	LS	\$24,500.00	\$24,500.00	\$25,230.00	\$25,230.00	\$15,000.00	\$15,000.00	\$23,200.00	\$23,200.00
12	Install complete Hand Railings on top of wall	1	LS	\$16,500.00	\$16,500.00	\$16,000.00	\$16,000.00	\$20,000.00	\$20,000.00	\$21,100.00	\$21,100.00
13	18" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	112	LF	\$35.00	\$3,920.00	\$68.00	\$7,616.00	\$80.00	\$8,960.00	\$50.75	\$5,684.00
14	24" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	80	LF	\$40.00	\$3,200.00	\$80.00	\$6,400.00	\$90.00	\$7,200.00	\$59.50	\$4,760.00
15	30" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	192	LF	\$45.00	\$8,640.00	\$88.00	\$16,896.00	\$110.00	\$21,120.00	\$71.25	\$13,680.00

BID TABULATION

ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
16	36" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	64	LF	\$65.00	\$4,160.00	\$120.00	\$7,680.00	\$120.00	\$7,680.00	\$83.25	\$5,328.00
17	18" (HDPE) High Density Polyethylene Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil).	80	LF	\$35.00	\$2,800.00	\$62.00	\$4,960.00	\$60.00	\$4,800.00	\$52.75	\$4,220.00
18	24" (HDPE) High Density Polyethylene Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil).	40	LF	\$40.00	\$1,600.00	\$82.00	\$3,280.00	\$70.00	\$2,800.00	\$64.00	\$2,560.00
19	Headwall outlet structure for 18" pipe	1	EACH	\$1,250.00	\$1,250.00	\$1,200.00	\$1,200.00	\$3,000.00	\$3,000.00	\$1,770.00	\$1,770.00
20	Headwall outlet structure for 24" pipe	1	EACH	\$1,250.00	\$1,250.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$2,150.00	\$2,150.00
21	Headwall outlet structure for 36" pipe	1	EACH	\$1,450.00	\$1,450.00	\$2,100.00	\$2,100.00	\$4,500.00	\$4,500.00	\$3,370.00	\$3,370.00
22	Yard Inlet 18" pipe (3'-10' DEEP)	3	EACH	\$1,800.00	\$5,400.00	\$3,800.00	\$11,400.00	\$2,000.00	\$6,000.00	\$3,260.00	\$9,780.00
23	Yard Inlet 24" pipe (8'-10' DEEP)	2	EACH	\$1,800.00	\$3,600.00	\$4,100.00	\$8,200.00	\$5,000.00	\$10,000.00	\$3,260.00	\$6,520.00
24	Yard Inlet 30" pipe (7'-10 DEEP)	1	EACH	\$1,800.00	\$1,800.00	\$4,100.00	\$4,100.00	\$5,000.00	\$5,000.00	\$3,260.00	\$3,260.00
25	Junction Box 24" pipe (5'-8' DEEP)	1	EACH	\$1,800.00	\$1,800.00	\$6,100.00	\$6,100.00	\$6,000.00	\$6,000.00	\$2,560.00	\$2,560.00
26	Junction Box 36" pipe (5'-8' DEEP)	1	EACH	\$1,800.00	\$1,800.00	\$7,400.00	\$7,400.00	\$6,000.00	\$6,000.00	\$2,560.00	\$2,560.00
27	Drop Inlet (1019A) (5'-8' DEEP)	1	EACH	\$1,800.00	\$1,800.00	\$2,600.00	\$2,600.00	\$4,000.00	\$4,000.00	\$2,620.00	\$2,620.00
28	Storm Drain outlet protection RIP RAP	100	TON	\$55.00	\$5,500.00	\$50.00	\$5,000.00	\$25.00	\$2,500.00	\$39.50	\$3,950.00
29	Construct complete Concrete Reinforced wall "design-build"	1	LS	\$35,000.00	\$35,000.00	\$42,541.00	\$42,541.00	\$15,000.00	\$15,000.00	\$45,800.00	\$45,800.00
30	Construct complete Modular block wall "design-build"	1	LS	\$32,000.00	\$32,000.00	\$8,566.00	\$8,566.00	\$15,000.00	\$15,000.00	\$42,900.00	\$42,900.00
31	Install complete Double (14') Swing Gates w/slide pin holds-opens (Swing Gate Detail #1)	1	LS	\$4,500.00	\$4,500.00	\$7,850.00	\$7,850.00	\$5,000.00	\$5,000.00	\$3,310.00	\$3,310.00
32	Install complete Swing Gate (Swing Gate Detail #2)	1	LS	\$4,250.00	\$4,250.00	\$2,700.00	\$2,700.00	\$5,000.00	\$5,000.00	\$2,690.00	\$2,690.00

BID TABULATION

ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
33	Striping "STOP" bars	1	LS	\$1,650.00	\$1,650.00	\$1,400.00	\$1,400.00	\$800.00	\$800.00	\$393.00	\$393.00
34	Erosion Control (all included for all phases) Silt fence	2310	LF	\$1.50	\$3,465.00	\$5.00	\$11,550.00	\$2.50	\$5,775.00	\$5.70	\$13,167.00
35	Erosion Control (all included for all phases) Construction Entrance	1	EACH	\$1,850.00	\$1,850.00	\$1,900.00	\$1,900.00	\$3,000.00	\$3,000.00	\$3,100.00	\$3,100.00
36	Erosion Control (all included for all phases) Inlet sediment trap SD2-F	10	EACH	\$125.00	\$1,250.00	\$250.00	\$2,500.00	\$150.00	\$1,500.00	\$539.00	\$5,390.00
37	Erosion Control (all included for all phases) Inlet sediment trap SD2-P	1	EACH	\$350.00	\$350.00	\$150.00	\$150.00	\$200.00	\$200.00	\$539.00	\$539.00
38	Erosion Control (all included for all phases) Temporary Grassing	0.7	AC	\$950.00	\$665.00	\$1,500.00	\$1,050.00	\$900.00	\$630.00	\$1,070.00	\$749.00
39	Erosion Control (all included for all phases) Construct complete & remove Rock Filter Berm	108	LF	\$20.00	\$2,160.00	\$150.00	\$16,200.00	\$20.00	\$2,160.00	\$51.50	\$5,562.00
40	Erosion Control (all included for all phases) Slope Blanket and Matting	21000	SF	\$0.25	\$5,250.00	\$1.00	\$21,000.00	\$0.20	\$4,200.00	\$0.11	\$2,310.00
41	Erosion Control (all included for all phases) Permanent Grassing	0.23	AC	\$950.00	\$218.50	\$5,100.00	\$1,173.00	\$1,200.00	\$276.00	\$1,340.00	\$308.20
42	Erosion Control (all included for all phases) Water Quality Monitoring & Sampling	2	EACH	\$475.00	\$950.00	\$390.00	\$780.00	\$700.00	\$1,400.00	\$281.00	\$562.00
SUBTOTAL					\$695,458.00		\$839,994.00		\$426,604.50		\$637,767.45
43	10% Contingencies				\$69,545.80		\$83,999.40		\$42,660.45		\$63,776.75
TOTAL				\$765,003.80		\$923,993.40		\$469,264.95		\$701,544.20	

BID TABULATION

SB005-20

**Lawrenceville Public Works Access Drive Project
Public Works**

				EM Concrete Services, LLC		G. P.'s Enterprises, Inc.		Pittman Construction Company		The Dickerson Group, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties & Bonds	1	LS	\$13,125.00	\$13,125.00	\$8,500.00	\$8,500.00	\$19,500.00	\$19,500.00	\$18,500.00	\$18,500.00
2	Mobilization	1	LS	\$70,247.06	\$70,247.06	\$50,000.00	\$50,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
3	Traffic Control	1	LS	\$1,058.82	\$1,058.82	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$17,820.00	\$17,820.00
4	Site Grading Complete (Total area ± 61 Acres CUT ± 7,276 CY & FILL ± 4,375 CY) including Clearing & Grubbing.	1	LS	\$207,000.00	\$207,000.00	\$102,000.00	\$102,000.00	\$390,950.00	\$390,950.00	\$165,000.00	\$165,000.00
5	Remove & replace unsuitable soil	2447	CY	\$42.00	\$102,774.00	\$6.00	\$14,682.00	\$22.50	\$55,057.50	\$35.00	\$85,645.00
6	24" Curb & Gutter	345	LF	\$12.50	\$4,312.50	\$35.00	\$12,075.00	\$34.35	\$11,850.75	\$28.00	\$9,660.00
7	Install complete 10" Thick GAB Base Course (under roadway)	2000	TON	\$35.20	\$70,400.00	\$35.00	\$70,000.00	\$29.50	\$59,000.00	\$32.00	\$64,000.00
8	Install complete 3" Thick GAB under Curb & Gutter	20	TON	\$41.10	\$822.00	\$58.00	\$1,160.00	\$75.00	\$1,500.00	\$25.00	\$500.00
9	Asphalt Paving Surface Course - 1.5" Thick Super Pave 9.5 mm including Tack	280	TON	\$135.00	\$37,800.00	\$165.00	\$46,200.00	\$120.60	\$33,768.00	\$150.00	\$42,000.00
10	Asphalt Paving Binder Course - 2" Thick Super Pave 19 mm including Tack	380	TON	\$129.50	\$49,210.00	\$160.00	\$60,800.00	\$103.47	\$39,318.60	\$150.00	\$57,000.00
11	Install complete W-Beam Guardrail (GDOT SPEC)	1	LS	\$24,309.00	\$24,309.00	\$33,500.00	\$33,500.00	\$21,710.00	\$21,710.00	\$67,500.00	\$67,500.00
12	Install complete Hand Railings on top of wall	1	LS	\$4,625.00	\$4,625.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$8,500.00	\$8,500.00
13	18" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	112	LF	\$59.00	\$6,608.00	\$65.00	\$7,280.00	\$64.90	\$7,268.80	\$59.24	\$6,634.88
14	24" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	80	LF	\$88.00	\$7,040.00	\$85.00	\$6,800.00	\$88.55	\$7,084.00	\$62.55	\$5,004.00
15	30" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	192	LF	\$126.00	\$24,192.00	\$98.00	\$18,816.00	\$133.70	\$25,670.40	\$74.55	\$14,313.60

BID TABULATION

PAGE **10.**

ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
16	36" (RCP) Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil.	64	LF	\$166.00	\$10,624.00	\$125.00	\$8,000.00	\$193.40	\$12,377.60	\$95.00	\$6,080.00
17	18" (HDPE) High Density Polyethylene Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil).	80	LF	\$36.00	\$2,880.00	\$55.00	\$4,400.00	\$119.00	\$9,520.00	\$67.00	\$5,360.00
18	24" (HDPE) High Density Polyethylene Pipe (incl. excavation, shoring, bedding and remove & replace unsuitable soil).	40	LF	\$65.50	\$2,620.00	\$85.00	\$3,400.00	\$197.00	\$7,880.00	\$72.00	\$2,880.00
19	Headwall outlet structure for 18" pipe	1	EACH	\$751.00	\$751.00	\$1,500.00	\$1,500.00	\$1,640.00	\$1,640.00	\$1,500.00	\$1,500.00
20	Headwall outlet structure for 24" pipe	1	EACH	\$751.00	\$751.00	\$1,800.00	\$1,800.00	\$1,995.00	\$1,995.00	\$1,500.00	\$1,500.00
21	Headwall outlet structure for 36" pipe	1	EACH	\$1,709.00	\$1,709.00	\$2,500.00	\$2,500.00	\$3,135.00	\$3,135.00	\$2,000.00	\$2,000.00
22	Yard Inlet 18" pipe (3'-10' DEEP)	3	EACH	\$2,115.00	\$6,345.00	\$3,500.00	\$10,500.00	\$3,025.00	\$9,075.00	\$5,000.00	\$15,000.00
23	Yard Inlet 24" pipe (8'-10' DEEP)	2	EACH	\$1,890.00	\$3,780.00	\$3,650.00	\$7,300.00	\$3,025.00	\$6,050.00	\$5,000.00	\$10,000.00
24	Yard Inlet 30" pipe (7'-10 DEEP)	1	EACH	\$1,643.00	\$1,643.00	\$5,500.00	\$5,500.00	\$3,025.00	\$3,025.00	\$5,000.00	\$5,000.00
25	Junction Box 24" pipe (5'-8' DEEP)	1	EACH	\$1,615.00	\$1,615.00	\$5,200.00	\$5,200.00	\$2,385.00	\$2,385.00	\$5,000.00	\$5,000.00
26	Junction Box 36" pipe (5'-8' DEEP)	1	EACH	\$1,445.00	\$1,445.00	\$10,000.00	\$10,000.00	\$2,385.00	\$2,385.00	\$6,500.00	\$6,500.00
27	Drop Inlet (1019A) (5'-8' DEEP)	1	EACH	\$1,917.00	\$1,917.00	\$3,700.00	\$3,700.00	\$2,435.00	\$2,435.00	\$6,500.00	\$6,500.00
28	Storm Drain outlet protection RIP RAP	100	TON	\$69.00	\$6,900.00	\$115.00	\$11,500.00	\$55.00	\$5,500.00	\$62.25	\$6,225.00
29	Construct complete Concrete Reinforced wall "design-build"	1	LS	\$50,805.31	\$50,805.31	\$40,000.00	\$40,000.00	\$106,636.75	\$106,636.75	\$155,000.00	\$155,000.00
30	Construct complete Modular block wall "design-build"	1	LS	\$18,625.00	\$18,625.00	\$18,000.00	\$18,000.00	\$37,945.00	\$37,945.00	\$75,000.00	\$75,000.00
31	Install complete Double (14') Swing Gates w/slide pin holds-opens (Swing Gate Detail #1)	1	LS	\$4,618.00	\$4,618.00	\$6,200.00	\$6,200.00	\$4,150.00	\$4,150.00	\$38,450.00	\$38,450.00
32	Install complete Swing Gate (Swing Gate Detail #2)	1	LS	\$4,176.00	\$4,176.00	\$5,800.00	\$5,800.00	\$3,730.00	\$3,730.00	\$8,000.00	\$8,000.00

BID TABULATION

PAGE **10.**

ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
33	Striping "STOP" bars	1	LS	\$1,800.00	\$1,800.00	\$1,200.00	\$1,200.00	\$600.00	\$600.00	\$1,000.00	\$1,000.00
34	Erosion Control (all included for all phases) Silt fence	2310	LF	\$4.03	\$9,309.30	\$6.10	\$14,091.00	\$5.00	\$11,550.00	\$3.50	\$8,085.00
35	Erosion Control (all included for all phases) Construction Entrance	1	EACH	\$1,495.00	\$1,495.00	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$2,500.00	\$2,500.00
36	Erosion Control (all included for all phases) Inlet sediment trap SD2-F	10	EACH	\$410.00	\$4,100.00	\$750.00	\$7,500.00	\$250.00	\$2,500.00	\$180.00	\$1,800.00
37	Erosion Control (all included for all phases) Inlet sediment trap SD2-P	1	EACH	\$410.00	\$410.00	\$750.00	\$750.00	\$400.00	\$400.00	\$180.00	\$180.00
38	Erosion Control (all included for all phases) Temporary Grassing	0.7	AC	\$2,800.00	\$1,960.00	\$4,500.00	\$3,150.00	\$9,300.00	\$6,510.00	\$10,000.00	\$7,000.00
39	Erosion Control (all included for all phases) Construct complete & remove Rock Filter Berm	108	LF	\$22.00	\$2,376.00	\$68.00	\$7,344.00	\$250.00	\$27,000.00	\$55.00	\$5,940.00
40	Erosion Control (all included for all phases) Slope Blanket and Matting	21000	SF	\$0.20	\$4,200.00	\$2.10	\$44,100.00	\$1.00	\$21,000.00	\$0.40	\$8,400.00
41	Erosion Control (all included for all phases) Permanent Grassing	0.23	AC	\$2,800.00	\$644.00	\$10,000.00	\$2,300.00	\$22,000.00	\$5,060.00	\$15,000.00	\$3,450.00
42	Erosion Control (all included for all phases) Water Quality Monitoring & Sampling	2	EACH	\$4,140.00	\$8,280.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00
SUBTOTAL					\$779,301.99		\$696,048.00		\$1,009,662.40		\$970,427.48
43	10% Contingencies				\$77,930.20		\$69,604.80		\$100,966.24		\$97,042.75
TOTAL					\$857,232.19		\$765,652.80		\$1,110,628.64		\$1,067,470.23

Recommended Vendor:

DAF Concrete, Inc.
 9160 Turner Rd.
 Jonesboro, GA 30236
 770-629-4036
daf_concrete_inc@yahoo.com



LAWRENCEVILLE

GEORGIA

11.

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item: Purchase of Residential Garbage Carts on an Annual Contract

Department: Streets & Sanitation

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: \$359,754.00

Presented By: Barry Mock

Action Requested: Award Purchase of Residential Garbage Carts on an Annual Contract to low responsive bidder, Rehig Pacific Company in the amount of \$359,754.00.

Summary: This project consists of purchasing and deploying 8000 ninety-five gallon refuse carts to residential and businesses. Otto Environmental Systems North America, Inc. was deemed non-responsive for not meeting specification requirements set forth in the bid.

Background:

Fiscal Impact: Amount of \$359,754.00. This project is funded by the Capital Outlay Fund (355-5.07.4200.541000). Project 07-001.

Concurrences:

Attachments/Exhibits:

Bid Tabulation

SB008-20

**Purchase of Residential Garbage Carts on an Annual Contract
Streets & Sanitation**

BID TABULATION

PAGE

11.

				IPL INC.		Otto Enviromental Systems North America, Inc.		Rehrig Pacific Company		Schaefer Systems International, Inc.	
ITEM #	DESCRIPTION	QTY.		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	95 Gallon Bar Cart -Blue body with blue lid -10" Plastic Wheels -RFID Tag -White City Logo on both sides	8000	EA	\$44.50	\$356,000.00	N/R	N/R	\$39.97	\$319,760.00	\$43.75	\$350,000.00
2	Assembly & Distribution -One cart delivered to each home -Customer provide literature attached to each cart -RFID tags scanned during deployment -RFID tag and serial numbers associated with each address will be provided by vendor.	8000	EA	\$4.90	\$39,200.00	N/R	N/R	\$4.00	\$32,000.00	\$3.95	\$31,600.00
TOTAL				\$395,200.00		N/R		\$351,760.00		\$381,600.00	

ITEM #	DESCRIPTION	QTY.		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
3	Additional Carts Purchased throughout the year	200	EA	\$46.50	\$9,300.00	N/R	N/R	\$39.97	\$7,994.00	\$46.75	\$9,350.00
SUBTOTAL				\$404,500.00		N/R		\$359,754.00		\$390,950.00	

Recommended Vendor:

Rehrig Pacific Company
1000 Raco Court
Lawrenceville, GA 30046
828-455-6537
cbrauns@rehrig.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item: Purchase of Materials for GJAC Electrical Project

Department: Electric

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: \$99,318.05

Presented By: Rick Baldwin

Action Requested: Award Purchase of Materials for GJAC Electrical Project to the following low bidders: Anixter Utility Power Solutions for line item 11 in the amount of \$317.00, Gresco Utility Supply for line items 2, 3, 5, 8, 9 and 10 in the amount of \$35,979.50, Stuart C. Irby Co., Inc. for line items 1, 4, 6, 7, 12 and 13 in the amount of \$63,021.55.

Summary: This is to provide materials for the upcoming bid for installation of new services for the Gwinnett Justice and Administration Center.

Background:

Fiscal Impact: Amount of \$99,318.05. This project is funded by the Capital Outlay Fund (515A-5.11.4700.541000). Project 06-026.

Concurrences:

Attachments/Exhibits:

Bid Tabulation

				Anixter Utility Power Solutions	Gresco Utility Supply	Stuart C. Irby Co., Inc.	Tri-State Utility Products	Wesco Distribution, Inc.
ITEM #	DESCRIPTION	QTY.		TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE	TOTAL PRICE
1	2500KVA 7200V primary 277/480V secondary with bayonet fuses	2	Each	NB	\$63,272.20	\$53,916.00	NB	\$70,711.20
2	Transformer Concrete Pads	2	Each	NB	\$980.00	\$1,030.00	NB	NB
3	Switch Gear PSE 9 dead front	1	Each	NB	\$13,500.00	\$13,682.00	\$17,900.00	NB
4	In ground sleeve type pad for the switch gear fiberglass 75"x73"x36"	1	Each	NB	NB	\$1,336.00	NB	NB
5	25KV 100 MCM primary wire (3 reels 1000' each)	3	Reel	NB	\$19,200.00	\$25,109.00	NB	NB
6	25KV 4/0 URD primary wire (3 reels 800' each)	3	Reel	NB	\$6,600.00	\$6,352.80	NB	NB
7	T-Body terminator for 1000 MCM underground primary	6	Each	\$1,050.00	\$1,650.00	\$708.00	\$1,027.50	NB
8	4/0 25KV 200AMP load break elbow	30	Each	\$1,125.00	\$898.50	\$967.50	\$1,850.00	NB
9	25KV Bushing	30	Each	\$1,002.00	\$915.00	\$954.00	\$3,810.00	\$1,027.50
10	25KV Elbow arrestor	6	Each	\$609.00	\$486.00	\$552.00	\$552.00	\$492.00
11	25KV parking stand arrestor	6	Each	\$317.00	\$990.00	\$975.00	\$1,500.00	\$948.00
12	1/0 Stranded Bare Cooper 100'	100'	FT	NB	\$675.00	\$617.50	NB	NB
13	#2 Solid Cooper 100'	100'	FT	NB	\$96.25	\$91.25	NB	\$470.00
TOTAL				\$4,103.00	\$109,262.95	\$106,291.05	\$26,639.50	\$73,648.70

Recommended Vendors:

Anixter Utility Power Solutions
3525 Best Friend Rd.
Norcross, GA 30071
404-223-1849
Line 11

Gresco Utility Supply
1135 Rumble Rd.
Forsyth, GA 31029
478-315-0800
Lines 2, 3, 5, 8, 9 and 10

Stuart C. Irby Co., Inc.
1025 A Cobb International Pl.
Kennesaw, GA 30144
770-422-1005
Lines 1, 4, 6, 7, 12 and 13



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item:	Jackson Street Three Phase Overhead to Underground Conversion Project
Department:	Electric
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	\$74,580.00
Presented By:	Rick Baldwin
Action Requested:	Award Jackson Street Three Phase Overhead to Underground Conversion Project to low bidder, Over and Under General Contractor, Inc., amount not to exceed \$74,580.00.

Summary: This project consists of but is not limited to removal of three phase overhead primary and neutral cable and installation of 700 feet of three phase 1000 KCMIL underground primary cable located on Jackson Street.

Background:

Fiscal Impact: Amount not to exceed \$74,580.00. This project is funded by the Capital Outlay Fund (510A-5.06.4600.541000). Project 06-020.

Concurrences:

Attachments/Exhibits:

Bid Tabulation

Jackson Street Three Phase Overhead to Underground Conversion Project
Electric Department

13.

				Over and Under General Contractor, Inc.		Service Electric Co.		U-TEC Construction, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$2,600.00	\$2,600.00
2	Traffic Control	1	LS	\$300.00	\$300.00	\$1,200.00	\$1,200.00	\$5,670.50	\$5,670.50
3	Install three phase 1000KCMIL underground primary cable. Terminate one end in existing PME-11 switchgear and in two new PME-9 switchgear Remove existing 1000 KCMIL termination in existing PME-11 switchgear and on existing wood pothead pole across Jackson Street.	1100	FT	\$28.00	\$30,800.00	\$75.00	\$82,500.00	\$69.00	\$75,900.00
4	Install PME-9 switchgear, and associated terminations. Remove existing 1000 KCMIL pothead termination from existing wood pole and terminate it in second PME-9 switchgear.	2	EA	\$12,600.00	\$25,200.00	\$6,000.00	\$12,000.00	\$1,759.67	\$3,519.34
5	Install three phase terminating cabinet and associated terminations.	1	EA	\$2,850.00	\$2,850.00	\$3,000.00	\$3,000.00	\$1,187.00	\$1,187.00
6	Directional bore 4 inch conduit and install three phase 1/0 primary underground cable from second new PME-9 to new terminating cabinet. Remove existing three phase 1/0 primary underground cable from pothead pole and terminate it in new terminating cabinet.	310	FT	\$18.00	\$5,580.00	\$85.00	\$26,350.00	\$67.00	\$20,770.00
7	Remove existing three phase overhead primary and neutral wire once all underground work is complete. Saw off poles above joint use attachments.	1	EA	\$9,600.00	\$9,600.00	\$39,500.00	\$39,500.00	\$17,250.00	\$17,250.00
8	Installation of all material, cable, and equipment to ECG Specifications	Per Const Plans	EA		\$0.00		\$0.00		\$0.00
TOTAL				\$74,580.00		\$169,550.00		\$126,896.84	

Recommended Vendor:

Over and Under General Contractor, Inc.
 129B Hurricane Shoals Rd.
 Lawrenceville, GA 30046
 770-682-9160

overunder@bellsouth.net



LAWRENCEVILLE

GEORGIA

14.

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item:	Engineering Inspections for CSX Railroad Crossings Gas Pipe Replacement Project Change Order 1
Department:	Gas
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	\$12,876.76
Presented By:	Todd Hardigree
Action Requested:	Ratification and approval of Engineering Inspections for CSX Railroad Crossings Gas Pipe Replacement Project Change Order 1 to CSX Transportation, Inc. Property Services in the amount of \$12,876.76. Authorization for Mayor to execute change order 1.

Summary: Mandatory engineering inspections are a requirement by CSX Transportation, Inc. Property Services to allow the City to install gas lines under CSX rail tracks. The engineering firm is of CSX's choosing and includes professional engineering inspection services, travel, lodging, and per diem costs. A CSX Railroad encroachment agreement was required to be signed to allow the City to install gas lines under CSX rail tracks. There were unknown costs associated with the agreement as it is based on progress inspections.

Background: The initial ratification was approved by council on July 10, 2019 in the amount of \$73,687.45. Total contract value is \$86,564.21.

Fiscal Impact: Amount not to exceed \$12,876.76. This project is funded by the Capital Outlay Fund (515A-5.11.4700.541000). Project 11-019.

Concurrences:

14.

Attachments/Exhibits:



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

14.

Department: Gas Change Order #: 1

Project/PO: Inspections for CSX Railroad Crossings Gas Pipe Replacement Project Change Order Date: 8/30/19

Contractor/Vendor: CSX

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	B	Ratification of CSX Engineering Inspections	\$12,876.76
		Net Amount	\$12,876.76

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$ 73,687.45

Previous Change Order Amount: \$

Amount of Change Order Requested (Increase/Decrease) \$ 12,876.76

New Contract/PO Amount (Including this Change Order) \$ 86,564.21

This contract period provided for completion will be increased/decreased by _____ calendar days. Adjusted completion date is _____, 20____.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

Todd Hardigree
Requestor

Todd Hardigree
Department Director

Authorized Approval



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item:	2019 Annual LMIG Resurfacing Project
Department:	Engineering
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	\$549,205.25
Presented By:	Dennis Billew
Action Requested:	Award 2019 Annual LMIG Resurfacing Project to low bidder, Baldwin Paving Company, Inc., amount not to exceed \$549,205.25. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of approximately 2.45 miles of asphalt paving, milling, patching, striping and associated work on various City streets. GDOT's 51% contribution is \$281,701.01. The City's 49% contribution is 267,504.24.

Background:

Fiscal Impact: Amount of \$549,205.25. This project is funded by the Capital Outlay Fund (355-5.08.4200.522225). Project 026-005.

Concurrences:

Attachments/Exhibits:

Bid Tabulation
Street List

BID TABULATION

SB009-20
2019 Annual LMIG Resurfacing Project
Engineering

				Baldwin Paving Co., Inc.		DAF Concrete, Inc.		East Coast Grading, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties & Bonds	1	LUMP	\$2,391.54	\$2,391.54	\$10,500.00	\$10,500.00	\$20,000.00	\$20,000.00
2	Mobilization	1	LUMP	\$2,010.46	\$2,010.46	\$20,000.00	\$20,000.00	\$7,500.00	\$7,500.00
3	Traffic Control	1	LUMP	\$31,617.28	\$31,617.28	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00
4	Patching depth 4.0" deep – Recy. Asphalt Con. 12.5 mm Superpave GP2 only TP 1, Incl. Bitumen Mat., HL. & Tack.	36	TON	\$169.06	\$6,086.16	\$100.00	\$3,600.00	\$200.00	\$7,200.00
5	Milling Asphalt conc. Pvmt. variable depth 0" - 4" – 6' wide (includes concrete areas)	25,410	SY	\$3.75	\$95,287.50	\$5.00	\$127,050.00	\$7.00	\$177,870.00
6	Recycled Asphalt conc. LEVELING 4.75 mm (85 lb./SY/IN) Incl. Bitumen. Mat. , H Lime & Tack.	18	TON	\$126.64	\$2,279.52	\$120.00	\$2,160.00	\$135.00	\$2,430.00
7	Recycled Asphalt conc. 9.5 mm (138 lb./SY/IN) SP, TP2, BLEND 1 Incl. Bitumen. Mat., H Lime & Tack Coat.	2,830	TON	\$107.77	\$304,989.10	\$100.00	\$283,000.00	\$135.00	\$382,050.00
8	Perma Pave Overlay (110 lb./SY/IN) Incl. Mat. , H Lime & Tack Coat.	350	TON	\$123.51	\$43,228.50	\$110.00	\$38,500.00	\$140.00	\$49,000.00
9	Striping Skip 5" WHITE OR YELLOW LINE Thermoplastic	1,000	LF	\$1.71	\$1,710.00	\$3.50	\$3,500.00	\$1.20	\$1,200.00
10	Striping Solid 5" WHITE OR YELLOW LINE Thermoplastic	1,000	LF	\$2.28	\$2,280.00	\$3.50	\$3,500.00	\$1.25	\$1,250.00
11	Striping 24" Stop Bar	170	LF	\$19.96	\$3,393.20	\$6.00	\$1,020.00	\$7.20	\$1,224.00
12	Arrows TP 3 Thermoplastic	2	EACH	\$171.12	\$342.24	\$150.00	\$300.00	\$195.00	\$390.00
13	X-WALK PER WALKING SF Thermoplastic	0	W/FT	\$15.00	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00
14	10" Solid Stripe, White OR Yellow Thermoplastic	200	LF	\$8.33	\$1,666.00	\$7.00	\$1,400.00	\$2.70	\$540.00
15	12" Solid Stripe, White OR Yellow Thermoplastic	200	LF	\$9.98	\$1,996.00	\$8.00	\$1,600.00	\$9.60	\$1,920.00
16	10% Contingencies	1	LS	\$49,927.75	\$49,927.75	\$52,613.00	\$52,613.00	\$67,257.40	\$67,257.40
	TOTAL			\$549,205.25		\$578,743.00		\$739,831.40	

BID TABULATION

PAG **15.**

				Garrett Paving Co., Inc.		Pittman Construction Company, Inc.		Stewart Bros., Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Warranties & Bonds	1	LUMP	\$9,060.80	\$9,060.80	\$15,000.00	\$15,000.00	\$6,835.98	\$6,835.98
2	Mobilization	1	LUMP	\$1,500.00	\$1,500.00	\$75,000.00	\$75,000.00	\$20,000.00	\$20,000.00
3	Traffic Control	1	LUMP	\$22,500.00	\$22,500.00	\$159,430.00	\$159,430.00	\$35,000.00	\$35,000.00
4	Patching depth 4.0" deep – Recy. Asphalt Con. 12.5 mm Superpave GP2 only TP 1, Incl. Bitumen Mat., HL. & Tack.	36	TON	\$127.55	\$4,591.80	\$300.00	\$10,800.00	\$471.65	\$16,979.40
5	Milling Asphalt conc. Pvmt. variable depth 0" - 4" – 6' wide (includes concrete areas)	25,410	SY	\$4.00	\$101,640.00	\$5.50	\$139,755.00	\$6.89	\$175,074.90
6	Recycled Asphalt conc. LEVELING 4.75 mm (85 lb./SY/IN) Incl. Bitumen. Mat. , H Lime & Tack.	18	TON	\$127.55	\$2,295.90	\$90.60	\$1,630.80	\$314.50	\$5,661.00
7	Recycled Asphalt conc. 9.5 mm (138 lb./SY/IN) SP, TP2, BLEND 1 Incl. Bitumen. Mat., H Lime & Tack Coat.	2,830	TON	\$127.55	\$360,966.50	\$90.60	\$256,398.00	\$109.10	\$308,753.00
8	Perma Pave Overlay (110 lb./SY/IN) Incl. Mat. , H Lime & Tack Coat.	350	TON	\$127.55	\$44,642.50	\$81.70	\$28,595.00	\$140.00	\$49,000.00
9	Striping Skip 5" WHITE OR YELLOW LINE Thermoplastic	1,000	LF	\$1.65	\$1,650.00	\$1.55	\$1,550.00	\$1.65	\$1,650.00
10	Striping Solid 5" WHITE OR YELLOW LINE Thermoplastic	1,000	LF	\$2.20	\$2,200.00	\$2.06	\$2,060.00	\$2.20	\$2,200.00
11	Striping 24" Stop Bar	170	LF	\$19.25	\$3,272.50	\$18.03	\$3,065.10	\$19.25	\$3,272.50
12	Arrows TP 3 Thermoplastic	2	EACH	\$165.00	\$330.00	\$154.50	\$309.00	\$165.00	\$330.00
13	X-WALK PER WALKING SF Thermoplastic	0	W/FT	\$16.50	\$0.00	\$1,250.00	\$0.00	\$16.50	\$0.00
14	10" Solid Stripe, White OR Yellow Thermoplastic	200	LF	\$8.10	\$1,620.00	\$7.52	\$1,504.00	\$8.03	\$1,606.00
15	12" Solid Stripe, White OR Yellow Thermoplastic	200	LF	\$9.65	\$1,930.00	\$9.01	\$1,802.00	\$9.63	\$1,926.00
16	10% Contingencies	1	LS	\$55,820.00	\$55,820.00	\$69,689.89	\$69,689.89	\$62,828.88	\$62,828.88
	TOTAL			\$614,020.00		\$766,588.79		\$691,117.66	

Recommended Vendor:

Baldwin Paving Co., Inc.
 1014 Kenmill Drive NW.
 Marietta, GA 30060
 770-425-9191
mdemery@baldwin-paving.com

PRELIMINARY STREET LIST

Street Name NEW LIST	From	To	Length	Width
ALBA BOULEVARD	HWY 20	END	357	28.00
PAPER CREEK DRIVE	PAPER MILL ROAD	END	4717	20.00
PAPER MILL DRIVE	PAPER MILL ROAD	END	2500	20.00
PAPER RIDGE COURT	PAPER MILL DRIVE	END	181	20.00
PAPER RIDGE LANE	PAPER MILL DRIVE	END	654	20.00
PAPER STREAM COURT	PAPER CREEK DRIVE	END	225	20.00
PAPER WOODS DRIVE	PAPER CREEK DRIVE	END	983	20.00
RADIO COURT	SPRINGLAKE DRIVE	END	160	25.00
SPRINGLAKE DRIVE	SPRINGLAKE ROAD	END	1123	27.00
TOWER PLACE	SPRING LAKE DRIVE	END	279	25.00
CAMDEN PARK DRIVE	THORNBUSH LANE	END	651	24.00
COTTON COVE WAY	HICKORY VIEW DRIVE	END	265	24.00
WOOD LEAF COURT	HICKORY VIEW DRIVE	END	133	24.00
OLD TOWNE CIRCLE	FLOYD STREET	END	247	24.00
WINDSOR CIRCLE	CANTEBURY LANE	END	450	24.00
		LF	12925	
		MILES	2.45	



LAWRENCEVILLE

GEORGIA

16.

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 18, 2019

AGENDA CATEGORY: DISCUSSION ITEM

- Item:** Intergovernmental Agreement [IGA] between Gwinnett County and the City of Lawrenceville regarding adding Sanitary Sewer upgrades to the City Storm Water Project located on Sims and Phillips Streets which are located west of Grayson Highway.
- Department:** Engineering
- Date of Meeting:** Wednesday, September 18, 2019
- Fiscal Impact:** Gwinnett Water Resources Division has requested permission to include upgrades to its Sanitary Sewer System in the area. WRD proposes to reroute portions of the system and to upgrade any existing 6" pipe to 8" [See attached Exhibits]. In accordance with the IGA, Gwinnett will bear all cost associated with Design, Easement Acquisition and Construction of the Sanitary Sewer improvements.
- Presented By:** Dennis Billew
- Action Requested:** Approve the Intergovernmental Agreement as presented and Authorize Mayor to execute said agreement.

Summary:

As part of the Design Phase of the City's Storm Water Improvement Project on Sims and Phillips Street, the Engineering Department submitted the Plans to Gwinnett WRD for review, and included an inquiry as to any desire by WRD to upgrade its existing facilities. WRD replied in the affirmative and contacted the City's Design Consultant requesting preliminary investigation of the existing sanitary infrastructure. As a result of that investigation WRD approached the Engineering Department and the City Manager requesting to allow it to incorporate the sanitary upgrades into the City's project. The City Manager agreed. The attached IGA is the result of that agreement.

Fiscal Impact:

Gwinnett will issue advance payments to the City for the Design Fee and for Construction Cost related to the requested upgrades.

Concurrences:

City Manager has reviewed and approved.

Attachments/Exhibits:

19 08 26 Phillips and Sims Street SW Project_DRAFT

After recording return to:

Gwinnett County Law Department

**INTERGOVERNMENTAL AGREEMENT BETWEEN
GWINNETT COUNTY, GWINNETT COUNTY WATER AND SEWERAGE
AUTHORITY AND CITY OF LAWRENCEVILLE TO
PROVIDE SEWER IMPROVEMENTS AT PHILLIPS STREET
AND SIMS STREET**

STATE OF GEORGIA

CITY OF LAWRENCEVILLE

COUNTY OF GWINNETT

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter, the “**Agreement**”), is made and entered into on the ____ day of _____, 2019, by and between GWINNETT COUNTY, GEORGIA, a body corporate and politic and a political subdivision of the State of Georgia, acting by and through its duly elected governing authority, (hereinafter referred to as "Gwinnett"), the GWINNETT COUNTY WATER & SEWERAGE AUTHORITY, a body corporate and politic and a political subdivision of the State of Georgia, acting by and through its duly appointed governing authority, (hereinafter referred to as the “WSA”), and the CITY OF LAWRENCEVILLE, GEORGIA, a political subdivision and municipal corporation of the State of Georgia, acting by and through its duly elected governing authority, (hereinafter referred to as "Lawrenceville"). Gwinnett and the WSA are collectively, the “Utility”. Gwinnett, the WSA and Lawrenceville are collectively, the “Parties”.

RECITALS

WHEREAS, Lawrenceville is and has the governing authority of a City through its Charter for the boundaries and areas of the City of Lawrenceville, Georgia; and

WHEREAS, Lawrenceville operates and maintains stormwater management facilities and appurtenances within the City limits of Lawrenceville; and

WHEREAS, Lawrenceville plans to construct improvements to its stormwater system through the implementation of the Phillips Street and Sims Street Stormwater Improvement project (hereinafter referred to as the "Stormwater Project") the corridor of which is depicted on Exhibit A; and

WHEREAS, Gwinnett operates and maintains sewer facilities and select water mains and appurtenances owned by the WSA to provide service to the public including the area of Lawrenceville; and

WHEREAS, Gwinnett and the WSA desire to participate with Lawrenceville for improvements to the WSA's sewer system within the area of the proposed Stormwater Project being implemented by the Lawrenceville; and

WHEREAS, eight (8) existing gravity sewer main segments owned by the WSA along Phillips Street, Sims Street, Campbell Street and Brooks Street are undersized, constructed of substandard materials and require replacement; and

WHEREAS, Gwinnett has plans to replace the eight (8) segments of sewer with 8-inch diameter ductile iron pipe and to realign one (1) segment of sewer (hereinafter referred to as the "Gwinnett Sewer Improvements") as depicted on Exhibit A; and

WHEREAS, Gwinnett, WSA and Lawrenceville desire to incorporate the Gwinnett Sewer Improvements into the Stormwater Project (hereinafter referred to as the "Combined Project") in order to eliminate the potential for sewer overflows, minimize disruption to the area and avoid future roadway cuts.

WHEREAS, the Gwinnett Sewer Improvements shall meet the current Gwinnett County specifications as set out in the "Gwinnett County Department of Water Resources Water Main and Sanitary Sewer Design and Construction

Standards and Specifications” dated April 5, 2016, (hereinafter, the “Gwinnett Sewer Standards”).

TERMS AND CONDITIONS

NOW, THEREFORE, for and in consideration of the mutual covenants, promises, tenants, and agreements contained herein and for other good and valuable mutual consideration, the receipt and sufficiency of which hereby is acknowledged, it is mutually agreed by and among Gwinnett, the WSA and Lawrenceville as follows:

1. Recitals.

The above Recitals are true, correct and form a material part of this Agreement.

2. Obligations of the City of Lawrenceville.

- a) Lawrenceville shall obtain the services of a professional engineer to design and prepare construction drawings and specifications for the Combined Project and shall acquire all necessary permits. The Gwinnett Sewer Improvements shall adhere to the Gwinnett Sewer Standards.
- b) Lawrenceville shall submit the final design of the Gwinnett Sewer Improvements to Gwinnett for review and approval prior to advertising for construction.
- c) In accordance with its rules and regulations, Lawrenceville shall advertise for bid, award construction contracts to a contractor, and administer the contracts for the implementation of the Combined Project including the Gwinnett Sewer Improvements.
- d) Lawrenceville shall insure that the contractor performing the Gwinnett Sewer Improvements is on the current Gwinnett County pre-qualified contractors list for Small Sanitary Sewer Mains.
- e) Lawrenceville shall insure that the bid for construction of the Combined Project shall include a separate bid schedule for construction of the Gwinnett Sewer Improvements.

3. Obligations of Gwinnett County.

- a) Within 30 days of award of the construction contract(s) for the Combined Project, Gwinnett shall pay to Lawrenceville One Hundred Percent (100%) of the construction bid price for the Gwinnett Sewer Improvements and appurtenances, as set out in the bid schedule created pursuant to Paragraph 2 (e), above.
- b) Gwinnett shall also be responsible for any related change order(s) associated with the Gwinnett Sewer Improvements.
- c) Within 30 days of award of the construction contract(s) for the Combined Project, Gwinnett shall reimburse Lawrenceville the design costs associated with the Gwinnett Sewer Improvements.
- d) Gwinnett shall provide inspection services for the Gwinnett Sewer Improvements owned by the WSA during construction.
- e) Gwinnett reserves the right to review and to reject all bids for construction of the Gwinnett Sewer Improvements.
- f) Gwinnett shall be responsible for all operation, maintenance and repair of the Gwinnett Sewer Improvements owned by the WSA constructed as part of the Combined Project once construction has been approved by Gwinnett.

4. Reservation of Rights.

Gwinnett reserves the right to utilize all real estate rights acquired for the Combined Project for any and all purposes not inconsistent with the property rights herein obtained.

5. Remedies.

(a) In the event of a breach or attempted or threatened breach of the provisions of this instrument, the parties agree that the remedy at law available to enforce this instrument would in all likelihood be inadequate, and therefore, the provisions of this instrument may be enforced by a mandatory or prohibitory injunction or decree of specific performance upon the application of the party which is enforcing the provision.

(b) The remedies herein are in addition to and not in lieu of any other remedies available under applicable law.

6. Entire Agreement.

This Agreement constitutes the entire Agreement between Lawrenceville with Gwinnett County and the WSA with respect to the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, and there are no inducements, representations, warranties or understandings that do not appear within the terms and provisions of this Agreement.

7. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be illegal or unenforceable, the remaining provisions shall remain in full force and effect as if the illegal or unenforceable provision had never been contained in this Agreement.

8. Successors and Assigns.

The provisions of this Agreement shall be deemed and held to be easements, covenants and restrictions appurtenant to and running with the land, and shall bind and inure to the benefit of the parties and their successors, successors-in-title and assigns.

9. Evidence.

The Parties agree that if Gwinnett or the WSA is sued in subsequent litigation concerning the Project(s), any the facilities and appurtenances, the Agreement may be introduced into evidence.

10. Attorneys' Fees.

Each party shall bear its own costs, expenses and claims to attorneys' fees incurred or arising out of the Agreement or the Projects.

11. Controlling Law, Venue.

This Agreement was made and shall be performed in Gwinnett County, Georgia, and shall be construed and interpreted under the laws of the State of Georgia. Venue to enforce this Agreement shall be solely in the Superior Court of Gwinnett County, Georgia, and all defenses to venue are waived.

12. Further Assurances.

The Parties will sign any additional papers, documents and other assurances, and take all acts that are reasonably necessary to carry out the intent of this Agreement.

13. Construction.

This Agreement has been jointly negotiated and drafted. This Agreement shall be construed as a whole according to its fair meaning. The language of this Agreement shall not be constructed for or against either party.

14. Legal Advice.

In entering into this Agreement, the Parties acknowledge that their legal rights are affected by this Agreement and that they have sought and obtained the legal advice of their attorneys. Each Party has made such an investigation of the law and the facts pertaining to this Agreement and of all other matter pertaining thereto as it or they deem necessary. They further represent that the terms of this Agreement have been completely read by them and that all terms are fully understood and voluntarily accepted by them.

15. Amendment of Agreement.

Only a writing signed by each of the Parties may modify this Agreement.

16. Authority.

The signature of a representative of any Party to this Agreement is a warranty that the representative has authority to sign this Agreement and to bind any and all principals to the terms and conditions hereof.

17. Headings.

The headings of the paragraphs contained herein are intended for reference purposes only and shall not be used to interpret the Terms and Conditions contained herein or the rights granted hereby.

18. Time.

Time is of the essence with all duties and obligations set forth in this Agreement.

19. Notice.

- (a) Any notice or documentation must be sent to the City of Lawrenceville at:

City of Lawrenceville
City Manager
PO Box 2200
70 South Clayton Street, Georgia 30046
(770) 963-2414

- (b) Any notice or documentation must be sent to Gwinnett County at:

Gwinnett County Administrator
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

With a copy to:
Gwinnett County Attorney
Gwinnett Justice and Administration Center
75 Langley Drive
Lawrenceville, Georgia 30046

(c) Any notice or documentation must be sent to the WSA at:

Chairman
Gwinnett County Water and Sewerage Authority
684 Winder Highway
Lawrenceville, Georgia 30045

With a copy to:
Director
Department of Water Resources
684 Winder Highway
Lawrenceville, Georgia 30045

(d) Notice via email is acceptable only as an additional method of notice to either regular or certified mail.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officials, have caused this Agreement to be executed in two counterparts, each to be considered as an original, by their authorized representative the day and date herein above written.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____
Judy Jordan Johnson, Mayor

Signed, sealed and delivered in the
presence of:

ATTEST:

Unofficial witness

City Clerk

(City Seal)

GWINNETT COUNTY, GEORGIA

By: _____
Charlotte J. Nash, Chairman
Gwinnett County

Signed, sealed and delivered in the
presence of:

ATTEST:

Unofficial witness

County Clerk
(County Seal)

APPROVED AS TO FORM:

County Attorney

**GWINNETT COUNTY WATER &
SEWERAGE AUTHORITY**

By: _____, Chairman

ATTEST:

, Secretary

Signed, sealed and delivered in the presence of:

NOTARY:

Unofficial witness

[Notarial seal]

Approved as to Form:

Attorney



Lawrenceville IGA - Phillips Street & Sims Street Stormwater & Sewer Improvements - Exhibit A

District 4

0 235 470 Feet



LAWRENCEVILLE

GEORGIA

17.

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: COUNCIL BUSINESS

Item: Special Events Policy Update

Department: Community Development

Date of Meeting: Wednesday, September 18, 2019

Fiscal Impact: None

Presented By: Lisa Sherman

Action Requested: Adopt the Proposed Changes & Recommendation

Summary: With the consideration of the Bicentennial Plaza IGA, City Staff has reviewed and made several edits to the Special Events Policy to account for the anticipated operation & programming of this facility/site in the Downtown area. Please review the attached update (redlines indicated the proposed changes) and consider the adoption of these changes to align with the adoption of the IGA between City and County for operation and management of this space.

Attachments/Exhibits:
Special Event Policy Updated 9-5-2019.doc



Special Event Policy

A GUIDELINE FOR PUBLIC SPECIAL EVENTS

Updated by the City of Lawrenceville on October 7, 2019

Policy Statement

Special Events provide opportunities to promote community engagement, help build a sense of place, showcase local and regional talent, enrich cultural opportunities, draw visitors to Lawrenceville, generate economic impact and establish an active Downtown.

The City of Lawrenceville recognizes the benefits and opportunities made available through Special Events. Therefore, the City seeks to facilitate, promote, coordinate and /or participate in Special Events that provide a benefit to the larger community and fit within the capacities of the Bicentennial Plaza, Lawrenceville Lawn and Downtown Square. This would also apply to any and all public parking and road closure requests in the City for the purpose of an event or planned program.

Any public gathering or Special Event that requires restricted or exclusive use of any portion of public property, including but not limited to roped lawn areas, stages, tables, bleachers, tents, streets, temporary barriers or boundaries or as otherwise defined herein must first submit a Special Event application and obtain approval from the City of Lawrenceville. Permission to use the Bicentennial Plaza or the Lawrenceville Lawn, and the request for road closures and parade routes within the City limits does not necessarily entitle an organization to exclusive use of said area.

This Policy is intended to work in concert with all other applicable rules, regulations, laws, and ordinances of the City of Lawrenceville and other applicable governmental entities. Should a conflict between this policy and other City policies arise, City policy will prevail unless otherwise determined by the City Manager or staff designee

Terms & Definitions

City Sanctioned Special Event

Any activity sponsored and produced by the City of Lawrenceville. City sanctioned events are exempt from the event application process.

Non-Sanctioned Special Event

Any activity sponsored by an organization or individual for profit or non-profit, other than the City of Lawrenceville, held on public property and designed for entertainment, competition, amusement, or social, ethnic, religious and/or cultural awareness that:

- a. Requires restricted or exclusive use of any portion of public property, including but not limited to walled lawn areas, stages, streets, tables, bleachers, tents, temporary barriers and/or boundaries.
- b. Impedes the normal flow of traffic.
- c. Impedes the enjoyment or use of the property by the general public.

Such events require a Special Event Permit issued by the City through the Special Event Application.

City Support Services

Services provided by the City of Lawrenceville to ensure that a Special Event is conducted in such a way as to protect the safety, health, property and general welfare of the public and integrity of public grounds. Services may include security/police, public works, set-up, clean-up, event consulting, etc.

City Event Coordinator

Staff person, or designee, responsible for overseeing the application process and obtaining acceptance or denial, based on input from appropriate City departments. The City Event Coordinator will act as a liaison between the Event Organizer and the affected departments within the City of Lawrenceville as may be necessary and has authority to approve or deny items used on our properties with consideration of any and all park rules, city policies and ordinances currently existing.

Event Organizer

Person(s) designated as the authorized head of the organization or individual responsible for the proposed event.

Event Selection Committee

An appointed group of individuals from city staff comprising one event coordinator, one special operations police officer representative, one public works representative and the City's Director of Communications and Community Development who are actively engaged in the execution of events in the City and are chosen to ensure that the submitted Special Event application upholds the Special Event Policy set by the City of Lawrenceville.

Public Assembly

Any meeting, demonstration, picket line, rally, gathering as defined by the City's Parade and Assemblies Ordinance that does not require restricted or exclusive use of any portion of a facility as a Special Event.

Ticketed Event / Admission Event

Any Special Event in a City facility that requires a fee to be paid by a patron to enter or participate in the event.

Criteria for Evaluation

The criteria for evaluating and scheduling Special Events are as follows:

1. Completeness of application and event layout.
2. Impact and cost of event on public health, surrounding businesses or residences, environment, welfare, safety, and City support services.
3. Occurrence of the same or similar event(s) as well as potential conflicts with previously approved events.
4. Ability for the Bicentennial Plaza or the Lawrenceville Lawn to remain open to users and function as a public venue.
5. Previous history of Event Organizer in facilitating Special Events.
6. Ability of Event Organizer to achieve City goals and objectives as identified within the City's 2040 Comprehensive Plan.

7. **IMPORTANT: Event applications with road closure requests will be carefully considered as road closures impact traffic flow and City businesses.** Road closure requests will only be considered for government agencies and non-profit organizations (must provide written proof of 501© status in Georgia).

All applications shall be submitted by the Event Organizer. Additional information may be requested by the Event Selection Committee upon initial review of an application. The City will review all applications to ensure a complete process has been followed. Written approval of select applications will be issued after the application and annual event calendar has been reviewed by the Event Selection Committee and related City Department directors and approved by the City Manager and/or designee. The City of Lawrenceville reserves the right to approve or deny the application based on the City's evaluation criteria. Approval may include conditions or stipulations to address or mitigate any potential issues.

Classes of Special Event Permits

(Estimates of required staff hours to be determined by the City of Lawrenceville based on application)

Class A Permit: A Special Event that requires more than 200+ additional staff hours by City employees, or is expected to draw an approximate number of spectators and participants that is more than 10,000 persons within a consecutive 24-hour time period.

Class B Permit: A Special Event that requires between 100-200 additional staff hours by City employees, or is expected to draw an approximate number of spectators and participants that is between 5,001 and 10,000 persons within a consecutive 24-hour time period.

Class C Permit: A Special Event that requires between 50-99 additional staff hours by City employees, or is expected to draw an approximate number of spectators and participants that is between 2,001 and 5,000 persons within a consecutive 24-hour time period.

Class D Permit: A Special Event that requires less than 50 additional staff hours by City employees, or is expected to draw an approximate number of spectators and participants that is between 501 and 2,000 persons within a consecutive 24-hour time period.

Class E Permit: A Special Event that requires less than 50 additional staff hours by City employees, or is expected to draw an approximate number of spectators and participants that is 500 persons or less within a consecutive 24-hour time period.

NOTE: The City reserves the right to be the final authority regarding estimates of attendance or need for additional staff hours.

Application Process and Policies

The City of Lawrenceville Event Coordinator must receive a completed Special Event Application, event layout and processing fee during the open application window:

- ALL applications shall be submitted no less than 180 days from the proposed date of the event to be eligible for consideration.

- **NOTE: No events other than City-sanctioned events, will be permitted in January or February due to the potential of inclement and/or cold weather conditions on outdoor facilities.**

Applications should be MAILED or HAND-DELIVERED to:

City of Lawrenceville

Attn: Events – Communications and Community Development Dept. [4th Floor]

70 South Clayton Street / PO Box 2200

Lawrenceville GA 30046

After the application has been received with application fee and is deemed to be complete by the event coordinator, the Event Selection Committee will review and consider each event. The Event Organizer may be contacted during this step to schedule a more formal presentation, and/or additional items or information may be requested. Final approvals will first be communicated with a letter of acceptance from the City-authorized designee to the respective event organizer.

Please reference the Step-by-Step check list located in the Special Event APPLICATION packet separate from this POLICY.

The following are rules, regulations and details related to the City's event policy.

1. Parade - 5K run/walk, and Road Closure procedures

Please refer to the attached pre-approved parade routes. To be eligible for a parade, 5K run/walk permit, you must use one of the two attached pre-approved parade routes. Road closures will be determined based upon completeness of an application and Lawrenceville City Council approval. *Please refer to point 8 in the "Criteria for Evaluation" section above for further detail.*

2. Fees

- Processing Fee:** \$50 non-refundable – required by all applicants; to be included with application
- City Fees:** See chart below. 100% of all fees will be required for any cancellations submitted less than 90-days out.

City Fees: Lawrenceville City fees are non-refundable and paid 10 days from the date of approval of application. Failure to pay fees may result in a dismissal of application. Fees are cumulative according to the outline below.

	NON- REFUNDABLE FEE	NON- REFUNDABLE FEE	NON - REFUNDABLE FEE	INSURANCE REQUIREMENTS
CLASS	Permit Fees (Bicentennial Plaza or Lawn)	Police Staff charges (4-hour minimum)	Sanitation transfer station tipping fee (<i>see NOTE 5 below</i>)	Combined single- limit per occurrence
Class A	\$2,000	\$50/hr./officer*	\$600	\$1,000,000
Class B	\$1,000	\$50/hr./officer*	\$400	\$1,000,000
Class C	\$750	\$50/hr./officer*	\$300	\$1,000,000
Class D	\$500	\$50/hr./officer*	\$200	\$1,000,000
Class E	\$250	\$50/hr./officer*	\$150	\$1,000,000

*The City will determine necessary staffing requirements for the event; (i.e. Police, security, traffic, and Public Works) beyond their normal daily routines. Additional costs beyond the permit fee will be based on actual hours and will be invoiced to the event organizer following the event. Please note that the City will put forth its best effort to keep essential services within the fee structure outlined in this policy.

**As there are no pavilions or indoor facilities on the Lawrenceville Lawn and Bicentennial Plaza, the City will not accept applications for "Lawrenceville Lawn or Bicentennial Plaza Use" that call for private individual events such as birthdays, family reunions, weddings, wedding receptions etc.

PLEASE MAKE CHECKS PAYABLE TO: City of Lawrenceville, 70 South Clayton Street PO Box 2200, Lawrenceville GA, 30046

Fees charged by the City for use of facilities are intended to cover maintenance due to wear and tear, initial supplies, water, electricity, etc. The City reserves the right to obtain additional fees for other arising or unusual expenses as it deems necessary.

3. *Ticketed / Admission Events – This is IN ADDITION TO fees noted above.*

Any Special Event held in a City facility that requires a fee to be paid by a patron to enter/participate in the event is considered a ticketed / admission event. For all ticketed / admission events, a fee shall be paid to the City of Lawrenceville based on gross ticket or admission fees at the rate of 10%. (ex. 500 tickets sold at \$5.00 per ticket equals \$2500.00 gross sales. The City will receive a Ticket Event Fee of \$250.00). This fee shall be due and payable to the City immediately after the conclusion of the event and will incur a 10% penalty if not paid within thirty (30) days after the conclusion of the event. The City reserves the right to conduct an audit of applicant's revenue in order to verify gross ticket / admission fees and will pursue all legal remedies for collection of under reported fees.

4. *Insurance*

A comprehensive liability insurance policy with a minimum one million dollar (\$1,000,000) combined single-limit coverage per occurrence for bodily injury and property damage with an endorsement naming the City of Lawrenceville, specifically as an additional insured under the policy is required for ALL events and from all food, snack and business vendors at each event. Do not include specific departments or persons. **A Certificate of Insurance from the event organization is required 10 days from date of approval.** All other vendor Certificates of Insurance are due no less than 15 business days prior to the scheduled event.

5. *Sanitation*

A transfer station tipping fee for sanitation shall be submitted to the City of Lawrenceville for ALL events. All trash/sanitation services are provided by the City at the cost of the Event Organizer and/or Organization responsible for the event.

6. Restroom Facilities

For all events of 4 hours or more in duration, portable toilets will be required for all events on the Lawrenceville Lawn and Bicentennial Plaza. Portable toilets will be a requirement for any event where alcohol is served and for any race, walk, or run. One toilet per 200 persons will be the ratio. In compliance with the Americans with Disabilities Act, at least one portable toilet is to be handicap accessible. It is the Event Organizer's responsibility to make all arrangements (drop-off and pick-up) and pay any fees related to portable toilet rentals.

7. Medical

Medical personnel will be required to be on site for all events. EMT, RN, LPN or paramedics may serve for Class C, D, or E events. RN, LPN or paramedics must serve for Class A or B events. Medical staff/supplies are the responsibility of the Event Organizer. A letter of confirmation signed by the service provider of choice, on the service provider's letterhead, shall be submitted by the event organizer to City's event coordinator no less than 15 business days prior to event.

8. Electricity

Specific requirements for the use of electricity must be submitted with the application. Electricity is NOT available without permission from the City of Lawrenceville. For projects that utilize large amounts of electricity, the City reserves the right to require additional payment for electricity used at the event.

9. Sound Systems

Sound system equipment is the responsibility of the organization holding the event (i.e.- Event Organizer). The City Event Coordinator must be notified in writing of any intended use of a sound system during the event. All amplified sound must conclude by 10pm EST. in accordance with City Ordinance.

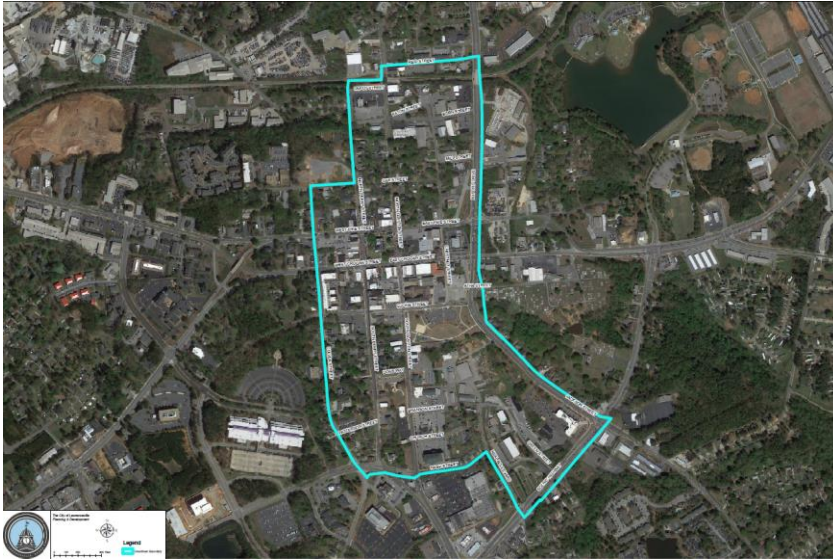
10. Alcoholic Beverage Sales and Consumption

Alcoholic beverage sales and consumption are ONLY permitted to be directly served by a locally licensed alcohol provider on the Lawrenceville Lawn and Bicentennial Plaza [in compliance with State law and the City's alcohol ordinance] through the Special Event Permit (SEP) process and in conjunction with a state-licensed, City-approved vendor.

The event organizer must also apply for and receive an alcoholic beverage license from the Georgia Department of Revenue before alcoholic beverage deliveries can be made to the event. Please note that this can be a lengthy process so plan accordingly. All required licensing and insurance pertaining to the serving of alcoholic beverages must be obtained by the event organizer. NO glass containers are allowed. All beverages must be served in plastic cups, through the state- and city-approved alcohol vendor. ALL alcohol must remain within the boundaries of the open container district.

Attendees to events on the Lawrenceville Lawn and Bicentennial Plaza will NOT be permitted to bring their own alcohol from home or anywhere outside the open container district onto the premises. Drinks purchased on the same day by a licensed alcohol provider within the open container district (see below for a district map) shall be permitted. Any illegal consumption of

alcohol on the Lawrenceville Lawn or on any City property without an SEP may result in fines and/or action taken by the local authorities. Please contact the City's Planning and Zoning Dept. (678.407.6583) for Special Event Permit (SEP) requirements.



11. Use of Private/Public Parking Spaces

All parking must be confirmed with the Event Coordinator. It will be the responsibility of the Event Organizer to gain written confirmation for the use of private parking areas for use with the Lawrenceville Lawn and Bicentennial Plaza. The event organizer must provide written documentation 15 business days prior to the event, signed by the property owner of approval to use private property for any reason as part of the event.

Event Organizers may not reserve or charge for parking in public spaces. All publicity material, both printed and electronic, shall include a diagram indicating available parking.

12. Event Equipment and Layout

The following is additional information and rules for compliance during lawn use:

- The City of Lawrenceville does NOT provide a stage for any special event. It will be the event organizers responsibility to acquire a stage and coordinate set-up and break down. Stage requirements and specs (including weight, dimensions and electrical requirements) should be submitted to the Event Coordinator for review and approval prior to rental. The City reserves the right to have any unauthorized stages removed from the premise due to potential infrastructure damage of outdoor facilities.
- Tables, chairs, stages, bleachers, tents and other set-up equipment are permitted on the lawn or plaza with prior approval.
- A general layout of the event area, including locations of tables, chairs, tents, stages, vendor set-up, portable restrooms, road closures, parking plans, and other equipment must be submitted with the application. A formal detailed layout must be given 30 days prior to the event.
- Tables and chairs are NOT provided by the City of Lawrenceville.
- At no time may cars or trucks be driven onto the lawn or plaza.

- Work vehicles like gators, carts, children's trains, or golf carts may be used in specified areas upon approval of the Events Coordinator; weather may dictate a need for change in this approval as the event grows closer to its intended date.
- Stakes are NOT permitted for any tent or inflatable at any time.
- All tents and inflatables must be secured with weights for wind restriction.
- Damage to the Lawn or plaza due to high traffic or improper preparation or set-up may result in additional fees to replace damaged areas of turf.
- The City reserves the right to cancel the event if any requirements of the Special Events Policy or the Special Events Application are not met.

13. Fire Safety Plan

Any tent over 400 square feet is required to have an inspection and final approval from the Gwinnett County Fire Marshall's Office prior to the event. **Please call The Gwinnett County Fire Marshall's Office at (678) 518-4960 for more information concerning this process.** The event organizer will be required to provide all tent specifications to the Special Events Coordinator. A letter of confirmation signed by the Fire Marshall's office, on Gwinnett County letterhead, shall be submitted by the event organizer to the City's event coordinator no less than 15 business days prior to the event.

14. Food Sales

Any intention to sell food must be indicated with the application. All vending equipment must remain on brick, asphalt or concrete areas, NOT ON THE GRASS. It is the responsibility of the event organizer to contact the Health Department and obtain any necessary permits. Glass bottles are not allowed on the Lawrenceville Lawn or Bicentennial Plaza at any time. A letter of confirmation signed by the Health Dept. (Carolyn.Simonton@gnrhealth.com or 770.339.4283), on Gwinnett County Dept. of Health letterhead, shall be submitted by the event organizer to the City's event coordinator no less than 15 business days prior to the event.

***Please Note: Food Trucks are only permitted to operate within the City of Lawrenceville during City Sanctioned Special Events, or during Non-Sanctioned Special Events approved by the Event Selection Committee.**

15. Lawn and Plaza Clean-Up

It is the responsibility of the event organizer to remove all items from an event at the conclusion of the event as quickly as possible. This includes all tents, rentals, trash and any item brought to the lawn for the event. Any rentals or equipment not removed on the same day of the event must be removed by noon on the first day following the event. This includes all tents, sound equipment, portable restrooms, trash containers/trailers, POD's, generators, dumpsters, carts, utility vehicles, etc.

16. City Ordinances and Park Rules

Please read the Lawrenceville Lawn and Bicentennial Plaza Rules and Regulations page attached to the Special Event application.

17. Signage

All marketing materials, placement of signs, etc. to advertise the Special Event must first be approved by the Event Coordinator before being distributed. Marketing materials must be submitted to the Event Coordinator 30 days prior to the event. **NOTE: All signage must comply with the City sign ordinance. Failure to comply with all of these policies and procedures will result in revocation of permit (see next section).**

Revocation of Permit

The City of Lawrenceville shall have the authority to revoke any permit upon the violation of the conditions set forth in this policy and the Special Events Application and/or where staging of the event would have an immediate and adverse effect on the welfare and safety of persons or property. The Chief of Police or his or her designee shall have the authority to close any event immediately upon violation of conditions set forth herein or to preserve safety of persons or property. Any event with outstanding fees from a prior year will not be permitted to hold their event until all fees are paid. Failure to comply with any or all of the policies set forth in this document could result in fines to be determined by the City.

Modification of Policies

The City of Lawrenceville reserves the right to waive, modify, and/or amend these Policies, in whole or part, at any time solely at the City's discretion. This may occur by formal written action of the City Management.

By signing below, I agree to the terms and conditions set forth in this policy.

Event Organizer Signature

Date



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item: Lawrenceville Housing Authority Vertical Development Project Change Order 3

Department: Administration

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: \$17,919.22

Presented By: Chuck Warbington

Action Requested: Approval of Lawrenceville Housing Authority Vertical Development Project Change Order 3 to awarded contractor, Cook General Contracting, Inc., amount not to exceed \$17,919.22. Authorization for Mayor to execute change order 3.

Summary: This change order is for three handicap compliance changes. This will bring the total amount of the change orders to \$97,852.71.

Total contract value will be \$4,443,223.71.

Background: This project was approved February, 4 2019.

Fiscal Impact: Amount not to exceed \$17,919.22. This contract is funded by the Capital Outlay Fund (355-5.15.1565.541000). Project 01-002.

Concurrences:

Attachments/Exhibits:
Change Order



CITY OF LAWRENCEVILLE CONTRACT/PO CHANGE ORDER

18.

Department: Administration Change Order #: 3

Project/PO: SB006-19 Change Order Date: 9/4/19

Contractor/Vendor: Cook General Contracting

Reason Codes: **A**-New Requirement, **B**- Unforeseen Condition, **C**- Professional Errors & Omissions, **D**- City Request, **E**- Project Close-out and/or Progress Adjustments not included in Change Order

It is agreed to modify the Contract referred to above as follows:

Item	Reason Code	Item and Description of Change	Change in Contract Amount (Increase/Decrease)
1	B	Three handicap compliance changes	\$17,919.22
		Net Amount	\$17,919.22

A completed Change Order Detail Listing must be attached. If applicable, attach justification memo, proposal, etc.

Original Contract/PO Amount: \$ 4,345,371.00

Previous Change Order Amount: \$ 79,933.49

Amount of Change Order Requested (Increase/Decrease) \$ 17,919.22

New Contract/PO Amount (Including this Change Order) \$ 4,443,223.71

This contract period provided for completion will be increased/decreased by _____ calendar days. Adjusted completion date is _____, 20____.

This document will become a supplement to the contract and all provisions of the contract will apply hereto.

Administration
Requestor

Department Director

Authorized Approval

Change Order

Project: 2019.002 Lawrenceville Housing Vertical
SB006-19

Change Order: 3
Date: 7/29/2019

Architect's Project:

To Contractor:
Cook General Contracting, Inc.
3120 Frontage Road
Gainesville, GA 30504

The Contract is changed as follows:
Handicap Changes Per IOC #4, #5 and #6

3 Handicap Changes \$17,919.22

The original Contract Amount was	\$4,355,304.30
Net change by previously authorized Change Orders	\$79,933.49
The Contract Amount prior to this Change Order was	\$4,435,237.79
The Contract will be increased by this Change Order in the amount of	\$17,919.22
The new Contract Amount including this Change Order will be	\$4,453,157.01
The Contract Time will be increased by 10d.	
The date of Substantial Completion as of the date of this Change Order therefore is 12/30/2019	

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

ARCHITECT	Cook General Contracting, Inc. CONTRACTOR 3120 Frontage Road Gainesville, GA 30504	City of Lawrenceville OWNER 70 S. Clayton St. PO Box 2200 Lawrenceville, GA 30046
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(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

IOC #6

Today: 9-Jul-19

Sheet 1 of 1

1,269.47

SEI GROUP

3351 BUTTON GWINNETT RD
DORAVILLE, GA. 30351
ROGER PERKINS

rogerp@seigroupga.com

CELL 404-557-4671

OFFICE 770-840-7625

COOK RESIDENTIAL
Dennis Knight
(678)640-0625
dennis@cook-residential.com
JOB - CONSTITUTION BLVD

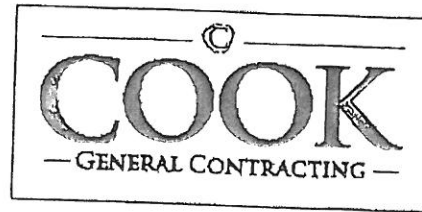
NUMBERS - ENGRAVED 1-44

COLOR - TBD

Model #	VITAL CBU WITH VOGUE CROWN COMBO Type	Installed Height	Installed Width	Installed Depth	Weight (lbs)	Standard Tenant Compartment Dimensions	Number of Mailboxes	Parcel Lockers	Cost Each	Quantity ordered	Total Cost
1570-8VXX	Classic Type I CBU Combo	65-1/8"	33-7/8"	21-3/8"	182	3-1/4"H x 12"W x 15"D	8	2	\$2,146.00		
1570-12VXX	Classic Type II CBU Combo	65-1/8"	33-7/8"	21-3/8"	182	3-1/4"H x 12"W x 15"D	12	2	\$2,213.00		
1570-16VXX	Classic Type III CBU Combo	65-1/8"	33-7/8"	21-3/8"	206	3-1/4"H x 12"W x 15"D	16	2	\$2,313.00		
1570-13VXX	Classic Type IV CBU Combo	65-1/8"	33-7/8"	21-3/8"	198	5"H x 12"W x 15"D	13	1	\$2,279.00		
1570-4T5VXX	Classic Type V CBU Combo	65-1/8"	33-7/8"	21-3/8"	183	6-1/2"H x 12"W x 15"D	4	2	\$2,195.00		
1570-8T6VXX	Classic Type VI CBU Combo	65-1/8"	33-7/8"	21-3/8"	207	3-1/4"H x 12"W x 15"D	8	4	\$2,461.00		
VITAL CBU WITH											
VOGUE FINIAL COMBO Type											
1570-8V2XX	Traditional Type I CBU Combo	71-3/8"	31-5/8"	18-1/2"	177	3-1/4"H x 12"W x 15"D	8	2	\$2,146.00		
1570-12V2XX	Traditional Type II CBU Combo	71-3/8"	31-5/8"	18-1/2"	177	3-1/4"H x 12"W x 15"D	12	1	\$2,213.00		
1570-16V2XX	Traditional Type III CBU Combo	71-3/8"	31-5/8"	18-1/2"	203	3-1/4"H x 12"W x 15"D	16	2	\$2,313.00		
1570-13V2XX	Traditional Type IV CBU Combo	71-3/8"	31-5/8"	18-1/2"	195	5"H x 12"W x 15"D	13	1	\$2,279.00		
1570-4T5V2XX	Traditional Type V CBU Combo	71-3/8"	31-5/8"	18-1/2"	178	6-1/2"H x 12"W x 15"D	4	2	\$2,195.00		
1570-8T6V2XX	Traditional Type VI CBU Combo	71-3/8"	31-5/8"	18-1/2"	204	3-1/4"H x 12"W x 15"D	8	4	\$2,461.00		
Standard Vital CBU Type											
1570-8XX	Type I CBU	62"	30-1/2"	18"	144	3-1/4"H x 12"W x 15"D	8	2	\$1,628.00		
1570-12XX	Type II CBU	62"	30-1/2"	18"	144	3-1/4"H x 12"W x 15"D	12	2	\$1,695.00		
1570-16XX	Type III CBU	62"	30-1/2"	18"	175	3-1/4"H x 12"W x 15"D	16	2	\$1,795.00		
1570-13XX	Type IV CBU	62"	30-1/2"	18"	167	5"H x 12"W x 15"D	13	1	\$1,761.00		
1570-4T5XX	Type V CBU	62"	30-1/2"	18"	145	6-1/2"H x 12"W x 15"D	4	2	\$1,677.00		
1570-8T6XX	Type VI CBU	62"	30-1/2"	18"	176	3-1/4"H x 12"W x 15"D	8	4	\$1,943.00		
4C FRONT LOAD											
4C10D-18	18 TENANT BOXES EACH						18	0	\$1,746.51	2	\$3,493.02
4C10S-08	8 TENANT BOXES EACH						8	0	\$697.87	1	\$697.87
4C12D-4P	4 PARCEL BOXES EACH						0	4	\$1,037.00	1	\$1,037.00
4C12S-2P	2 PARCEL BOXES EACH						0	2	\$518.42	1	\$518.42
4C12SBN	TRASH BIN						0	0	\$1,164.00	1	\$1,164.00
SHIP TO :										LABOR	\$0.00
QUOTE GOOD FOR 60 DAYS										Freight	\$189.00
4C LEAD TIME 2.5 WEEKS										Total	\$7,099.31
CBU LEAD TIME 2.5 WEEKS											

Cook General Contracting, Inc.

3120 Frontage Road
 Gainesville, GA 30504
 (678) 207-1507 office
 (678) 971-1012 fax



Purchase Order #: 201900206 Issue Date: 5/29/2019

VENDOR:**SEI Group**

3351 Button Gwinnett Rd

Doraville, GA 30351

PROJECT:**Lawrenceville Housing Vertical****SHIP TO:**

Cook General Contracting
 188 Consitution Blvd
 Lawrenceville, GA 30046

<u>Ordered By</u>	<u>Delivery Date</u>	<u>Ship Via</u>	<u>F.O.B.</u>	<u>Terms</u>
Bruce Hicks	9/10/2019	Vendor Delivery		Paid When Paid

Including but not limited to; Furnish and install all mailboxes, front loads, CBU, trash bin associated with mailboxes per plans, specifications, addendum, local and federal codes and laws.

<u>Item Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Tax</u>	<u>Amount</u>
1	Misc Furnishings	0.0000	0.0000	0.00	5,914.00

Total Amount: \$5,914.00

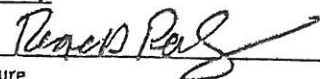
(Total Amount Includes Applicable Sales Tax)

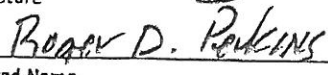
Purchase Order #: 201900206 Issue Date: 5/29/2019

Purchase Order Terms and Conditions

- 1) Above includes all applicable taxes of whatever nature.
- 2) All material must be first class and is subject to Purchaser's inspection and approval.
- 3) Delivery tickets must be signed by Site Superintendent and must accompany all Invoices.
- 4) If Seller refuses to accept this order exactly as written, he will return it at once with explanation.
- 5) Purchaser will not be responsible for any goods delivered without a purchase order.
- 6) Each purchase order must be invoiced separately. Invoice must show purchase order number.
- 7) All invoices are to be mailed to Purchaser at the address specified on the face of this order.
- 8) No boxing, packing, or cartage charges will be allowed by Purchaser unless authorized on the face of this order.
- 9) Goods must be shipped as per instructions; otherwise any extra handling charge will be deducted from the Seller.
- 10) It shall be understood that the cash discount period to Purchaser will date from the receipt of the material or from the date of the invoice, whichever is later.
- 11) If price is omitted on order, except where order is given in acceptance of quoted prices, it is agreed that Seller's price will be the lowest market price prevailing and in no event is this order to be filled at higher prices than last previously quoted or charged.
- 12) In the event of Seller's failure to deliver as and when specified, purchaser reserves the right to cancel this order, or any part thereof, without prejudice to its other rights, and seller agrees that Purchaser may return part or all of any shipment so made and may charge seller with any loss or expense sustained as a result of such failure to deliver.
- 13) All royalties or other charges for use of patents as shall be considered as included in the price. Seller agrees to indemnify and hold harmless Purchaser from any and all damages, costs and expense which may be awarded against Purchaser in any suit, action, or proceeding brought against Purchaser for infringement or alleged infringement against Purchaser in any equipment, tools or appliances, machinery, materials or supplies covered by or incidental to this order.
- 14) Seller agrees to hold harmless Purchaser from all liability for injuries to any and all persons, employees, and/or property, and from damages by fire in any way caused by Seller, its agents, employees, subcontractors, or their employees or agents or persons, firms, or corporations to whom Seller contracts with and from all damages, judgments, charges, and other related expense arising, or to arise, through any act or omission of any of the said persons, and Seller does expressly assume with respect to the material or services furnished hereunder all of the liability imposed on Purchaser by the provision of its contracts with its customers.
- 15) Purchaser reserves the right to place in Seller's plant, at Purchaser's expense, an inspector or inspectors who shall be permitted to inspect before shipment, or during the shipment process of manufacture, any material on this order.
- 16) Seller agrees not to release any advertising copy mentioning Purchaser for quoting the opinion of any of Purchaser's employees unless such comment is approved by the Purchaser before release.
- 17) Seller represents and warrants that no Federal or State statute or regulation, or municipal ordinance has been or will be violated in the manufacturing, sale, or delivery of any article or service sold and delivered hereunder.
- 18) MSDS. Seller agrees to comply with all applicable federal, state and local laws regarding the maintenance and availability of Material Safety Data Sheets for all hazardous or toxic materials as defined by appropriate regulation.
- 19) Purchaser may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous custom, practice, or course of dealing to the contrary.
- 20) The terms and conditions of sale as stated in the order govern in event of conflict with any terms of Seller's proposal and are not subject to change by reason of any written or oral statements by Seller or by any terms stated in seller's acknowledgement unless same be accepted in writing.
- 21) Seller will give Purchaser the benefit of any price declines to specified date or to actual time of delivery. Likewise, if Seller accepts this order as a commission merchant, he shall obtain for the Purchaser from the manufacturer of such merchandise the benefit of price declines to specified date or to actual time of shipment whichever is later.
- 22) Purchaser may waive performance of any condition and treat it as warranty, but waiver by Purchaser of a condition in any shipment shall not be considered a waiver of that condition for subsequent shipments. The exercise of any right or remedy herein provided shall be without prejudice to the right of the Purchaser to exercise any other right or remedy provided herein or of law or in equity.
- 23) Purchaser reserves the right to cancel any part or all of this order prior to shipment.
- 24) Seller will not substitute or back order without written permission of Purchaser.
- 25) Seller warrants that all merchandise furnished is free and clear of all liens and encumbrances whatsoever and that Seller has good and marketable title to same and Seller agrees to hold Purchaser harmless against any and all claimants to said merchandise.

SEI Group


Signature


Printed Name

5/30/19
Date

Cook General Contracting, Inc.

Signature

Printed Name

Date

Your signature above signifies acceptance of the terms and conditions of this agreement.

PRICING SHEET

Item of Change #4

IOC #4

Today: 12-Jul-19

Sheet 1 of 1

LHA V SB006-19

0

Bid Date:

ADA Compliance

Building 4 Unit 402

Quantity

Unit

Unit

Price

Labor

Material

Equip

Sub /
Vendor

Total

L

M

E

This change order is based on US Department Housing UFAS Accessibility Checklist, provided by Michelle Kraus. We reviewed the items highlighted in yellow. We propose to provide and install the specific items identified in this change order. To be clear, we are not architects or design professionals and do not guarantee that all ADA, HUD, Fair Housing, etc. requirements are being met. We recommend LHA confirm all ADA requirements met.

Building 4, Unit 402, 3 bedroom										
Rough Framing	1	lot				0.00	0.00	0.00	1,200.00	1,200.00
Cabinets & Countertops, Kitchen Only	1	lot				0.00	0.00	0.00	175.00	175.00
Door Hardware; per Kwikset Rep; Winston Levers are not available substitute Kingston	1	lot				0.00	0.00	0.00	46.59	46.59
Plumbing Rough Stage										
Master Bedroom Bath										
Bust and move toilet per ADA specs	1	lot				0.00	0.00	0.00	385.00	385.00
Pull existing unit and install new ADA unit with valve and hand shower set up	1	lot				0.00	0.00	0.00	1,045.00	1,045.00
ADA unit with grab bars, Clarion MP7911	1	lot				0.00	0.00	0.00	2,517.70	2,517.70
Re-using Moen Valve										
Re-rough the sink for the wall mounted ADA sink	1	lot				0.00	0.00	0.00	385.00	385.00
Exclusions; Zero Entry Shower										
Kitchen										
Offset the Kitchen into the wall above the floor and builder to the box in	1	lot				0.00	0.00	0.00	385.00	385.00
Bust concrete and move pipes into the wall under the slab	1	lot				0.00	0.00	0.00	385.00	385.00
Plumbing Final Stage Bathroom										
Handicapped water closet with seat white	1	lot				0.00	0.00	0.00	203.50	203.50
Extra labor to install the wall mount sink	1	lot				0.00	0.00	0.00	60.50	60.50
ADA Lavatory Undersink Covers	1	lot				0.00	0.00	0.00	60.50	60.50
Extra labor for the hand shower in the ADA unit	1	lot				0.00	0.00	0.00	93.50	93.50
Moen Hand Shower BN	1	lot				0.00	0.00	0.00	479.07	479.07
Moen BN Wall Elbow	1	lot				0.00	0.00	0.00	60.84	60.84
Moen Valve Trim BN	1	lot				0.00	0.00	0.00	220.64	220.64
Plumbing Final Stage Kitchen										
ADA Undersink Covers	1	lot				0.00	0.00	0.00	60.50	60.50
						0.00	0.00	0.00		0.00
						0.00	0.00	0.00		0.00
Sub Total A						0.00	0.00	0.00	7,763.34	7,763.34

Sales Tax

Payroll, Tax, and Insurance

0.00

Sub Total B

7,763.34

Fee

5.00%

388.17

Bond

2.0000%

163.03

TOTAL

8,314.54



Contract Lumber
Cook General Contracting
Constitution Blvd Change
Order Request #4

7/8/2019

<u>Item #</u>	<u>Item</u>	<u>Amount</u>	<u>Description</u>
1	5 BR ADA	Labor = \$1,250	Labor to remove drywall and adjust wall framing to accommodate ADA layout
		Materials = \$400	Materials to adjust wall framing to accommodate ADA layout
		SubTotal = \$1,650	
2	3 BR ADA	Labor = \$800	Labor to adjust wall framing to accommodate ADA layout
		Materials = \$400	Materials to adjust wall framing to accommodate ADA layout
		SubTotal = \$1,200	
Grand Total COR #4 =		\$2,850	

CONTRACTOR:
Cook General Construction
 By: _____

Printed Name: _____

Title: _____

Date: _____

SUBCONTRACTOR:
Contract Lumber, Inc.
 By: _____

Printed Name: _____

Title: _____

Date: _____

CONTRACT LUMBER, INC.
4650 Thurmon Tanner Parkway
Flowery Branch Georgia
678-866-8600
WWW.CONTRACTLUMBER.COM

WOODSTONE

CABINETS

6665 Jimmy Carter Blvd.
Norcross, GA 30071

866-665-6467

July 7, 2019

John,

Woodstone Cabinetry will provide wheel chair accessible countertop at the bathroom and kitchen sinks at a rate of \$175 per location. We will adjust toe kick for base cabinets at all other locations.

3 Bedroom ADA, there is one Bathroom and 1 Kitchen, $2 \times \$175 = \350 . *\$175 KITCHEN ONLY*

5 Bedroom ADA, there is one Bathrooms and one Kitchen, $2 \times 175 = \$350$.

Sincerely,
Shirley Lucas
Sales Manager



Office 770-476-8547

Fax 770-476-8574

1615 Lakes Parkway Suite F

Proposal

Proposal D...	Proposal #:
5/15/2019	13855

Bill To:
Cook General Contracting 3120 Frontage Road Gainesville, GA 30504

Ship To
Constitutional Boulevard Town homes Lawrenceville, ga

Terms	REP
Net 15 Days	RTS

Item	Description	Qty	Rate	Total
	KWIKSET - WINSTON LEVERs not available until DEC			
	SUB KINGSTON per kwikset reps /?			
	HC UNIT 5 BEDROOM			
MISCINVENTORY 660P-15	Kwikset (Winston or Equal)	1	17.40	17.40T
	Deadbolt 15	1	15.25	15.25T
MISCINVENTORY	Kwikset (Winston or Equal) PASSAGE	7	14.85	103.95T
MISCINVENTORY	Kwikset (Winston or Equal) PRIVACY	9	16.76	150.84T
MISCINVENTORY EDL	Kwikset (Winston or Equal) DUMMY	2	8.18	16.36T
3930PWHH	Entry Door Labor	20	6.00	120.00
HL	Half Hinge Pin Door Stop / Spring Pewter	19	1.75	33.25T
	Hardware Install Labor	19	1.00	19.00
	Hall County Sales Tax		7.00%	23.59
		Total		\$499.64


GEORGIA SPECIALTY PRODUCTS
Atlanta's Premier Home Specialty Company
 Office 770-476-8547
 Fax 770-476-8574
 1615 Lakes Parkway Suite F

Proposal

Proposal D...	Proposal #:
5/15/2019	13854

Bill To:
Cook General Contracting 3120 Frontage Road Gainesville, GA 30504

Ship To
Constitutional Boulevard Town homes Lawrenceville, ga

		Terms		REP	
		Net 15 Days		RTS	
Item	Description	Qty	Rate	Total	
	KWIKSET - WINSTON LEVERs not available until DEC				
	SUB KINGSTON per kwikset reps /?				
	HC UNIT 3 BEDROOM				
MISCINVENTORY 660P-15	Kwikset (Winston or Equal)	1	17.40	17.40T	
	Deadbolt 15	1	15.25	15.25T	
MISCINVENTORY	Kwikset (Winston or Equal) PASSAGE	5	14.85	74.25T	
MISCINVENTORY	Kwikset (Winston or Equal) PRIVACY	6	16.76	100.56T	
MISCINVENTORY	Kwikset (Winston or Equal) DUMMY	2	8.18	16.36T	
EDL	Entry Door Labor	15	6.00	90.00	
3930PWHH	Half Hinge Pin Door Stop / Spring Pewter	14	1.75	24.50T	
HL	Hardware Install Labor	14	1.00	14.00	
	Hall County Sales Tax		7.00%	17.38	
		Total		\$369.70	

ADA CO

	3 Bedroom ADA Cost	
Unit Cost	320.66	369.7

Deducts

Ball Entry SS	\$15.30	\$17.40
Labor	\$6.00	\$6.00
Single Deadbolt SS	\$14.90	\$15.25
Labor	\$6.00	\$6.00
	<u>\$42.20</u>	<u>\$44.65</u>

Adjusted Unit Cost	\$278.46	\$325.05
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	\$325.05
	<u>\$278.46</u>
Add	\$46.59

	5 Bedroom ADA Cost	
Unit Cost	431.3	499.64

Deducts

Ball Entry SS	\$15.30	\$17.40
Labor	\$6.00	\$6.00
Single Deadbolt SS	\$14.90	\$15.25
Labor	\$6.00	\$6.00
	<u>\$42.20</u>	<u>\$44.65</u>

Adjusted Unit Cost	\$389.10	\$454.99
--------------------	----------	----------

	\$454.99
	<u>\$389.10</u>
Add	\$65.89

Total Add	\$112.48
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D.E.W. PLUMBING, INC
P.O. Box 2226
Buford, GA. 30515

Phone - 678-482-1222 Fax - 678-482-1538
www.dewplumbing.com

Quote

Date	Quote #
7/3/2019	5368

Name / Address
Cook Residential Construction Geoff Cook 3120 Frontage Road Gainesville, GA 30504

NOTE:

Quoted prices are valid for 30 days from the date of this quote.
Any increases from suppliers/manufacturers after 30 days
will be the responsibility of the customer.

Project

Constitution Blvd Townhomes

Qty	Description	Item	Price	Total
	Unit 402 to be ADA in 1 Bathroom and Kitchen			
	~~~~~Rough Stage~~~~~			
	~~~~~Bathroom~~~~~			
1	Labor & Materials to bust and move the toilet for ADA specs	LM	385.00	385.00
1	Labor & Materials to pull the existing unit and install new ADA unit with valve and hand shower setup	LM	1,045.00	1,045.00
1	ADA unit with grab bars Note: We will re-use the existing Moen valve.	MM	2517.70	2517.70
1	Labor & Materials to re-rough the sink for wall mounted ADA sink	LM	385.00	385.00
	~~~~~Kitchen Sink~~~~~			
1	Labor & Materials to offset the kitchen into the wall above the floor and builder to box in.	LM	385.00	385.00
1	Extra Labor & Materials to bust concrete and move pipes into the wall under the slab (If Wanted)	LM	385.00	385.00
	~~~~~Final Stage~~~~~			
	Note: The trims we have priced with the exception of the trim and hand shower in the new unit and the toilet are already ADA compliant.			
	~~~~~Bathroom~~~~~			
1	Handicapped Water Closet With Seat White	HWC	203.50	203.50
1	Extra labor to install the wall mount sink	MM	60.50	60.50
1	K-2005-0 Lav Sink	MM	<del>58.15</del>	<del>58.15</del>
1	ADA Lavatory Under Sink Covers	MM	60.50	60.50
1	Extra labor for the hand shower in the ADA unit	MM	93.50	93.50
1	Moen Hand Shower BN	MM	479.07	479.07
1	Moen BN Wall Elbow	MM	60.84	60.84
1	Moen Valve Trim BN	MM	220.64	220.64
	~~~~~Kitchen Sink~~~~~			
1	ADA Lavatory Under Sink Covers	MM	60.50	60.50
Thank you for the opportunity to quote your project. Please check out our website www.dewplumbing.com			Total	\$6,399.90

PRICING SHEET

18.

Item of Change #5	IOC #5		Today: 17-Jul-19		Sheet 1 of 1	
LHA V SB006-19	0		Bid Date:			
ADA Compliance	Quantity	Unit	Unit Price			Total
Building 7 Unit 702			L	M	E	
This change order is based on US Department Housing UFAS Accessibility Checklist, provided by Michelle Kraus. We reviewed the items highlighted in yellow. We propose to provide and install the specific items identified in this change order. To be clear, we are not architects or design professionals and do not guarantee that all ADA, HUD, Fair Housing, etc. requirements are being met. We recommend LHA confirm all ADA requirements met.						
Building 7, Unit 702, 5 bedroom						
Demolition & Rough Framing	1	lot				1,200.00
Cabinets & Countertops, Kitchen Only	1	lot				175.00
Door Hardware; per Kwikset Rep; Winston Levers are not available substitute Kingston	1	lot				65.89
Plumbing Rough Stage						
Hallway Bath						
Bust concrete and move drain for new ADA	1	lot				385.00
Pull existing unit and install new ADA unit with valve and hand shower set up	1	lot				1,045.00
ADA unit with grab bars, Clarion MP7911	1	lot				2,517.70
Re-using Moen Valve						
Re-rough the sink for the wall mounted ADA sink	1	lot				385.00
Exclusions; Zero Entry Shower						
Toilet is already 18-1/2" off the side wall and is set for ADA specs						
Kitchen						
Offset the Kitchen into the wall above the floor and builder to the box in	1	lot				385.00
Bust concrete and move pipes into the wall under the slab	1	lot				385.00
Plumbing Final Stage Bathroom						
Handicapped water closet with seat white	1	lot				203.50
Extra labor to install the wall mount sink	1	lot				60.50
ADA Lavatory Undersink Covers	1	lot				60.50
ADA unit	1	lot				93.50
Moen Hand Shower BN	1	lot				479.07
Moen BN Wall Elbow	1	lot				60.84
Moen Valve Trim BN	1	lot				220.64
Plumbing Final Stage Kitchen						
ADA Undersink Covers	1	lot				60.50
	1	lot				
						0.00
						0.00
Sub Total A						7,782.64
Sales Tax						0.00
Payroll, Tax, and Insurance						0.00
Sub Total B						7,782.64
Overhead	5.00%					389.13
Fee	2.0000%					163.44
TOTAL						8,335.21



Contract Lumber
Cook General Contracting
Constitution Blvd Change
Order Request #4

July/16/2019

<u>Item #</u>	<u>Item</u>	<u>Amount</u>	<u>Description</u>
1	5 BR ADA	Labor = \$800	Labor to adjust wall framing to accommodate ADA layout
		Materials = \$400	Materials to adjust wall framing to accommodate ADA layout
		SubTotal = \$1,200	
2	3 BR ADA	Labor = \$800	Labor to adjust wall framing to accommodate ADA layout
		Materials = \$400	Materials to adjust wall framing to accommodate ADA layout
		SubTotal = \$1,200	

Grand Total COR #4 = \$2,400

CONTRACTOR:
Cook General Construction
 By: _____

Printed Name: _____

Title: _____

Date: _____

SUBCONTRACTOR:
Contract Lumber, Inc.
 By: _____

Printed Name: _____

Title: _____

Date: _____

CONTRACT LUMBER, INC.
4650 Thurmon Tanner Parkway
Flowery Branch Georgia
678-866-8600
WWW.CONTRACTLUMBER.COM

WOODSTONE

CABINETS

6665 Jimmy Carter Blvd.
Norcross, GA 30071

866-665-6467

July 7, 2019

John,

Woodstone Cabinetry will provide wheel chair accessible countertop at the bathroom and kitchen sinks at a rate of \$175 per location. We will adjust toekick for base cabinets at all other locations.

3 Bedroom ADA, there is one Bathroom and 1 Kitchen, $2 \times \$175 = \350 .

5 Bedroom ADA, there is one Bathrooms and one Kitchen, $2 \times 175 = \$350$. *\$175 KITCHEN ONLY*

Sincerely,
Shirley Lucas
Sales Manager



Office 770-476-8547

Fax 770-476-8574

1615 Lakes Parkway Suite F

Proposal

Proposal D...	Proposal #:
5/15/2019	13855

Bill To:
Cook General Contracting 3120 Frontage Road Gainesville, GA 30504

Ship To
Constitutional Boulevard Town homes Lawrenceville, ga

		Terms		REP	
		Net 15 Days		RTS	
Item	Description	Qty	Rate	Total	
	KWIKSET - WINSTON LEVERs not available until DEC				
	SUB KINGSTON per kwikset reps ??				
	HC UNIT 5 BEDROOM				
MISCINVENTORY	Kwikset (Winston or Equal)	1	17.40	17.40T	
660P-15	Deadbolt 15	1	15.25	15.25T	
MISCINVENTORY	Kwikset (Winston or Equal) PASSAGE	7	14.85	103.95T	
MISCINVENTORY	Kwikset (Winston or Equal) PRIVACY	9	16.76	150.84T	
MISCINVENTORY	Kwikset (Winston or Equal) DUMMY	2	8.18	16.36T	
EDL	Entry Door Labor	20	6.00	120.00	
3930PWHH	Half Hinge Pin Door Stop / Spring Pewter	19	1.75	33.25T	
HL	Hardware Install Labor	19	1.00	19.00	
	Hall County Sales Tax		7.00%	23.59	
			Total	\$499.64	


GEORGIA SPECIALTY PRODUCTS
Atlanta's Premier Home Specialty Company
 Office 770-476-8547
 Fax 770-476-8574
 1615 Lakes Parkway Suite F

Proposal

Proposal D...	Proposal #:
5/15/2019	13854

Bill To:
Cook General Contracting 3120 Frontage Road Gainesville, GA 30504

Ship To
Constitutional Boulevard Town homes Lawrenceville, ga

Terms	REP
Net 15 Days	RTS

Item	Description	Qty	Rate	Total
	KWIKSET - WINSTON LEVERs not available until DEC			
	SUB KINGSTON per kwikset reps /?			
	HC UNIT 3 BEDROOM			
MISCINVENTORY	Kwikset (Winston or Equal)	1	17.40	17.40T
660P-15	Deadbolt 15	1	15.25	15.25T
MISCINVENTORY	Kwikset (Winston or Equal) PASSAGE	5	14.85	74.25T
MISCINVENTORY	Kwikset (Winston or Equal) PRIVACY	6	16.76	100.56T
MISCINVENTORY	Kwikset (Winston or Equal) DUMMY	2	8.18	16.36T
EDL	Entry Door Labor	15	6.00	90.00
3930PWHH	Half Hinge Pin Door Stop / Spring Pewter	14	1.75	24.50T
HL	Hardware Install Labor	14	1.00	14.00
	Hall County Sales Tax		7.00%	17.38
			Total	\$360.70

ADA CO

	3 Bedroom ADA Cost	
Unit Cost	320.66	369.7

Deducts

Ball Entry SS	\$15.30	\$17.40
Labor	\$6.00	\$6.00
Single Deadbolt SS	\$14.90	\$15.25
Labor	\$6.00	\$6.00
	<u>\$42.20</u>	<u>\$44.65</u>

Adjusted Unit Cost	\$278.46	\$325.05
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	\$325.05
	<u>\$278.46</u>
Add	\$46.59

	5 Bedroom ADA Cost	
Unit Cost	431.3	499.64

Deducts

Ball Entry SS	\$15.30	\$17.40
Labor	\$6.00	\$6.00
Single Deadbolt SS	\$14.90	\$15.25
Labor	\$6.00	\$6.00
	<u>\$42.20</u>	<u>\$44.65</u>

Adjusted Unit Cost	\$389.10	\$454.99
--------------------	----------	----------

	\$454.99
	<u>\$389.10</u>
Add	\$65.89

Total Add	\$112.48
-----------	----------



D.E.W. PLUMBING, INC
P.O. Box 2226
Buford, GA. 30515

Phone - 678-482-1222 Fax - 678-482-1538
www.dewplumbing.com

Quote

Date	Quote #
7/3/2019	5367

Name / Address
Cook Residential Construction Geoff Cook 3120 Frontage Road Gainesville, GA 30504

NOTE:

Quoted prices are valid for 30 days from the date of this quote.
Any increases from suppliers/manufacturers after 30 days
will be the responsibility of the customer.

Project

Constitution Blvd Townhomes

Qty	Description	Item	Price	Total
	Unit 701 to be ADA in 1 Bathroom and Kitchen			
	~~~~~Rough Stage~~~~~			
	~~~~~Bathroom~~~~~			
1	Labor & Materials to bust concrete and move drain for new ADA unit	LM	385.00	385.00
1	Labor & Materials to pull the existing unit and install new ADA unit with valve and hand shower setup	LM	1,045.00	1,045.00
1	ADA unit with grab bars Note: We will re-use the existing Moen valve.	MM	2,517.70	2,517.70
1	Labor & Materials to re-rough the sink for wall mounted ADA sink Note: The toilet is already 18 1/2" off the side wall and is set for ADA specs.	LM	385.00	385.00
	~~~~~Kitchen Sink~~~~~			
1	Labor & Materials to offset the kitchen into the wall above the floor and builder to box in.	LM	385.00	385.00
1	Extra Labor & Materials to bust concrete and move pipes into the wall under the slab (If Wanted)	LM	385.00	385.00
	~~~~~Final Stage~~~~~			
	Note: The trims we have priced with the exception of the trim and hand shower in the new unit and the toilet are already ADA compliant.			
	~~~~~Bathroom~~~~~			
1	Handicapped Water Closet With Seat White	HWC	203.50	203.50
1	Extra labor to install the wall mount sink	MM	60.50	60.50
1	K-2005-0 Lav Sink	MM	<del>58.15</del>	<del>58.15</del>
1	ADA Lavatory Under Sink Covers	MM	60.50	60.50
1	Extra labor for the hand shower in the ADA unit	MM	93.50	93.50
1	Moen Hand Shower BN	MM	479.07	479.07
1	Moen BN Wall Elbow	MM	60.84	60.84
1	Moen Valve Trim BN	MM	220.64	220.64
	~~~~~Kitchen Sink~~~~~			

Thank you for the opportunity to quote your project. Please check out our website
www.dewplumbing.com

Total

DELETED
02



D.E.W. PLUMBING, INC
P.O. Box 2226
Buford, GA. 30515

Phone - 678-482-1222 Fax - 678-482-1538
www.dewplumbing.com

18.

Quote

Date	Quote #
7/3/2019	5367

Name / Address
Cook Residential Construction Geoff Cook 3120 Frontage Road Gainesville, GA 30504

NOTE:

Quoted prices are valid for 30 days from the date of this quote.
Any increases from suppliers/manufacturers after 30 days
will be the responsibility of the customer.

Project

Constitution Blvd Townhomes

Qty	Description	Item	Price	Total
1	ADA Lavatory Under Sink Covers	MM	60.50	60.50
Thank you for the opportunity to quote your project. Please check out our website www.dewplumbing.com			Total	\$6,399.90



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 18, 2019

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Extension of FFY 2018 Gwinnett Community Block Grant Subrecipient Agreement
Department:	Administration
Date of Meeting:	Wednesday, September 18, 2019
Fiscal Impact:	TBD
Presented By:	Chuck Warbington
Action Requested:	Approve the extension of the FFY 2018 Gwinnett Community Block Grant Subrecipient Agreement to march 31, 2020

Summary: The City has not expended its FFY 2018 grant award in accordance with their FFY 2018 CDBG Subrecipient Agreement and the County has agreed to extend the grant termination date until March 31, 2020.

**AMENDMENT #2
SUB-RECIPIENT AGREEMENT FOR THE
USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
BETWEEN
GWINNETT COUNTY, GA AND CITY OF LAWRENCEVILLE
GRANT NO.: B-18-UC-13-0004 GCID NO.: 2017-5359 & 2018-0657**

The Gwinnett County Board of Commissioners (Grant Recipient) hereby offers an amendment to **CITY OF LAWRENCEVILLE** (Sub-recipient). The amendment will extend the contract expiration date from June 30, 2019 to **March 31, 2020**.

IS AMENDED TO READ

Page 5 Paragraph 16

Effective Date and Termination Date - The effective date of this Agreement is the date specified on Page 1 of this Agreement. The termination date of this Agreement is **March 31, 2020**.

All other terms of the original Agreement remain in full force and effect.

IN WITNESS WHEREOF, THE PARTIES, THROUGH THEIR DULY AUTHORIZED REPRESENTATIVES, HAVE SET THEIR HAND AND SEALS.

GWINNETT COUNTY

CITY OF LAWRENCEVILLE

Eryca Fambro
Community Development Program Director

Judy Jordan Johnson
Mayor

Maria B Woods
CFO/Director of Financial Services

Chuck Warbington
City Manager

Date

Date

Attest:

Attest:

Diane Kemp
County Clerk

Karen Pierce
City Clerk

Date

Date

Seal

Seal



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 18, 2019

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Resolution to support Locally-Established Building Design Standards for Residential Dwellings
Department:	Planning & Development
Date of Meeting:	Wednesday, September 18, 2019
Fiscal Impact:	
Presented By:	Todd Hargrave
Action Requested:	Consider approval of the Resolution to support Locally-Established Building Design Standards for Residential Dwellings

Summary:

Attachments/Exhibits:

Resolution

A RESOLUTION

Supporting Locally-Established Building Design Standards for Residential Dwellings.

WHEREAS, locally elected officials work in partnership with citizens to establish “building design standards” in single and double-family dwellings, which reflect the character of the community and have a positive impact on economic development efforts and competitiveness; and

WHEREAS, appropriate local design standards and land use policies, established by local citizens in each community, create a diverse, stable, profitable, and sustainable residential development landscape; and

WHEREAS, state legislation eliminating locally-tailored approaches to design standards would harm self-determination of citizens to establish community standards; and

WHEREAS, local community partners support the use of building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local business leaders value the studying, surveying, crafting, and defining of a community vision and development strategies, and recognize design standards as an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place imperative for attracting new economic prospects; and

WHEREAS, local officials are elected to make decisions about the look and feel of their communities, and local business owners recognize the need for their elected officials to be empowered to enforce building design standards to make today’s thriving community areas tomorrow’s historic districts; and

WHEREAS, citizens’ ability to continue to set community values and local elected officials to enforce building design standards in single or double family dwellings, for the purposes of economic growth and the safety and welfare of the citizens of Georgia and in particular of _____.

NOW, THEREFORE, BE IT RESOLVED BY THE _____ that this governing body voices its support of Locally-Established Building Design Standards for Residential Dwellings.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing _____, and made available for distribution to the public and the press.



LAWRENCEVILLE

GEORGIA

21.

AGENDA REPORT

MEETING: COUNCIL REGULAR MEETING, OCTOBER 7, 2019

AGENDA CATEGORY: CONSENT AGENDA

Item:	Resolution to Appoint Election Officers / Resolución Para Nombrar Oficiales De La Elección
Department:	City Clerk
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	None
Presented By:	Karen Pierce
Action Requested:	Approve the Resolution to appoint election officers for the November 5, 2019 election and December run-off if necessary.

Summary: Georgia State Law requires that the governing body appoint election officers for each election.

Attachments/Exhibits:
Resolution for Election Officers

RESOLUTION _____

**RESOLUTION TO APPOINT ELECTION OFFICERS FOR
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA**

WHEREAS, a municipal election within the City of Lawrenceville is scheduled for November 5, 2019; and

WHEREAS, the Georgia Election Code, annotated, requires that the governing authority appoint certain officials prior to the election – including the Chief Registrar, and Absentee Ballot Clerk's.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lawrenceville hereby appoints the Gwinnett Board of Registration and Elections as Chief Registrar and Mrs. Faye Williams and Mrs. Amanda Harp as Absentee Ballot Clerk's for the November 5, 2019 General Election and if necessary, the December 3, 2019 General Election Run-Off.

IT IS SO RESOLVED this 7th day of October 2019.

Judy Jordan Johnson, Mayor

Attest:

Karen Pierce, City Clerk

RESOLUCIÓN _____**RESOLUCIÓN PARA NOMBRAR OFICIALES DE LA ELECCIÓN PARA LA
CIUDAD DE LAWRENCEVILLE, CONDADO DE GWINNETT, GEORGIA**

POR CUANTO, una elección municipal dentro de la Ciudad de Lawrenceville está programada para el 5 de Noviembre de 2019; y

POR CUANTO, el Código Electoral de Georgia, anotado, requiere que la autoridad de gobierno designe a ciertos funcionarios antes de la elección- incluido el Jefe de Registro y el Secretario de Boleta en Ausencia.

AHORA, POR LO TANTO, SE RESUELVE, el Consejo de la Ciudad de Lawrenceville por la presente nombra a la Junta de Registro y Elecciones de Gwinnett como Secretaria Principal a la Sra. Faye Williams y la Sra. Amanda Harp como Secretaria de Votación en Ausencia para la Elección General del 5 de Noviembre de 2019 y si es necesario, la segunda vuelta de las elecciones generales del 3 de Diciembre de 2019.

ESTA RESUELTO este 7 de Octubre de 2019.

Judy Jordan Johnson, Mayor

dar fe:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: OLD BUSINESS

Item: SU-19-12, Accessory Car Wash, Enterprise Leasing Company

Department: Planning and Development

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

**Department
Recommendation:** Denial

**Planning
Commission
Recommendation:** Denial

**Planning
Commission 2nd
Recommendation:** Approval with Planning Commission Conditions

Summary: The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash.

Attachments/Exhibits:

SU-19-12 Report

SU-19-12 PC Proposed Conditions 09092019

SU-19-12 Enterprise Proposed Color Rendering

SU-19-12 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT**

CASE NUMBER	SU-19-12
APPLICANT	ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
CONTACT	JOSH STRICKLAND
PHONE NUMBER	706.248.7421
ZONING CHANGE	-
LOCATION	176 SCENIC HWY
PARCEL ID	R5147 152
ACREAGE	+/- 0.49
PROPOSED DEVELOPMENT	EXPANSION OF CAR WASH
DEPARTMENT RECOMMENDATION	DENIAL

ZONING HISTORY:

In 2017, the property was rezoned to BG (General Business District), with a Special Use Permit for transportation rental (car) and the existing gravel parking area, pursuant to RZ-17-08 and SU-17-09.

ANALYSIS:

The applicant is requesting a Special Use Permit to allow the expansion of an existing accessory car wash for a car rental agency. The property is a 0.49-acre parcel developed with an existing car rental agency and accessory car wash. The property is located along the eastern right-of-way of Scenic Highway, north of its intersection with Grayson Highway.

According to the applicant's site plan, the existing concrete pad at the rear of the building would be expanded 5 feet by 8 feet. The expanded concrete pad would be graded to allow runoff to be collected in an oil/water separator. The overhang above the concrete pad would be replaced with a taller canopy at a height of 13 feet 2 inches. Per the letter of intent, the applicant currently uses the existing concrete pad to wash one car at a time. If the request is approved, the expanded concrete pad would allow for two cars to be washed at the same time.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown Character Area. Policies in this character area emphasize the importance of the design of buildings and structures, encouraging well-designed, attractive

features. The overhang of the current carwash is metal, which is inconsistent with the Zoning Ordinance's minimum architectural standards. Because of its proximity to residential properties across Neal Boulevard, a replacement would remain an unattractive feature that could be seen by nearby residences and inconsistent with the Zoning Ordinance.

The surrounding area is characterized by commercial developments. To the north across Scenic Highway is a property zoned BG (General Business District) developed with a fast food restaurant. To the east and west, adjacent properties are zoned BG, developed with auto repair shops. To the rear is a parcel zoned BG and developed with a gravel parking lot owned by the property owner.

The City of Lawrenceville's Illicit Discharge and Illegal Connection Ordinance prohibits the washing of vehicles or equipment in the parking lot of commercially zoned properties, unless connected to an oil and grease separator connected to a sanitary sewer system. The existing outdoor car wash may be inconsistent with the intent of the Ordinance, which strictly prohibits and the illicit discharge of pollutants into our stormwater system.

The requested Special Use Permit may be inconsistent with the policies of the City of Lawrenceville related to use and illicit discharge of contaminants into the City's stormwater system. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SU-19-12:

Approval of Special Use permit for Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? *No, the proposed expansion of the non-conforming carwash may be considered to be an unsuitable accessory use of the property.*
2. Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property? *No.*
3. Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned? *Yes.*
4. Will the Special Use Permit proposal result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *No.*
5. Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan? *No.*
6. Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal? *Yes, the illicit discharge of pollutants into the City's stormwater system.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. What are the existing uses and zoning of nearby property?
SEE PAGE 2.
2. What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning? *None.*
3. What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public? *N/A.*
4. What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner? *None.*
5. What is the suitability of the subject property for its current zoning? *It is suitable.*
6. What is the suitability of the subject property for the proposed Special Use Permit? *It is not suitable.*
7. How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property? *N/A.*
8. How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances? *See comments above.*
9. What is the availability of adequate sites for the proposed use in districts that permit such use? *Adequate sites are available elsewhere within the city.*
10. What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)? *See comments above.*

NOTE: **The following conditions are provided as a guide should the City Council choose to approve the petition of this request.**

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

**PLANNING COMMISSION
RECOMMENDED CONDITIONS
ADDITIONS – BOLD
~~SUBTRACTIONS – STRIKETHROUGH~~**

SU-19-12:

Approval of Special Use permit for Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.
5. **Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with all applicable County regulations.**





LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Enterprise Leasing Company of Georgia LLC</u>	NAME: <u>MEA Family Investments, L.P.</u>
ADDRESS: <u>5197 Stone Mountain Hwy.</u>	ADDRESS: <u>4398 Lochsa Lane</u>
CITY: <u>Stone Mountain</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30087</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>706-248-7421</u>	PHONE: <u>770-633-5000</u>
CONTACT PERSON: <u>Josh Strickland</u> PHONE: <u>706-248-7421</u>	
CONTACT'S E-MAIL: <u>Joshua.K.Strickland@ehi.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>.49</u>	
PARCEL NUMBER(S): <u>R5147 152</u>	
ADDRESS OF PROPERTY: <u>176 Scenic Hwy. Lawrenceville, GA 30045</u>	
PROPOSED SPECIAL USE: <u>Car wash</u>	

[Signature] 4-24-19
SIGNATURE OF APPLICANT DATE

Charles W Ashworth 5/2/19
SIGNATURE OF OWNER DATE

Josh Strickland
TYPED OR PRINTED NAME

CHARLES W. ASHWORTH
TYPED OR PRINTED NAME



4/24/19
DATE



30 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

May 3rd, 2019

City of Lawrenceville
ATTN: Planning Department
70 S Clayton St.
Lawrenceville, GA 30046

Re: Letter of Intent to Special Use Permit Application

176 Scenic Hwy. Lawrenceville, GA 30046

Planning Department Staff:

The applicant is seeking a Special Use Permit to remodel an existing car wash as a conditional use at 176 Scenic Hwy. Lawrenceville, GA 30046. The property is currently zoned in the General Business District but requires a Special Use Permit to have a car wash as a conditional use.

Enterprise Rent-A-Car has been operating here since 2001, which is when the original car wash along the back side of the building was constructed. Since this time, somewhere around 2005, an ordinance was adopted by the City of Lawrenceville that required businesses who operated car washes as a conditional use to have a Special Use Permit for such. Enterprise learned of this upon their initial research into expanding their current car wash.

The layout and use of the new car wash will largely remain the same. The car wash will remain behind the building so that it cannot be seen from Scenic Hwy. Enterprise simply hopes to expand this car wash so that they can wash 2 vehicles at the same time, versus only being able to wash 1 currently. This will greatly improve Enterprise's business flow and service to the Lawrenceville community by allowing them to clean cars faster for their customers. The new car wash will widen the current pad by 5', lengthen it by 8', and include a taller canopy, raising it to 13'2".

We appreciate your consideration of this Special Use Permit. Enterprise looks forward to better being able to serve the Lawrenceville community.

Sincerely,

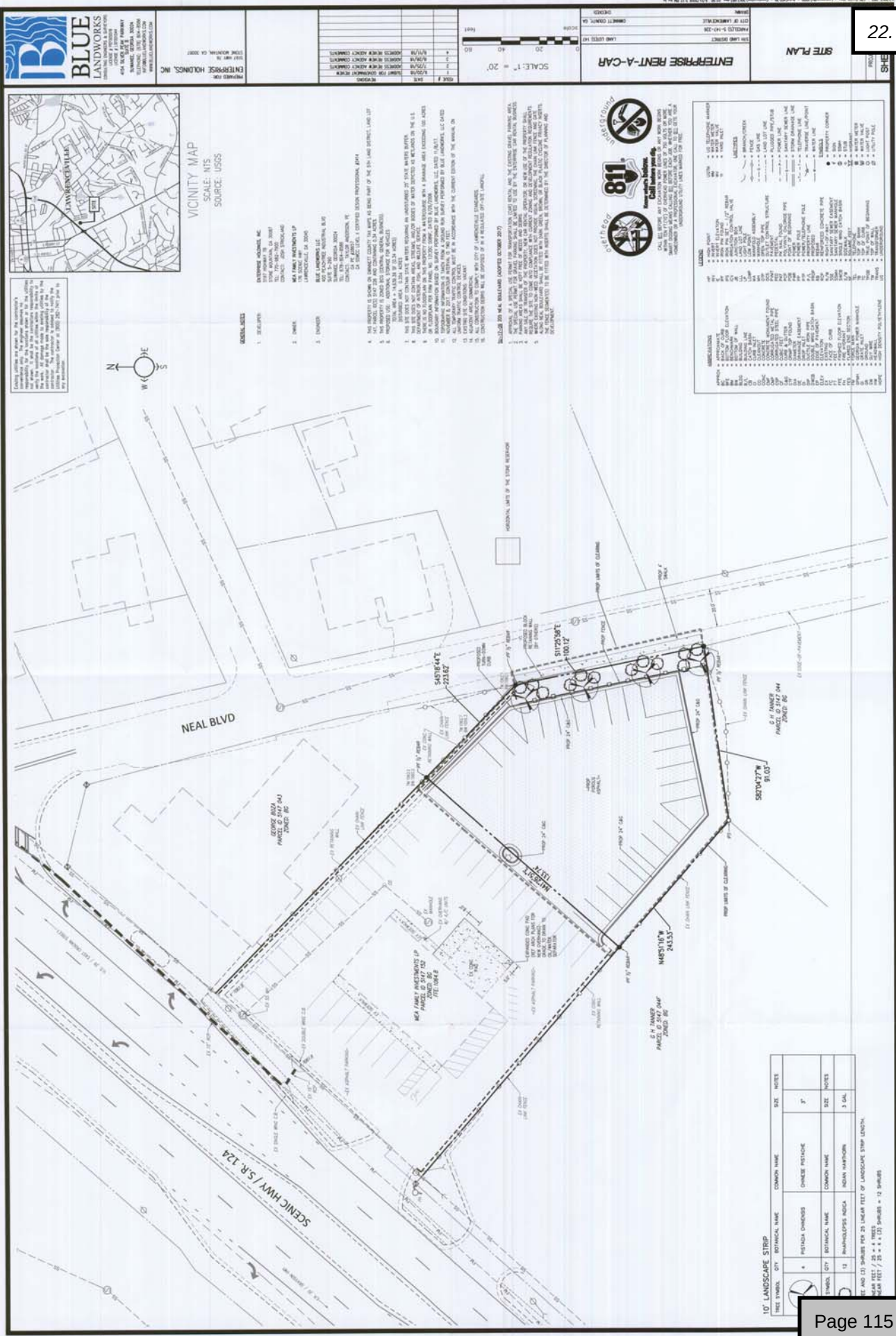


Josh Strickland
Enterprise Leasing Company of Georgia, LLC
Property Development & Facilities

Exhibit "B"LEGAL DESCRIPTION OF PREMISES

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being designated as 0.490 acres of land shown on a survey by McNally & Patrick, dated March 1, 2000, for Cidpro, Inc., recorded in Plat Book 84, Page 255, Gwinnett County, Georgia Records, which plat is incorporated herein by reference as a part of this description.

LESS AND EXCEPT from the above that certain tract of land containing approximately 120 square feet of right of way deeded to the State of Georgia by Right of Way Deed dated November 7, 2000, and recorded in Deed Book 21641, Page 60, Gwinnett County, Georgia Records, which deed is incorporated herein by reference



BLUE LANDWORKS
LANDSCAPE ARCHITECTS
404 EAST 10TH STREET
SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111
WWW.BLUELANDWORKS.COM

ENTERPRISE HOLDINGS, INC.
10000 WILLOW CREEK, SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111

NO.	DATE	DESCRIPTION
1	10/1/2017	PRELIMINARY
2	10/1/2017	REVISED
3	10/1/2017	REVISED
4	10/1/2017	REVISED
5	10/1/2017	REVISED
6	10/1/2017	REVISED
7	10/1/2017	REVISED
8	10/1/2017	REVISED
9	10/1/2017	REVISED
10	10/1/2017	REVISED
11	10/1/2017	REVISED
12	10/1/2017	REVISED
13	10/1/2017	REVISED
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16	10/1/2017	REVISED
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19	10/1/2017	REVISED
20	10/1/2017	REVISED

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18	10/1/2017	REVISED
19	10/1/2017	REVISED
20	10/1/2017	REVISED

SCALE: 1" = 20'
NEAL BLVD
SCENIC HWY / S.R. 124

ENTERPRISE RENT-A-CAR
10000 WILLOW CREEK, SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111

SITE PLAN
22.

LANDSCAPE ARCHITECTS
404 EAST 10TH STREET
SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111
WWW.BLUELANDWORKS.COM

ENTERPRISE HOLDINGS, INC.
10000 WILLOW CREEK, SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111

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19	10/1/2017	REVISED
20	10/1/2017	REVISED

SCALE: 1" = 20'
NEAL BLVD
SCENIC HWY / S.R. 124

ENTERPRISE RENT-A-CAR
10000 WILLOW CREEK, SUITE 100
LAWRENCEVILLE, GA 30046
770.962.1111

SITE PLAN
22.

LANDSCAPE STRIP
TREE SYMBOL: QTY BOTANICAL NAME SIZE NOTES
4 PISTACHIA CHINENSIS CHINENSIS PISTACHIO 3"
SYMBOL: QTY BOTANICAL NAME SIZE NOTES
13 BURNING BUSH BURNING BUSH 3 GAL
12 AND 13 SHRUBS PER 25' SQUARE FEET OF LANDSCAPE STRIP LENGTH:
12-18 FEET / 25' x 4" TREES
12-18 FEET / 25' x 4" SHRUBS x 12 SHRUBS



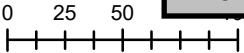
*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # SU-19-12**

**Applicant:
Enterprise Leasing Company
of Georgia LLC**

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SU-19-12

Applicant:
**Enterprise Leasing Company
of Georgia LLC**

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BG

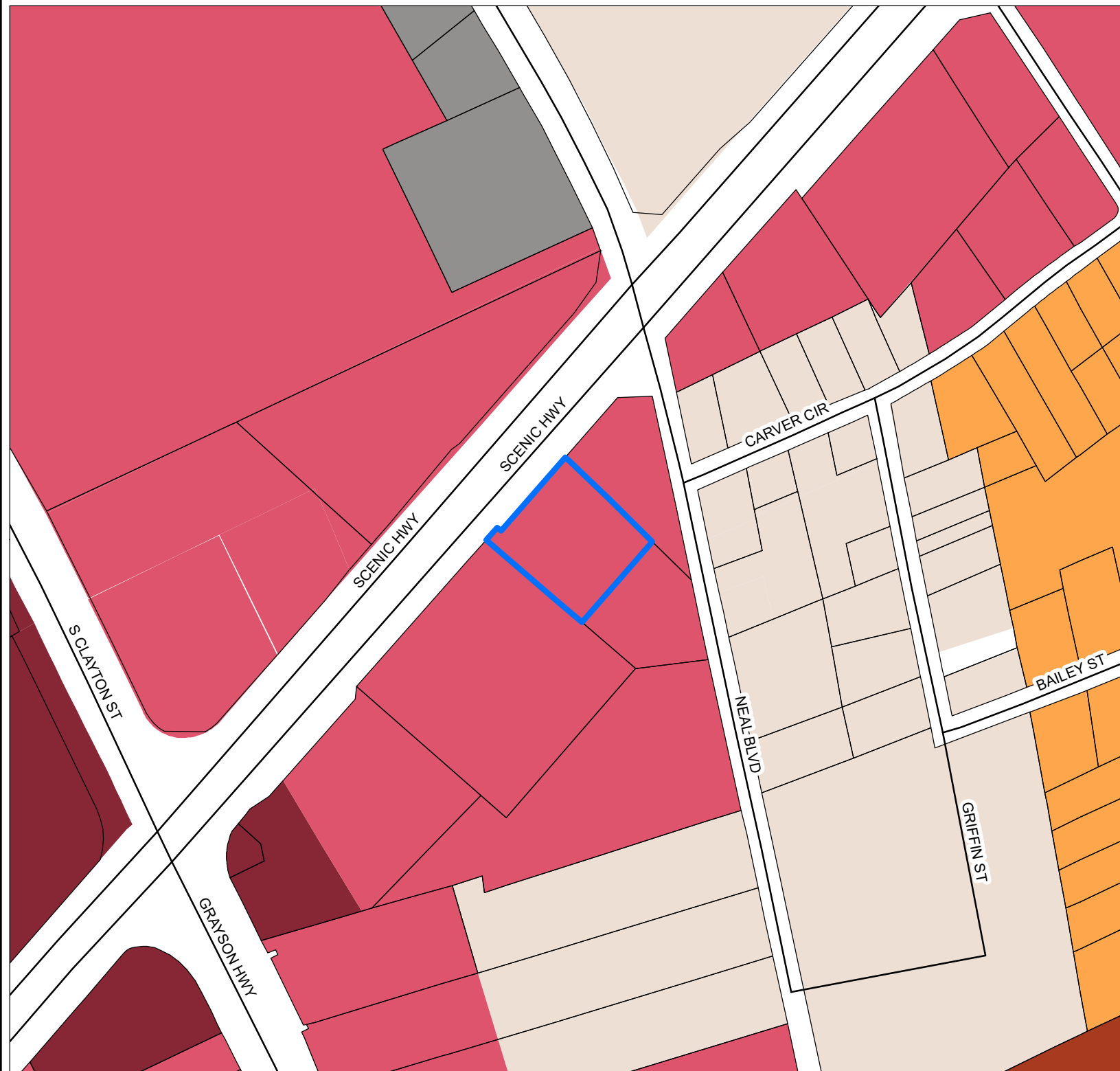
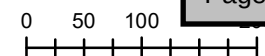
 HSB

 OI

 RM-12

 RMHR

 RS150





LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK COUNCIL MEETING

AGENDA CATEGORY: NEW BUSINESS

Item: SUP2019-00016; 566 West Pike Street; Anthony Brown

Department: Planning and Development

Date of Meeting: Monday, October 7, 2019

Applicant Request: New and Used Automobile and Pick up Sales Dealership

Presented By: Todd Hargrave

Department Recommendation: Denial

Planning Commission Recommendation: Denial

Summary: The applicant is requesting Special Use Permit application to allow the continuance of a New and Used Automobile and Pick up sales dealership.

Attachments/Exhibits:

SUP2019-00016 Report

SUP2019-00016 Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT REPORT**

CASE NUMBER	SUP2019-00016
APPLICANT	ANTHONY BROWN
CONTACT	ANTHONY BROWN
PHONE NUMBER	770.616.2341
ZONING CHANGE	-
LOCATION	566 WEST PIKE STREET
PARCEL ID	R5143 040
ACREAGE	0.82
PROPOSED DEVELOPMENT	NEW AND USED AUTO SALES DEALER

DEPARTMENT RECOMMENDATION DENIAL

ZONING HISTORY: The property has been zoned BG (General Business District) since 1987. A section of the parcel was subdivided in 2004.

PROJECT DATA:

The applicant is requesting a Special Use Permit for a new and used automobile and pickup sales dealer. The property is a 0.82-acre parcel and has been in use as a used auto sales lot since 2004. The property is located south of West Pike Street, between Buchanan Street and Public Works Drive. The property is an asphalt lot with a concrete drive to two existing buildings at the rear of the property, away from view from the right-of-way. The existing buildings are used for sales and automobile maintenance. The asphalt is in a deteriorating condition. This application is the result of a proactive code enforcement unit inquiry.

The applicant is proposing to construct a new and used auto sales facility, consisting of a sales office building (approx. 600 sq. ft.) with associated driveways and 31 parking spaces fronting on West Pike Street. The entrance and exit would remain the same. According to the applicant, the existing buildings may be used for sales and routine maintenance on their stock of vehicles. A 15-foot landscape buffer adjacent the right-of-way is shown on the site plan.

The 2040 Comprehensive Plan and Future Development Map indicates the property lies within the Community Mixed Use Character Area. Policies for this character area include encouraging mixed-use redevelopment with a diversity of development types and densities. Large surface parking lots are to be discouraged. An auto sales lot may contradict this policy and may be inconsistent with the intent of revitalizing older vacant structures and under-used lots.

The surrounding area is characterized by commercial uses. Surrounding and nearby properties are zoned BG (General Business) and developed with a vacant gas station, a car rental agency, an auto service station, office warehouses and vacant commercial retail stores. Directly adjacent to the subject property is an existing legal non-conforming used auto sales lot. The subject property has a history of compliance issues related to the used auto sales lot, dating back to 2017. These include parking cars on gravel, parking in the access aisle, placing pavement without a permit, and overgrown grass, all of which have been resolved.

With the subject property's history of compliance issues, the proposed use involving auto sales may be inconsistent with the policies of the Comprehensive Plan. An approval of the request may further concentrate the auto-centric development pattern of the area. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Will require additional detailed information to determine preliminary comments.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

No comment.

CODE ENFORCEMENT

In 2017, the subject property was cited for gravel parking and parking in the access drive aisle as shown on the submitted site plan, dated August 15, 2019.

In 2019, the subject property was cited for construction without a permit and various property maintenance issues.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00016:

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

Approval of Special Use permit for new and used automobile and pickup sales dealer, subject to the following enumerated conditions:

1. The property shall be developed in general accordance with the submitted site plan, dated August 15, 2019, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
2. All vehicle parking shall be on a paved surface meeting City standards. Car risers shall not be utilized for display. The property shall be limited to 31 parking spaces and the display of 27 vehicles for sale. Interparcel connectivity along West Pike Street is to be encouraged.
3. The property shall have a 15-foot wide landscape strip along the right-of-way fronting West Pike Street except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to the review and approval by the Director of Planning and Development.
4. The proposed office building shall comply with the minimum standards in Article VIII of the Zoning Ordinance and Article VII of the Development Regulations. The exterior architectural treatments are subject to the review and approval by the Director of Planning and Development.
5. Automobile and truck repair shall be prohibited.
6. Gravel driveways or parking areas shall be prohibited.
7. Existing structures shall be brought into compliance with the minimum building codes as set by Article VIII of the Zoning Ordinance and Article VII of the Development Regulations.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No

decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.

9. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
10. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
11. Outdoor storage shall be prohibited
12. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
13. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Special Use Permit proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *No, auto sales may be inconsistent with the policies of the 2040 Comprehensive Plan.*
2. **Will the Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *No, auto sales may be inconsistent with the policies of the 2040 Comprehensive Plan.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use Permit proposal?** *No.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *N/A.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *None.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed Special Use Permit?** *It is not suitable per the terms of the ordinance.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *N/A.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *See comments above.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Adequate sites are available elsewhere within the city.*
10. **What is the suitability of the site for the proposed Special Use Permit relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed auto sales may be inconsistent with the 2040 Comprehensive Plan.*



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>ANTHONY BROWN</u>	NAME: <u>Anthony Brown</u>
ADDRESS: <u>3188 Highland Forge Trl</u>	ADDRESS: <u>3188 Highland Forge Trl</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula GA</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-616-2341</u>	PHONE: <u>770-616-2341</u>
CONTACT PERSON: <u>Anthony Brown</u> PHONE: <u>770-616-2341</u>	
CONTACT'S E-MAIL: <u>tawill4444@yahoo.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>0.824</u>	
PARCEL NUMBER(S): <u>5143040</u>	
ADDRESS OF PROPERTY: <u>566 W Pike St. Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>New and Used Automobile and Pickup Sales Dealer</u>	

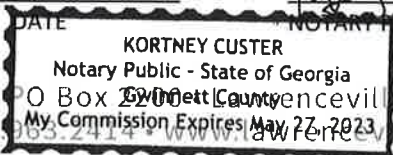
[Signature] 7-26-19.
SIGNATURE OF APPLICANT DATE

Anthony Brown
TYPED OR PRINTED NAME

[Signature] 7-26-19
NOTARY PUBLIC DATE

Kortney Custer

70 S Clayton St. • PO Box 2500 • Lawrenceville, Georgia 30046-2200
770-963-2414 • www.lawrencevillega.org



[Signature] 7-26-19.
SIGNATURE OF OWNER DATE

Anthony Brown
TYPED OR PRINTED NAME

[Signature] 7-26-19
NOTARY PUBLIC DATE

Kortney Custer

SUPPLEMENTAL

Letter of Intent

This letter is to request a special use permit for an automobile dealer within the underlying General Business District (BG) zoning. Section 7.9 (BG) General Business District of the City of Lawrenceville Zoning Ordinance allows for a special use as follows:

New and Used Automobile and Pickup Sales Dealers, provided the following further imposed standards apply to new development:

(1) Fifteen (15) foot landscaped buffer fronting street, except for existing uses.

The proposed site plan exhibit shows the existing site conditions, proposed building, driveway, parking lot and fifteen (15) foot landscaped buffer along West Pike Street. Total number of parking spaces is 17.

BK52537 PG0462

Exhibit "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 144 of the 5th Land District, Gwinnett County, Georgia, and in the City of Lawrenceville, being more particularly described according to a plat of survey by Hannon & Meeks, Surveyors, dated June 21, 1971, recorded in Plat Book "V", Page 126, Gwinnett County Records, and more particularly described as follows:

BEGINNING at an iron pin on the southerly right of way of Georgia Highway No. 120 (West Pike Street), which iron pin is located 1107.1 feet westerly from the intersection of the southerly right of way of Georgia Highway No. 120 with Langley Drive; thence running South 13 degrees 57 minute West 181.9 feet to an iron pin; thence running South 76 degrees 02 minutes East 195.2 feet to an iron pin; thence running South 74 degrees 18 minutes East 99.4 feet to an iron pin; thence running South 14 degrees 44 minutes West 230.3 feet to an iron pin located on the South bank of Tan Yard Branch; thence running along the South bank of Tan Yard Branch 243 feet, more or less, to a point (traverse line, North 69 degrees 57 minutes West 119.7 feet to a point; thence South 72 degrees 39 minutes West 116.4 feet to a point); thence running North 29 degrees 40 minutes West 397.8 feet to an iron pin; thence running North 14 degrees 30 minutes East 166.4 feet to an iron pin located on the southerly right of way of Georgia Highway No. 120; thence running along said right of way South 78 degrees 30 minutes East 200 feet to the point of beginning.

Being the same property conveyed to Giles M. Cheek by Warranty Deed dated August 31, 1971, from John W. Bullock, and recorded in Deed Book 399, Page 95, Gwinnett County Records.

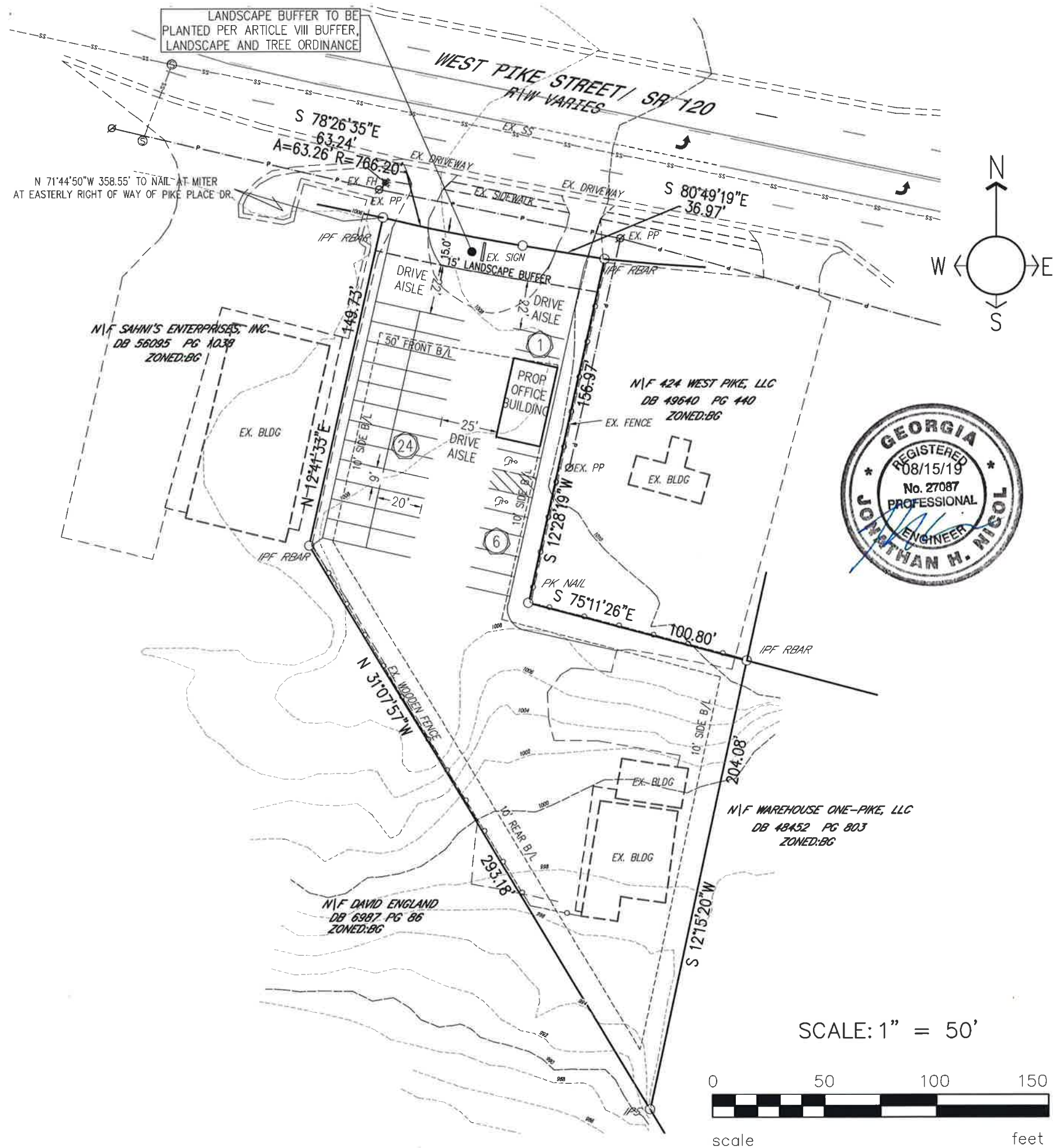
LESS AND EXCEPT THE FOLLOWING:

- (A) Any portions of the above property which have been conveyed or condemned as right of way for the widening of Georgia Highway No. 120, a/k/a Pike Street;
- (B) That tract containing 1.517 acres conveyed by Warranty Deed to Horizon Development, L.L.C. dated July 16, 1999, and recorded in Deed Book 18833, Page 226, Gwinnett County, Georgia Records.
- (C) ALL THAT TRACT or parcel of land lying and being in Land Lot 144 of the 5th Land District, Gwinnett County, Georgia, and in the City of Lawrenceville, being more particularly described according to a plat of survey by Advance Survey, Inc., Scott J. Ness, Georgia Registered Land Surveyor No. 3031, dated May 10, 2007, as follows.

To find the TRUE POINT OF BEGINNING, commence at a point marked by a nail and cap found at the southwest point of the mitered intersection of the southerly right of way of West Pike Street (S.R. 120) (right-of-way varies) with the Easterly right of way of Pike Place Drive; run thence South 73 degrees 23 minutes 57 seconds East a distance of 458.05 feet to a point on the southerly right-of-way of West Pike Street (S.R. 120), said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING thus established run along the southerly right-of-way of

BX 52537 PG 0463

West Pike Street (S.R. 120) South 80 degrees 48 minutes 30 seconds East a distance of 58.04 feet to a point; continue thence along said right-of-way and following the arc of a curve an arc distance of 42.20 feet to a point (said arc having a radius of 5,679.58 feet and being subtended by a chord bearing South 80 degrees 35 minutes 44 seconds East a distance of 42.20 feet); thence leaving said right-of-way run South 12 degrees 15 minutes 20 seconds West a distance of 166.66 feet to a point marked by a 1/2" Open Top Found; run thence North 75 degrees 11 minutes 26 seconds West a distance of 100.80 feet to a point; run thence North 12 degrees 28 minutes 19 seconds East a distance of 156.97 feet to a point on the southerly right of way of West Pike Street, said point being the TRUE POINT OF BEGINNING.



SOURCE: USGS

SITE | Page 130



The City of Lawrenceville
Planning & Development

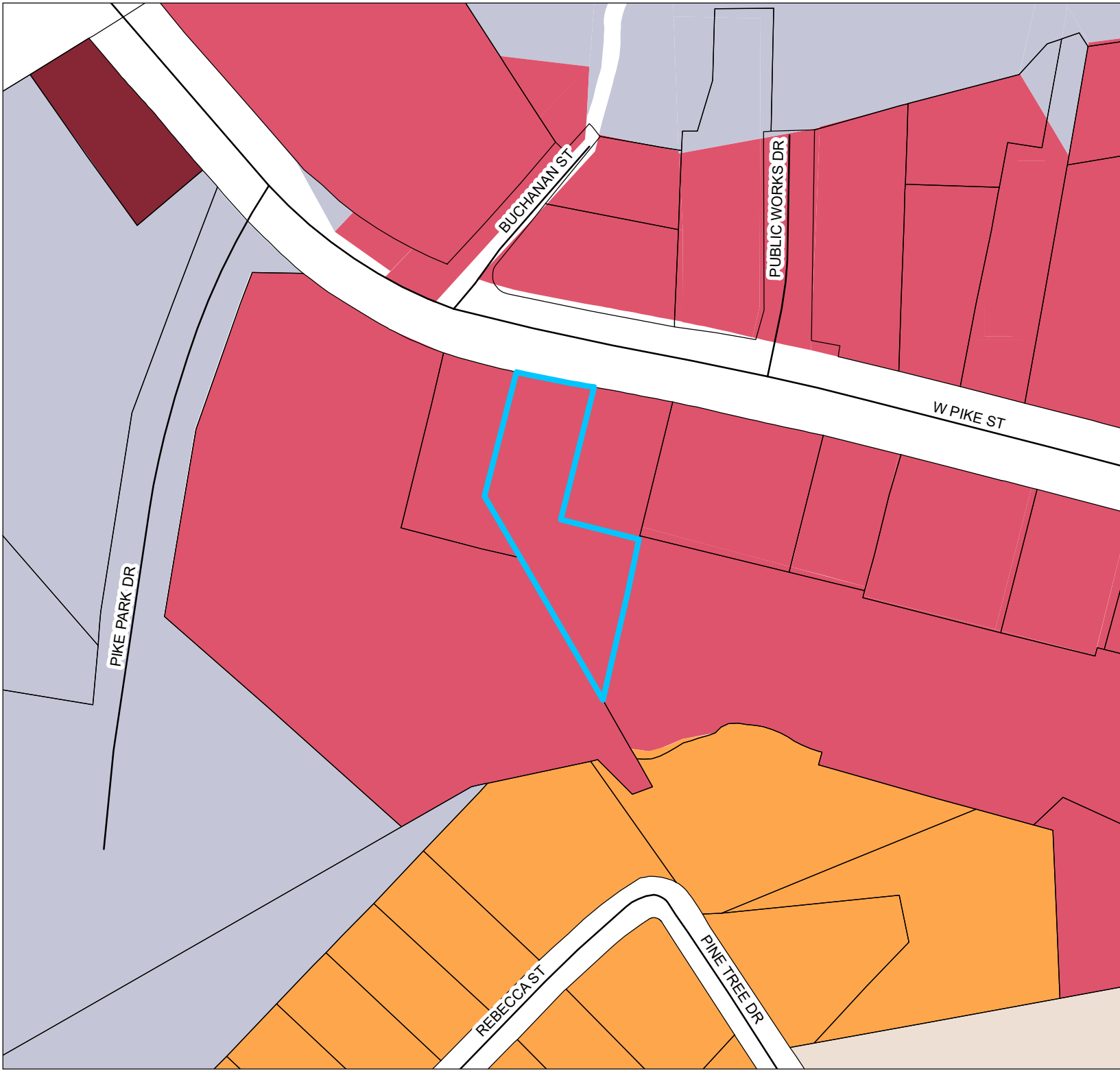
Aerial Map and
Surrounding Area
File # SUP19-00016

Applicant:
Anthony Brown

Legend

-  Subject Property
-  Roads
-  Parcels





*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning File # SUP19-00016

Applicant:
Anthony Brown

Legend

 Subject Property

 Roads

 Parcels

ZONING

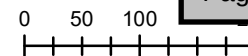
 BG

 HSB

 LM

 RM-12

 RS150





LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: OLD BUSINESS

Item: RZR2019-00002 & SUP2019-00013; 192 & 0 Paper Mill Road and 319 Springlake Road; International Property Consortium

Department: Planning and Development

Date of Meeting: Monday, October 7, 2019

Applicant Request: Rezone from RM-12 and RS-150 to RM-8

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with staff's conditions

Summary: The applicant is requesting the rezoning of a parcel assemblage of approximately 7.2 acres from RM-12 and RS-150 to RM-8 for the development of 42 townhomes. The applicant is also requesting a special use permit to allow front entry for three of the units.

Attachments/Exhibits:

RZR2019-00002 & SUP2019-00013 Report
RZR2019-00002 & SUP2019-00013 Attachments
9-19-2019 FINAL CONCEPT PLAN #3 FOR CITY REVIEW
RZR2019-00002 & SUP2019-00013_Proposed Conditions

CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT REZONING AND SPECIAL USE REPORT

CASE NUMBER	RZR2019-00002 & SUP2019-00013
APPLICANT	INTERNATIONAL PROPERTY CONSORTIUM, LLC
CONTACT	ADEWALE OWOMOYELA
PHONE NUMBER	404.509.4021
ZONING CHANGE	RM-12 AND RS-150 TO RM-8
LOCATION	192 PAPER MILL ROAD, 319 SPRING LAKE ROAD, AND 0 PAPER MILL ROAD
PARCEL ID	R5179 533, R5179 001A AND R5179 207
ACREAGE	7.195
PROPOSED DEVELOPMENT	42 TOWNHOME DEVELOPMENT. THIRTY-NINE REAR ENTRY UNITS AND A SPECIAL USE PERMIT TO ALLOW THREE FRONT ENTRY UNITS
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

In 1970, segments of the subject property were zoned RM-12 (General Residence, 3,600 Square Foot District), and RS-150 (Single-Family Residence District). In 2019, the City of Lawrenceville Zoning Ordinance was amended by deleting Article VII, Section 7.5, RM-12 (General Residence, 3,600 Square Foot District) in its entirety and replacing with Article VII, Section 7.5, RM-12 (General Residence District).

PROJECT DATA:

The applicant requests rezoning of a 7.195-acre parcel assemblage from RM-12 (General Residence District) and RS-150 (Single-Family Residence District) to RM-8 (Townhome Residential District) zoning, along with a Special Use Permit to allow three front entry units. The subject properties are located along the northern right-of-way of Paper Mill Road at its intersection with Springlake Road. The properties are developed with single-family homes and accessory structures that have undisturbed wooded areas in the rear.

The applicant would like to consolidate the parcels and build 42 townhomes. The applicant states that the townhomes would be attached with a maximum of 8 units in each building with parking in the rear for 39 of the proposed townhomes and front entry garages for three of the units, due to topography. All rear entry units would have access to the public street via the required 18-foot alley. Per the letter of intent, all buildings would have views to community open spaces located either in the front or in the rear of each unit. Access to the development would be via one main entrance on Paper Mill Road. The site plan indicates the entrance to the development would have an acceleration lane and deceleration lane. The applicant is proposing one green infrastructure storm pond at the southeastern corner of the property, and a second green infrastructure storm pond on the northeastern end of the property.

The property lies within the Mixed Density Residential Character Area of the 2040 Comprehensive Plan and Future Development Map. The Character Area encourages the development of single-family attached residential uses that contain higher density types of housing such as townhomes. The request to allow three units as front entry dwellings is due to topography that may not affect the overall intent of the Zoning Ordinance. Therefore, the proposed development and zoning may result in a development considered consistent with the existing land uses and zoning in the immediate area.

The surrounding area is characterized by residential uses with single-family and multifamily developments extending beyond the corridor. Immediately to the north of the subject property is a multifamily development zoned RM-12 (General Residence District). Adjacent to the east, is the Springlake Cove subdivision zoned RM-4-C (Fee Simple Condominium Residence District). To the south, across Paper Mill Road are several properties zoned RM-12 developed with single-family dwellings and a few wooded, undeveloped lots. Immediately to the west is a property zoned ON (Office Neighborhood District).

Given the aforementioned factors, the Planning and Development Department recommendation is for **Approval** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

Entrance Drive Sight Distance: It appears that an unsafe Sight Distance will exist at the entrance street. City requires that the Engineer Certified the Sight Distance and that it meets Georgia Department of Transportation standards for a speed limit of 35mph.

The “T” type turn-arounds must be of sufficient length and width to permit City sanitation vehicles to turn around without tire contact with the curb.

Schedule a pre-design consultation with the Engineering Department to discuss how the City’s Stormwater management requirements can be met.

All Development Regulations must be met.

ELECTRIC DEPARTMENT

The City of Lawrenceville has single phase and three phase electric service available at this location.

The electric utilities internal to the development must be placed underground.

The developer will have to sign an underground service agreement.

The developer will be required to pay the per unit fees for electric service to this development, even if they build all electric units.

The developer will be required to pay the lighting costs for this development.

GAS DEPARTMENT

No comment.

WATER DEPARTMENT

Fire hydrants will not be allowed to be installed on a water line less than 8”.

The City Water Department has a 12” ductile iron water line on Paper Mill Rd. located at Alexander Mill Apartments, 500 feet from the proposed development. If there is an improvement made on the City Water Distribution system along Paper Mill Road, the city will require a 12” ductile iron water line to be installed including all appurtenances.

Demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards (City requirement) and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development and will not be provided by this department.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

RZR2019-00002:

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family attached dwellings.
 - B. The maximum number of units shall be 42.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
 - F. The electric utilities internal to the development must be placed underground.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

SUP2019-00013:

Approval of Special Use for three front entry units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family attached dwellings.
 - B. The maximum number of front entry units shall be three.
 - C. The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.
 - D. All dwellings shall have a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas on dwelling lots shall be sodded.
 - D. Underground utilities shall be provided throughout the development.
 - E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes.*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No.*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *Yes.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The area is characterized by single and multifamily developments.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 2.
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None.*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *None.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The proposed zoning change is compatible with the recommendations of the 2040 Comprehensive Plan and Future Development Map.*
5. **What is the suitability of the subject property for its current zoning?** *It is suitable.*
6. **What is the suitability of the subject property for the proposed zoning?** *The property is at a location that makes the development viable.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *NA*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The property meets the intent of the character area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *RM-8 is the only district that allows townhomes.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *Suitable.*



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: International Property Consortium, LLC	NAME: International Property Consortium, LLC
ADDRESS: 2775 Cruse Rd., Suite 1701	ADDRESS: 2775 Cruse Rd., Suite 1701
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30044	STATE: GA ZIP: 30044
CONTACT PERSON: Adewale Gumoyela <u>DWOMOTELA</u> PHONE: (404) 509-4021	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): RM-12, RS 150 REQUESTED ZONING DISTRICT: <u>RM-8, SUP front entry garages on three units</u>	
PARCEL NUMBER(S): 5179 533, 5179 001A, 5179 207 ACREAGE: <u>+7.2 Ac.</u>	
ADDRESS OF PROPERTY: 192 and 349 Paper Mill Rd.	

SIGNATURE OF APPLICANT

DATE

Adewale Gumoyela DWOMOTELA

TYPED OR PRINTED NAME

SIGNATURE OF OWNER

DATE

Adewale Gumoyela DWOMOTELA

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

Nimesh J Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

NOTARY PUBLIC

DATE

Nimesh J Parikh
Notary Public, Fulton County, Georgia
My Commission Expires February 27, 2022

Legal Description

OVERALL

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly along the right of way of Springlake Road a distance of 799.70 feet to a point where Springlake Road becomes Paper Mill Road (right of way varies), that is the **POINT OF BEGINNING**; thence along the right of way of Paper Mill Road the following courses and distances: North 86°18'20" West a distance of 44.54 feet to a point; thence 173.92 feet along a curve to the right, said curve having a chord of North 72°27'57" West 172.23 feet and a radius of 360.00 feet to a point; thence 96.23 feet along a curve to the right, said curve having a chord of North 49°41'33" West 96.16 feet and a radius of 723.52 feet to a point; thence North 46°00'04" West a distance of 38.72 feet to a point; thence North 43°36'48" West a distance of 166.27 feet to a point; thence 22.27 feet along a curve to the left, said curve having a chord of North 44°36'21" West 22.27 feet and a radius of 638.67 feet to a point; thence leaving said right of way North 64°36'40" East a distance of 119.54 feet to a point; thence North 45°50'41" East a distance of 233.74 feet to a point; thence South 86°03'16" East a distance of 131.37 feet to a point; thence North 44°09'11" West a distance of 297.88 feet to a point; thence North 45°51'02" East a distance of 200.05 feet to a point; thence South 77°01'11" East a distance of 402.44 feet to a point; thence South 21°33'05" West a distance of 603.83 feet to a point; thence South 21°23'44" West a distance of 199.98 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 7.195 Acres.

Legal Description

TRACT 1

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly along the right of way of Springlake Road a distance of 799.70 feet to a point where Springlake Road becomes Paper Mill Road (right of way varies), that is the **POINT OF BEGINNING**; thence along the right of way of Paper Mill Road North 86°18'20" West a distance of 44.54 feet to a point; thence continuing along said right of way 173.92 feet along a curve to the right, said curve having a chord of North 72°27'57" West 172.23 feet and a radius of 360.00 feet to a point; thence leaving said right of way North 28°29'03" East a distance of 165.74 feet to a point; thence South 85°58'51" East a distance of 203.09 feet to a point; thence South 21°23'44" West a distance of 199.98 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.892 Acres.

Legal Description

TRACT 2

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly and northwesterly along the right of way of Springlake Road that becomes Paper Mill Road a distance of 1,018.16 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Paper Mill Road 96.23 feet along a curve to the right, said curve having a chord of North 49°41'33" West 96.16 feet and a radius of 723.52 feet to a point; thence continuing along said right of way North 46°00'04" West a distance of 38.72 feet to a point; thence leaving said right of way North 45°49'20" East a distance of 436.05 feet to a point; thence North 44°09'11" West a distance of 350.00 feet to a point; thence North 45°51'02" East a distance of 200.05 feet to a point; thence South 77°01'11" East a distance of 402.44 feet to a point; thence South 21°33'05" West a distance of 603.83 feet to a point; thence North 85°58'51" West a distance of 203.09 feet to a point; thence South 28°29'03" West a distance of 165.74 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 4.853 Acres.

Legal Description

TRACT 3

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 174 and 179, 5th District, City of Lawrenceville, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the northwestern intersection of the right of way of Springlake Road (80 feet right of way) and the right of way of Clearsprings Drive (42 feet right of way); thence westerly and northwesterly along the right of way of Springlake Road that becomes Paper Mill Road a distance of 1,153.11 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Paper Mill Road North 43°36'48" West a distance of 166.27 feet to a point; thence continuing along said right of way 22.27 feet along a curve to the left, said curve having a chord of North 44°36'21" West 22.27 feet and a radius of 638.67 feet to a point; thence leaving said right of way North 64°36'40" East a distance of 119.54 feet to a point; thence North 45°50'41" East a distance of 233.74 feet to a point; thence South 86°03'16" East a distance of 131.37 feet to a point; thence South 44°09'11" East a distance of 52.12 feet to a point; thence South 45°49'20" West a distance of 436.05 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 1.450 Acres.

June 16, 2019

Mr. Todd Hargrave,
Director of Planning & Development
70 S Clayton Street
Lawrenceville, GA 30046

RE; LETTER OF INTENT FOR THE PAPER MILL ROAD PROPERTY

Dear Mr. Hargrave:

It is our pleasure to submit this letter of intent to pursue zoning approval for our proposed project to develop a town home community on an assemblage of three properties containing +/-6.8 acres on Paper Mill Road in Lawrenceville. The properties with PIN numbers 5179 001A, 5179 207, and 5179 207 located at 319 Paper Mill Rd. Comprise our site.

Project Summary

The proposed development will involve the construction of 42 town homes. The homes will be attached with a maximum of 8 units in each building with parking in the rear of 39 of the proposed homes and front entry garages in 3 of the units. The rear entry units will all face into community open space and the front entry units will face the main community road with open space behind them. Each unit will be two story construction. All building with rear entry parking will be two stories and the three front entry building will have two stories on the street front and a basement to transition grades in the area. The units will have approximately 2000 sf of usable heated floor space exclusive of the garage areas.

In order to develop this property, we will be applying for a rezoning of the assemblage from the current mix of RS-150 and RM-12 to RM-8. We will apply for the Special Use Permit for the three homes with front entry garages as part of the rezoning effort.

Existing Conditions

The proposed site consists of an assemblage of three properties which have been utilized for single family homes. There are two existing homes on the property that front on Paper Mill Rd. The surrounding land use around the property consists of a single family detached community to the east, Spring Lake Cove, single family lot on the west adjacent to Paper Mill Rd, and an RM-12 apartment complex which surrounds the site, Alexander Mills.

The property is served by Gwinnett County Sewer and City of Lawrenceville water. The property has a ridge line on the west and generally slopes to the east with a grade change of +/- 40 vertical feet. The land is wooded on about 70% of its area and is more open towards the frontage along Paper Mill. The property has wooded cover on roughly 60% of the site area.

Community Plan

The plan for the property is based on the current RM-8 zoning which has been recently adopted by the city. The entire site is located within the Mixed Density Character Area of the current Comprehensive plan which proposes uses of single family detached, single family attached and multi-family residential.

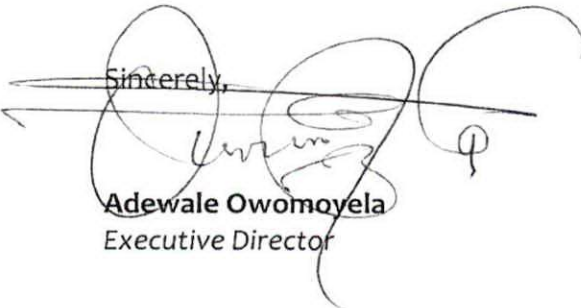
We feel that the development of a town home community on this property is consistent with the comprehensive. From a land use perspective, the development of the town home community will create a transition zone between the higher density RM-12 to the west and the single family detached community to our east.

The community will be accessed from Paper Mill Rd. and will have the following elements:

- 1- A total of 42 town homes will be developed on the site. There are 39 units with rear entry garages and alley service. These units will all face onto community open space. The remaining three units, due to site conditions, will have front entry garages. The homes will be two story with a basement
- 2- There will be 4 parking spaces per developed unit with two spaces in the garage and two more on the driveway.
- 3- A central mail kiosk is located on the rear of the site on the main entry road
- 4- We are planning to incorporate green infrastructure into the plan which will utilize open space areas which can serve as community green space and storm water detention facilities.
- 5- We are targeting a price range of \$230-250,000 for the units.

A copy of the concept plan for the community is attached for your information. We are looking forward to working with the City of Lawrenceville as we move through the zoning process and the subsequent development of this new community.

Sincerely,



Adewale Owomoyela
Executive Director

SURVEYOR'S CERTIFICATION BOX

This plat is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



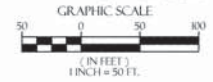
Chris Willard

SUPERIOR COURT RECORD INFORMATION

GENERAL NOTES:

1. FIRM MAP NUMBER 131300000P, EFFECTIVE 09-29-2008, INDICATES THAT THESE TRACTS DO NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH HAS BEEN PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREIN ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.

N/F
LAWRENCEVILLE LEASED HOUSING
ASSOCIATES III, LLP
DB 56640, PG 521
PB 94, PG 134
ZONING: RM12



LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

- INV INVERT ELEVATION
- CMF CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FTE FINISHED FLOOR ELEVATION
- TBM TEMPORARY BENCHMARK
- GV GAS VALVE
- UCCM UNDERGROUND CABLE MARKER
- GLM GAS LINE MARKER
- WLM WATER LINE MARKER
- PB PLAT BOOK
- DB DEED BOOK
- N/F NOW OR FORMERLY
- SSMH SANITARY SEWER MANHOLE
- SWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- FES FLARED END SECTION
- CONC CONCRETE
- MB MAIL BOX
- POB POINT OF BEGINNING

REFERENCES:

1. DEED BOOK 48565, PAGE 105 (R/W DEED)
2. DEED BOOK 56219, PAGE 441 (TRACT 2)
3. DEED BOOK 56519, PAGE 257 (TRACT 3)
4. DEED BOOK 56563, PAGE 680 (TRACT 1)
5. PLAT BOOK 0, PG 232 (TRACT 1)
6. PLAT BOOK 94, PG 134 (TRACT 3)
7. DEED BOOK 16494, PG 183 (EASEMENT)

PARCEL INFO

TRACT #	PARCEL #	OWNER	ADDRESS	ZONING
1	5179 001A	INTERNATIONAL PROPERTY CONSORTIUM, LLC	319 PAPER MILL ROAD	RS150
2	5179 207	INTERNATIONAL PROPERTY CONSORTIUM, LLC	192 PAPER MILL ROAD	RS150
3	5179 533	INTERNATIONAL PROPERTY CONSORTIUM, LLC	182 PAPER MILL ROAD	RS150

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of McFarland-Dyer & Associates, Inc. unless otherwise agreed in writing. They shall not be reproduced or conveyed in any manner nor be they to be used for any purpose other than specifically indicated herein without written authorization from and due compensation to McFarland-Dyer & Associates, Inc.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not relate to any unnamed person, persons, or entity without the express certification of the surveyor naming such person, persons, or entity.

PAPER MILL ROAD
(R/W VARIES)

SPRINGLAKE ROAD
(80' VARIES)

TRACT 1: 0.892 AC.
TRACT 2: 4.853 AC.
TRACT 3: 1.450 AC.
TOTAL: 7.195 AC.

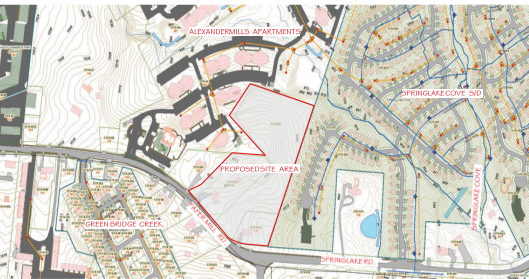
LINE CHART

LINE	BEARING	DISTANCE
L1	N 80°18'20" W	44.54'
L2	N 46°00'04" W	38.72'
L3	N 43°36'48" W	166.22'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	360.00'	173.92'	172.23'	N 72°27'53" W
C2	723.52'	96.23'	96.16'	N 49°41'33" W
C3	638.67'	22.27'	22.27'	N 44°36'21" W

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-41, 45-15-4, 45-15-6, 45-15-19, 45-15-22.



SITE LOCATION MAP
NT5

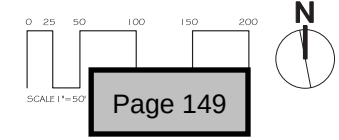


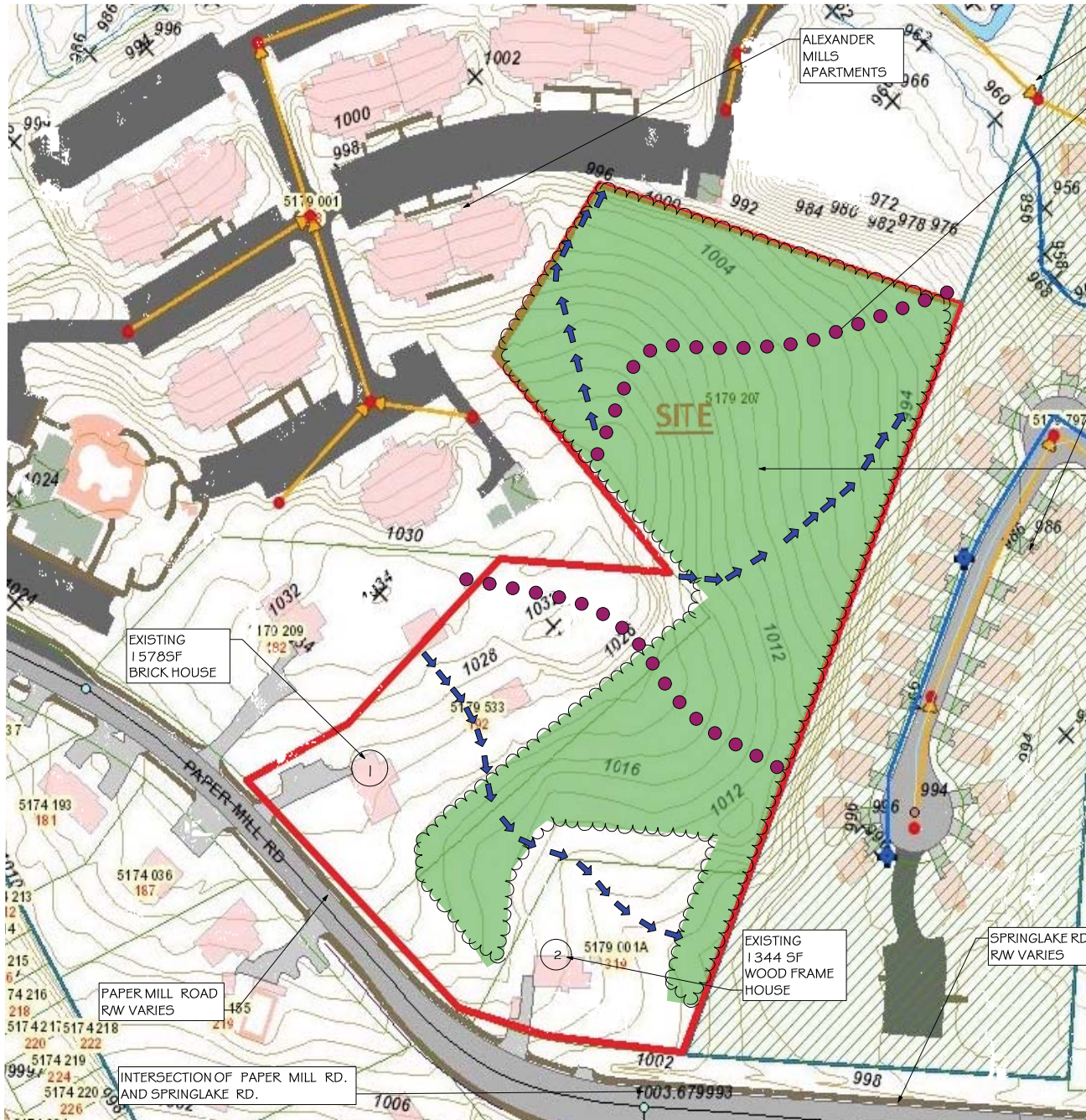
SITE NOTES:

- 1- SITE AREA-----+/- 7.2 acres
- 2- PROPOSED HOMES-----42
- 3- PROPOSED DENSITY-----+/- 5.8 HOMES/ACRE
- 4- PROPOSED HOME DETAILS
 - A- BUILDINGS A,B,D WILL BE TWO STORIES, SLAB ON GRADE WITH REAR ENTRY GARAGE SERVED BY ALLEY
 - B- BUILDING "C" WILL BE CRAWL SPACE OR BASEMENT WITH FRONT ENTRY GARAGE (WILL REQUIRE A SPECIAL USE PERMIT WITH THE REZONING)
- 5- ALL STREETS AND SIDEWALKS ARE PUBLIC STREETS WITH A 40' RW.
- 6- THIS PLAN ASSUMES TRASH PICKUP AT THE UNITS BY THE LOCAL SANITATION COMPANY.
- 7- SPACES SHOWN IN GREEN ARE TO BE DESIGNED AS RAIN GARDEN DETENTION PARKS
- 8- Mail service will be from a central kiosk.

② CONCEPT SITE PLAN
Scale: 1" = 50'-0"

6/16/2019





SANITARY SEWER
ACCESS POINT

WOODED AREA

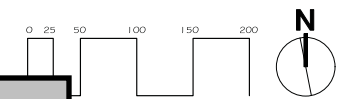
SPRINGLAKE
COVE S/D

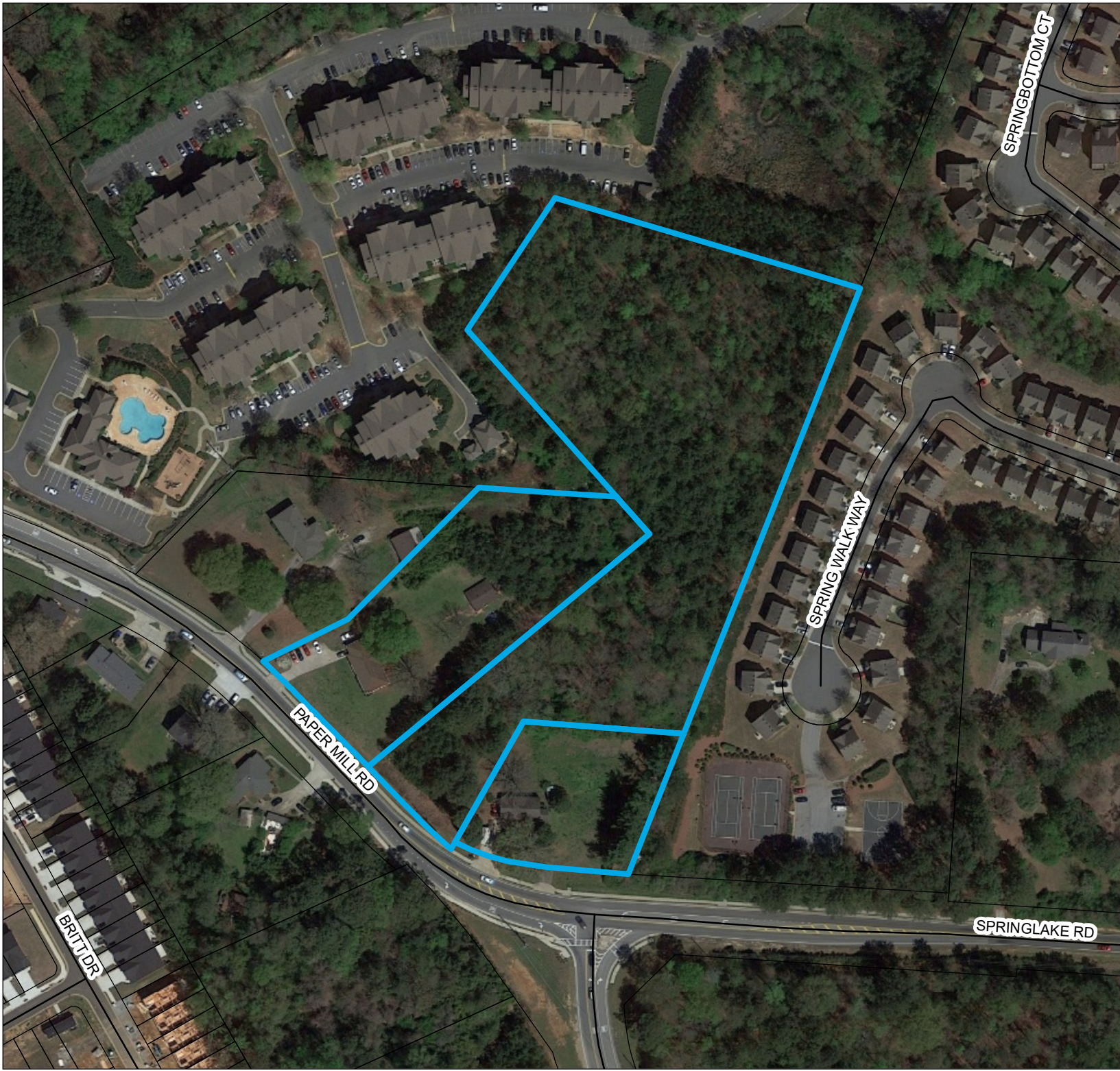
SITE SLOPES FROM WEST TO EAST
WITH AN AVERAGE SLOPE OF +/-8%

SITE NOTES:
1- CITY OF LAWRENCEVILLE PROVIDES PUBLIC WATER SERVICE THE PROJECT WILL REQUIRE THE EXTENSION OF THE EXISTING 12" LINE AT ALEXANDER MILLS APARTMENT +/-500 LF TO THE PROPOSED ENTRY POINT.
2- SANITARY SEWER SERVICE IS PROVIDED BY GWINNETT COUNTY WATER RESOURCES. THE LINE SERVING THE SITE IS CURRENTLY BEING UPGRADED TO ADDRESS LINE CAPACITY ISSUES. THIS SHOULD BE COMPLETE IN SEPTEMBER 2019.

● RIDGELINES DEFINING DRAINAGE AREAS
➡ NATURAL DRAINAGE FLOW DIRECTION

2 **SITE CONDITIONS**
Scale: 1" = 50'-0"





The City of Lawrenceville
Planning & Development

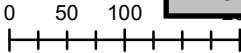
Aerial Map and Surrounding Area

File #RZR2019-00002
File #SUP2019-00013
192 & 319 Paper Mill Rd

Applicant:
Adewale Owomoyela

Legend

-  Subject properties
-  Roads
-  Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #RZR2019-00002
File #SUP2019-00013
192 & 319 Paper Mill Rd

Applicant:
Adewale Owomoyela

Legend

 Subject properties

 Roads

 Parcels

ZONING

 BN

 ON

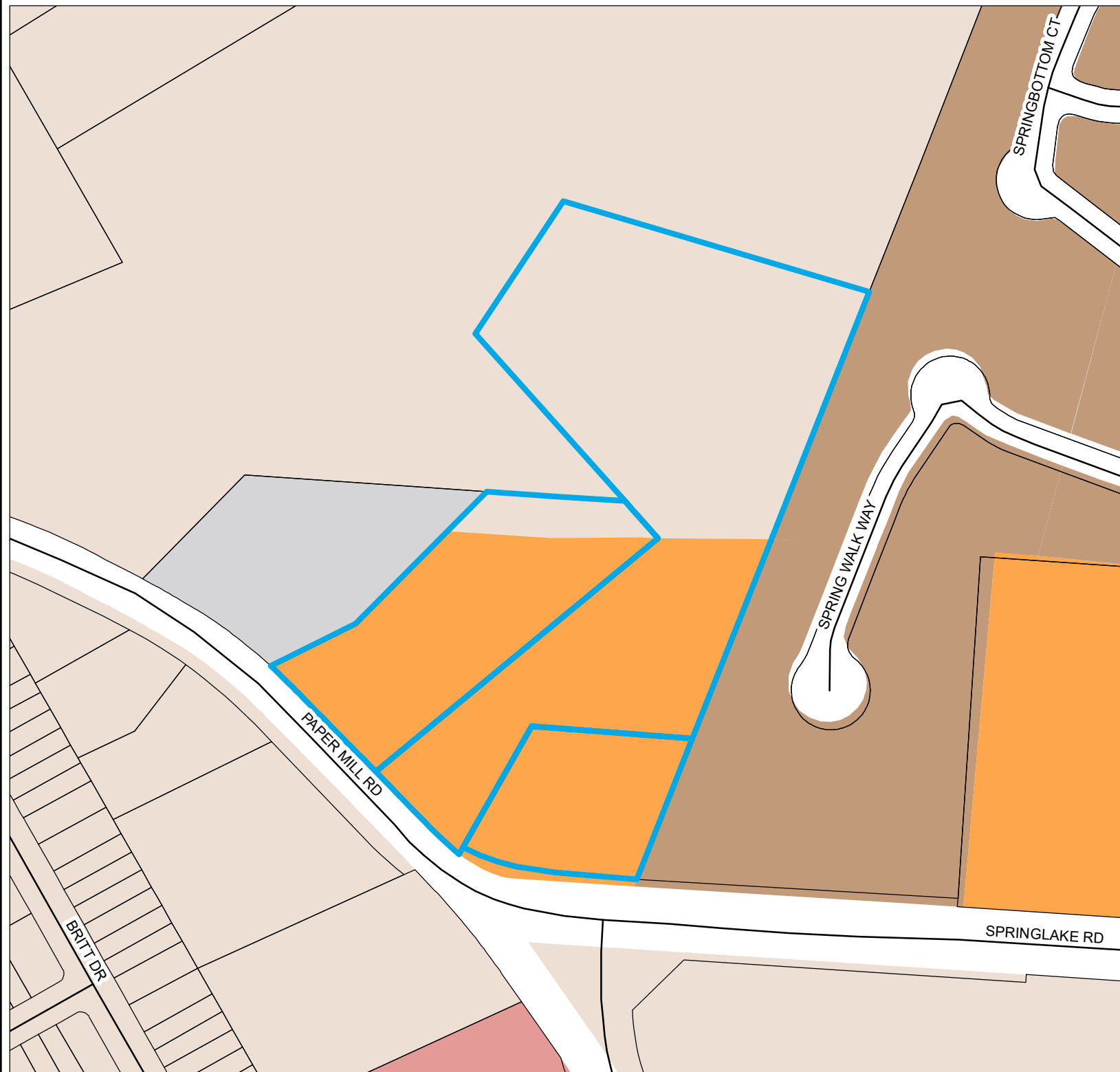
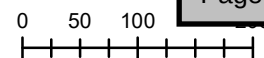
 RM-12

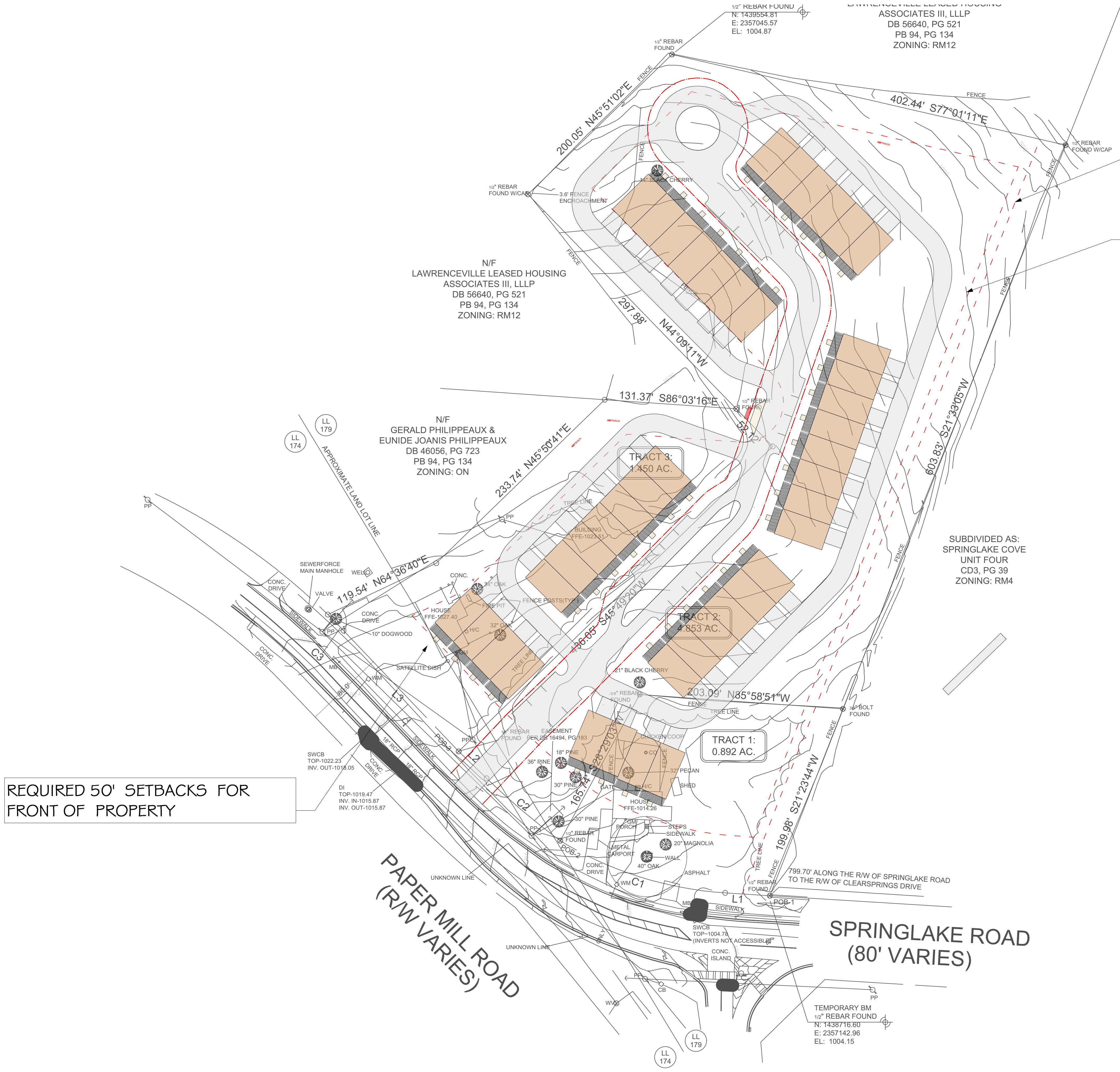
 RM-4-C

 RS15



Page 152





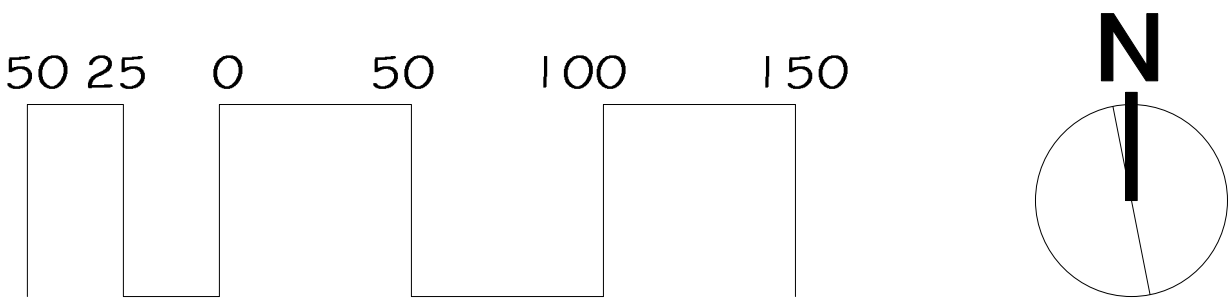
PROPOSED 30'
NATURAL BUFFER

REQUIRED 40' SETBACKS FOR
SIDES AND REAR OF PROPERTY

REQUIRED 50' SETBACKS FOR
FRONT OF PROPERTY

THIS IS A VERY PRELIMINARY DRAWING FOR REVIEW ONLY.
NO GRADING STUDIES HAVE BEEN COMPLETED AND FOOT PRINTS
FOR THE BUILDINGS MAY CHANGE.

1 CONCEPT SKETCH #3
Scale: 1" = 50'-0"



GRAPHIC SCALE IN FEET

PLAN DATE 9-19-2019

LINE	BEARING	DISTANCE
L1	N 86°10'00" W	44.54'
L2	N 49°00'04" W	33.72'
L3	N 43°36'48" W	186.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	360.00'	173.32'	172.25'	N 72°27'51" W
C2	723.52'	98.22'	96.16'	N 49°41'33" W
C3	638.87'	22.27'	22.27'	N 44°36'21" W

PLANNING AND DEVELOPMENT DEPARTMENT

CHUCK WARBINGTON

RECOMMENDED CONDITIONS

ADDITIONS – BOLD

~~SUBTRATIONS – STRIKETHROUGH~~

RZR2019-00002:

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family attached dwellings **with a minimum heated space of 1,800 square feet.**
 - B. The maximum number of units shall be ~~42~~ **6** units per acre.
 - C. ~~The front facades must meet the RM-8 architectural standards set forth in the Zoning Ordinance.~~ **Each row of townhomes shall be four-sided brick or stone, with accents of the same or fiber-cement siding. Each row of townhomes shall consist of alternating roof types, specifically open gable, box gable, dormer, hip or flat roof lines (minimum two per building). Each side elevation visible from Paper Mill Road shall include, at a minimum, one window and associated shutters, subject to the review and approval of the Planning and Development Director.**
 - D. All dwellings shall have a double-car garage, **with decorative carriage type doors.**
 - E. **All townhome units facing Paper Mill Road shall be rear entry units only. The property shall be developed in general accordance with the submitted site plan presented to the City Council at the Regular Meeting held on October 7, 2019, subject to the review and approval of the Planning and Development Director.**
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.

- C. All grassed areas on dwelling lots shall be sodded.
- D. Underground utilities shall be provided throughout the development.
- E. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
- F. ~~The electric utilities internal to the development must be placed underground.~~
Underground utilities shall be provided throughout the development.
- G. **Provide a 30-foot undisturbed buffer along the eastern property line immediately adjacent to Springlake Cove, RM-4-C Multifamily residential development. Sparsely vegetated areas shall be replanted. All buffers shall be subject to the review and approval of the Planning and Development Director.**
- H. **The site shall be limited to one right-in, right-out entrance providing access to the proposed development. The existing curb cuts along Paper Mill Road shall be removed.**
- I. **A mandatory homeowners association shall be incorporated which provides for building and ground maintenance, insurance and repair. Said association must also include declarations and bylaws including rules and regulations which shall at a minimum regulate and control the following:**
 - a. **Exterior home maintenance to include roofing and painting.**
 - b. **All grounds and common area maintenance, including detention facilities.**
 - c. **Exterior decorative masonry entrance feature and associated brick columns and fencing maintenance to include the requirement that any graffiti shall be removed, repaired or repainted within 72 hours**
 - d. **Restrictions on single-family residential uses only of the total townhome units. Individual owners may lease no more than 10 percent of the total townhome units at any time.**
- J. **The Paper Mill Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner Association. Entrance shall include a decorative masonry entrance feature and decorative fencing with a brick column every twenty-five feet. Landscape and entrance feature plans shall be subject to the review and approval of the Planning and Development Director.**
- K. **Each lot shall have a landscape plan that includes, at a minimum, one tree and three shrubs in front of each townhome unit.**

- L. Provide a 5-foot sidewalk along Paper Mill Road.**
- M. 40-inch oak tree located in the front setback along Paper Mill Road shall be saved. Tree save fencing shall be installed prior to the issuance of any permit, including a Land Disturbance Permit or Demolition Permit.**



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL REGULAR MEETING
AGENDA CATEGORY: OLD BUSINESS

Item: SU-18-21, Gann Enterprises Inc., c/o Andersen, Tate & Carr, P.C.; 45 East Crogan Street

Department: Planning and Development

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Department Recommendation: Approval with Conditions

Planning Commission Recommendation: Approval with staff's conditions

Summary: The applicant is requesting a Special Use Permit to continue to use the property as an auto sales lot. The subject property is a 2-acre parcel, zoned BG (General Business District), located on the south side of East Crogan Street and east of its intersection with Scenic Highway. The applicant is requesting the special use permit in order to bring the property into compliance with the City's Zoning Ordinance.

Attachments/Exhibits:
SU-18-21 Report
SU-18-21 ATTACHMENTS

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
CHANGE IN CONDITIONS AND SPECIAL USE PERMIT REPORT**

SPECIAL USE PERMIT CASE NUMBER: SU-18-21

PROPERTY OWNER: Gann Enterprises Inc.

APPLICANT NAME: Gann Enterprises Inc. c/o Andersen, Tate & Carr

PROPERTY IN QUESTION: 45 East Crogan Street

PARCEL ID NUMBERS: 5-174-042

PRESENT ZONING: BG

PROPOSED USE: Continuance of auto sales on property

ORDINANCE SECTION: 7.9

EXISTING CONDITIONS: Property is developed as a car lot with one modular office.

SITE PLAN RECOMMENDATION: None.

PROPERTY ZONING HISTORY: Per city records, the property has been BG (General Business District) since the City's incorporation.

FUTURE DEVELOPMENT MAP: Downtown Character Area

OVERLAY DISTRICT: None

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a Special Use Permit to continue to use the property as an auto sales lot. The subject property is a 2-acre parcel, zoned BG (General Business District), located on the south side of East Crogan Street and east of its intersection with Scenic Highway. The applicant is requesting the special use permit in order to bring the property into compliance with the City's Zoning Ordinance.

The property is currently developed as a car lot with one modular office. Access to the property is off one right-in, right-out driveway on East Crogan Street and one unused driveway on Scenic Highway. The site plan shows the overall land to be paved but does not show lined parking spaces. The applicant proposes to place a 12 by 45-foot modular office on the northeast side of the property where the current modular office is. Per the site plan, there will be a Stormwater management facility on the southeast side of the property.

The 2040 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown Character Area. The character area encourages general commercial development that enhance and maintain the existing history of the City. It encourages new buildings to be complementary in scale and have their own style rather than mimicking older styles. The applicant proposes to have a modular office, however, staff recommends to make every effort to meet the Downtown Development Authority and the Architectural Review

Board's goals to improve the aesthetics of street and built environment and enhance Lawrenceville's historic quality by ensuring that new and rehabbed buildings are compatible with the character of the Downtown. With recommended conditions, the use of the property as an auto sales lot would be consistent with policies of the Comprehensive Plan and the Future Development Map.

The surrounding area is characterized by commercial uses all zoned BG (General Business District). To the north across East Crogan Street is the Rhodes Jordan Park and to the west of the park is an auto repair shop. Adjacent to the east is property used for mini-warehouses and other commercial uses that serve the residential communities farther to the east. The property adjacent to the south is developed with a dwelling and across Scenic Highway to the west is an undeveloped property.

The proposed continuance use of the property as an auto sales lot may be consistent with policies of the Comprehensive Plan, if operated with recommended conditions. Therefore, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

SU-18-20:

Approval of a Special Use Permit for the continuance use of the property as an Auto Sales Lot subject to the following enumerated conditions:

1. Auto Sales Lot as a Special Use permit in BG (General Business District) zoning.
2. The modular building shall have the appearance as if it were a permanent structure with architectural treatments such as brick, fiber cement siding, or stacked stone to maintain the intent of the Downtown Development Authority. Subject to review and approval by the Director of the Planning and Development Department.
3. No storage of disassembled cars, car parts/car body parts, tires, or other similar materials shall be permitted.
4. Any repair or servicing of vehicles shall be prohibited.
5. All display vehicles shall be parked on paved surfaces and within lined spaces.
6. Outdoor speakers or sound amplification systems shall be prohibited.
7. Exterior lighting shall be designed and directed so that it does not shine directly onto adjacent properties or right-of-way.
8. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. Sign-walkers and sign-twirlers shall be prohibited.
10. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?** *Yes*
2. **Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?** *No*
3. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?** *Yes*
4. **Will the rezoning proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the rezoning proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the rezoning proposal?** *The proposed use could be considered to be compatible with the neighboring commercial and service uses along East Crogan Street.*

ZONING ORDINANCE SECTION 13.3 REZONING PROCEDURE:

1. **What are the existing uses and zoning of nearby property?**
SEE PAGE 1
2. **What is the extent to which the property values are diminished by the particular zoning restrictions of the current zoning?** *None*
3. **What is the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public?** *There is benefit to the property owner and public.*
4. **What is the relative gain to the public, as compared to the hardship imposed upon the individual property owner?** *The requested Special Use Permit will not impose any hardship upon the individual property owner.*
5. **What is the suitability of the subject property for its current zoning?** *The proposed use is compatible with the existing principal use and neighboring uses.*
6. **What is the suitability of the subject property for the proposed zoning?** *No rezoning is proposed.*
7. **How long has the property been vacant as zoned considered in the context of land development in the area in the vicinity of the property?** *The property has been occupied continuously.*
8. **How does the property conform with or diverge from the Land Use Plan or other applicable local, state laws and ordinances?** *The proposed accessory use is considered compatible with recommendations of the Downtown Character Area.*
9. **What is the availability of adequate sites for the proposed use in districts that permit such use?** *Automobile sales require a Special Use Permit.*
10. **What is the suitability of the site for the proposed use relative to the requirements set forth in the zoning ordinance (such as off-street parking, setbacks, buffer zones and open space)?** *The proposed use will not require additional variances or exceptions.*

LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION
OF GANN ENTERPRISES, INC.

Andersen Tate & Carr, P.C. submits this Letter of Intent and attached Special Use Permit Application ("Application") on behalf of the property owner, Gann Enterprises, Inc. (the "Applicant") for the purpose of requesting a special use permit for the continued use of an automobile sales business on an approximate 2.032-acre tract located at the intersection of Scenic Highway (State Route 124) and East Crogan Street (the "Subject Property"). The Property is currently zoned BG.

The Applicant is requesting a special use permit in order to bring the current use of the Property into compliance with the requirements of the 2005 City of Lawrenceville Zoning Ordinance, which will include paving the property. The Subject Property is located at the intersection of two major transportation corridors and the surrounding area is characterized by commercial uses. Specifically, the Subject Property is surrounded by an auto repair business to the North and a self-storage facility to the East.

The Applicant welcomes the opportunity to meet with staff of the City of Lawrenceville Planning & Zoning Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

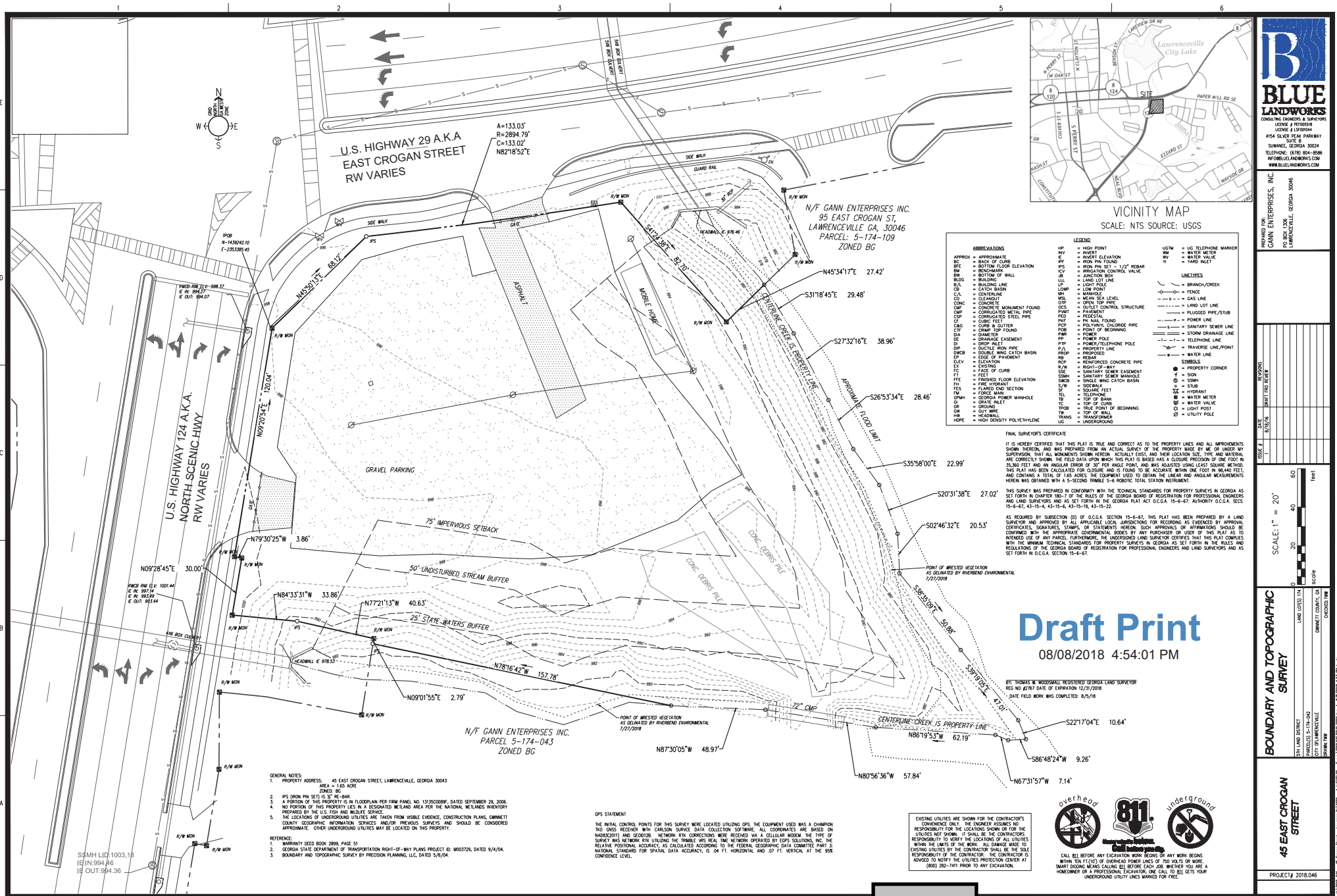
Respectfully submitted this 14th day of December, 2018.

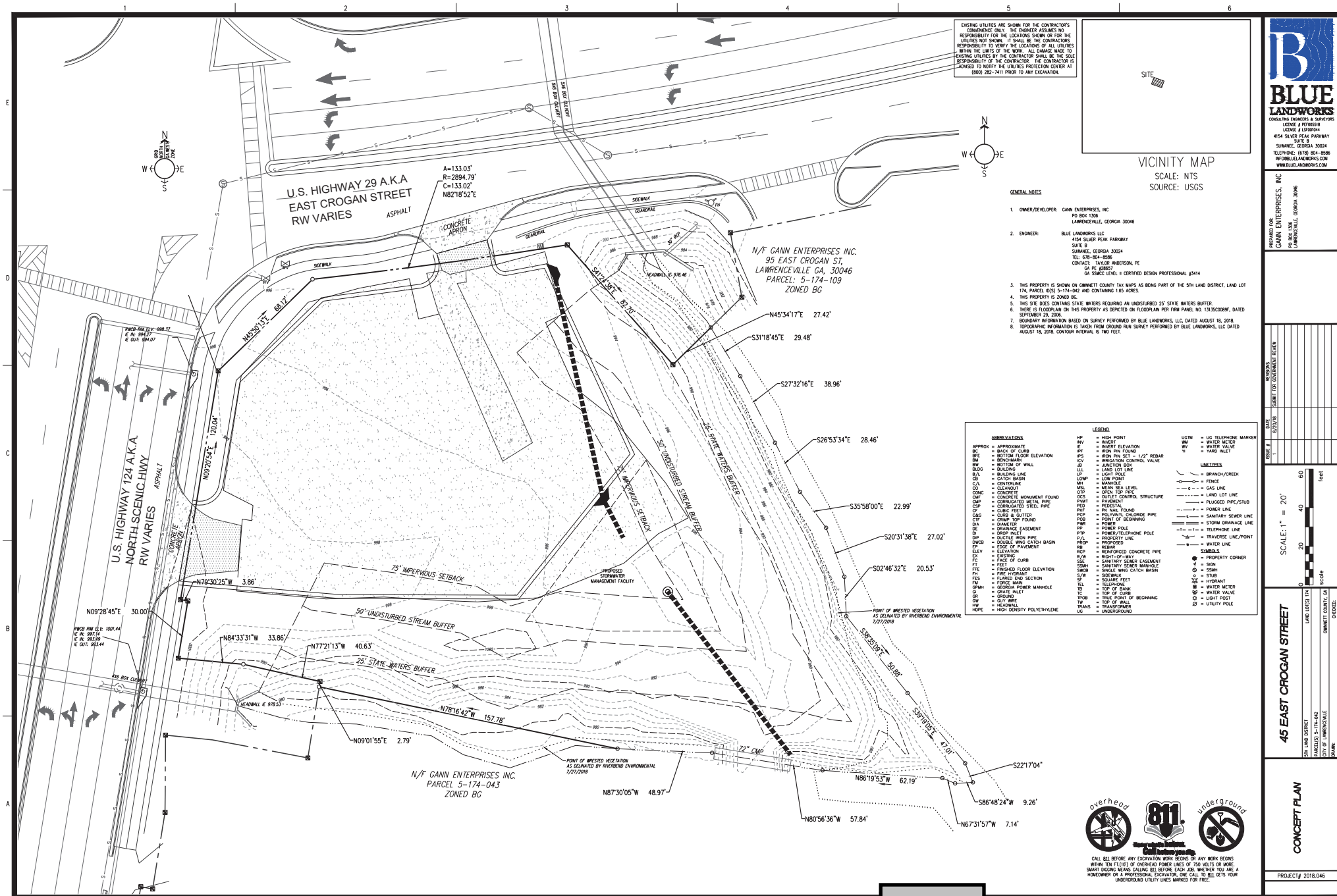
ANDERSEN TATE & CARR, P.C.


Melody A. Glouton, Esq.
Attorneys for Applicant

PROPERTY DESCRIPTION

BEGINNING at the point of intersection of the south right of way line of U. S. Highway 29 with the east right of way line of Lawrenceville-Snellville Highway; run thence easterly along the southerly right of way line of U. S. Highway 29, a/k/a Lawrenceville-Winder Highway, a distance of 165 feet, more or less, to the point at which said right of way line is intersected by the centerline of a creek; run thence southerly along the centerline of said creek (which creek is sometimes known as Arnold Branch) and continuing southwesterly along the centerline of a stream sometimes known as Cemetery Branch, to a point on the north line of property now or formerly owned by Edmonds; run thence westerly along the north line of said Edmonds property 250 feet, more or less, to a point on the east right of way line of the Lawrenceville-Snellville Highway; run thence northeasterly along said right of way line a distance of 239 feet, more or less to the point of intersection of the east side of the Lawrenceville-Snellville Highway with the south right of way line of U. S. Highway 29, which is the place or point of beginning.







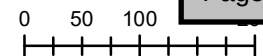
The City of Lawrenceville
Planning & Development

Aerial Map and Surrounding Area File # SU-18-21

Applicant:
Gann Enterprises Inc.

Legend

- Roads
- Parcels





The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning File # SU-18-21

Applicant:
Gann Enterprises Inc.

Legend

 Subject Property

 Roads

 Parcels

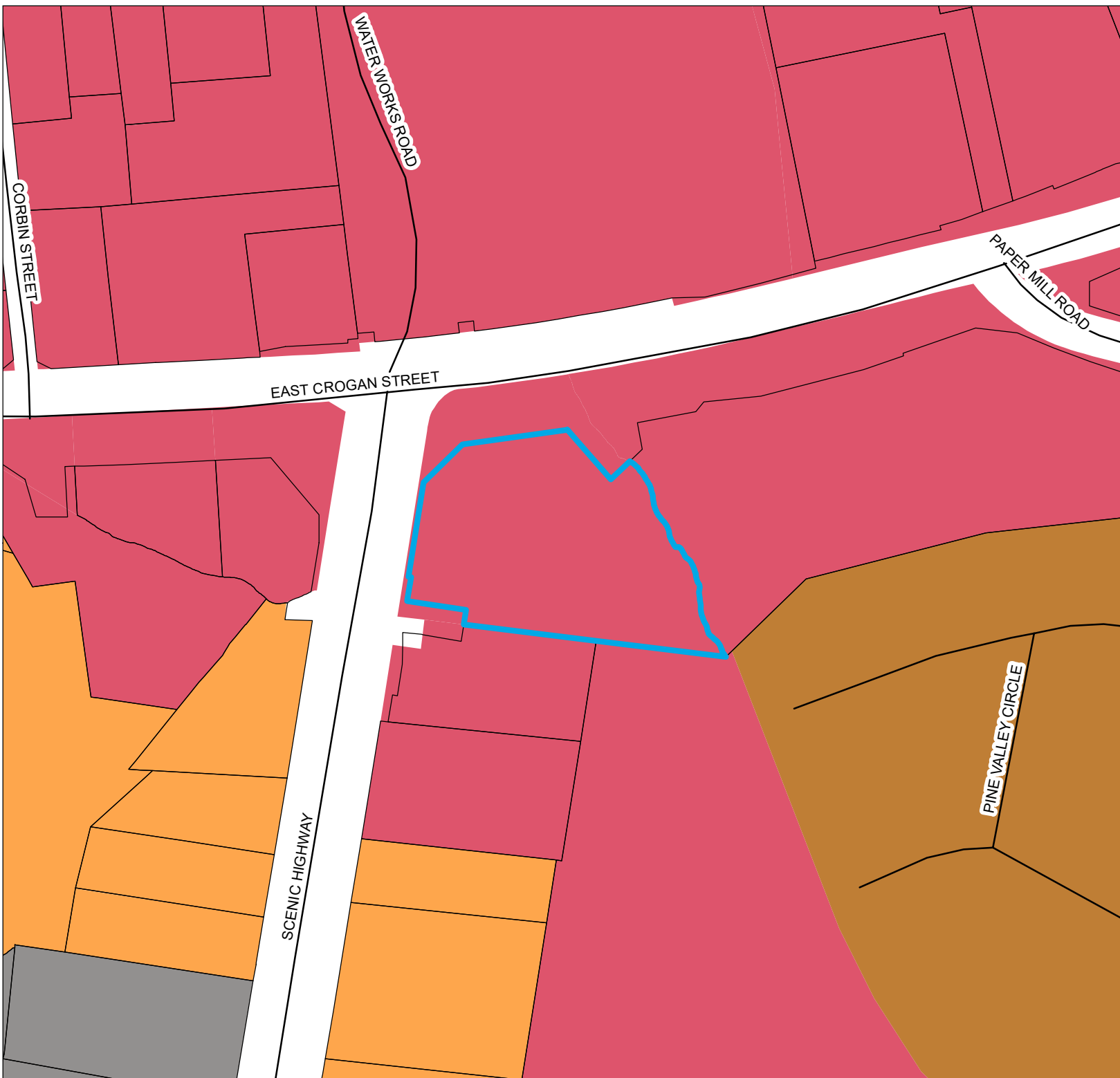
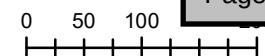
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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 18, 2019

AGENDA CATEGORY: DISCUSSION ITEM

Item:	Paper Mill Road Pedestrian Safety Project [From Springlake Road to McCart Road]. Project includes Storm Drainage Design as necessary.
Department:	Engineering
Date of Meeting:	Wednesday, September 18, 2019
Fiscal Impact:	Project is funded under SP-009
Presented By:	Dennis Billew
Action Requested:	Approve Agreement for Consulting Services related to Paper Mill Road Pedestrian Safety Project in the amount of \$247,082.02 as presented and authorize a Purchase Order to be issued.

Summary:

Gwinnett County is currently installing Sanitary Sewer upgrade to its existing system in the Shoal Creek Drainage Basin which runs along Paper Mill Road. Residents in the area have requested that the City install sidewalks along Paper Mill to fill in areas where sidewalks do not exist. Attached is an Agreement with Precision Planning, Inc. to Survey and Design the project. Included in the Agreement is any Corp of Engineers or EPD permitting as well as Right of Way Exhibits and required Geotechnical investigation.

Fiscal Impact:

The fee for these Services is Hourly-not-to-exceed \$247,082.02. Funds in the amount of \$437,741.61 are approved and available in Project SP-009. Upon approval of this item \$190,659.59 will be remaining in the project.

Concurrences:

Agreement has been reviewed by City Manager.

Attachments/Exhibits:

Paper Mill Rd Design PROPOSAL_REV2_signed

26.

March 13, 2018
(Revised August 29, 2019)

Mr. Chuck Warbington, P.E., City Manager
City of Lawrenceville
70 S. Clayton Street
Lawrenceville, Georgia 30046
chuck.warbington@lawrencevillega.org

**Re: Transportation Consultant Demand Professional Services on an Annual Contract (RP001-15)
Paper Mill Road Improvements Design (In Coordination with 18-inch Gravity Sewer Replacement)**

Dear Mr. Warbington:

Precision Planning, Inc. (PPI) is pleased to submit this proposal for professional design services to the City of Lawrenceville (Client) for Paper Mill Road Improvements (Project). This Scope of Services and Fee Proposal is based upon your request in our telephone conversation on August 12, 2019 and our experience with projects of similar scope.

Project Understanding

It is our understanding that the approximate one-mile section of Paper Mill Road from Springlake Road to McCart Road will be improved in conjunction with the replacement of an 18-inch gravity sewer along the corridor. Proposed improvements generally include the addition of curb and gutter and sidewalk along the south side of the road, in addition to drainage improvements along the route. Existing sidewalks will remain where adjacent to curb and gutter, unless drainage or safety improvements require new shoulders. All existing sidewalks along the south side rural shoulders will be replaced.

Our design scope includes road improvement plans for project bid and construction along with associated Opinions of Probable Construction Costs (OPCC). Other design elements include the elimination of intersection acceleration tapers and lanes, evaluation of existing drainage culverts, guardrail requirements and other possible design deficiencies, such as road alignment and pavement superelevation for the posted 30-MPH speed zone. General shoulder conditions and elevations in critical areas adjacent to Shoal Creek will be evaluated and environmental documentation will be prepared and filed with the U.S. Army Corps of Engineers and Georgia DNR-EPD as necessary for the proposed improvements within State Stream Buffers.

Project Scope of Services

PHASE I

Survey and Database Preparation:

- A. Notify property owners (approximately 46 properties).
- B. Mail Right-of-Entry Letters.
- C. Parcel and right of way record research.
- D. Topographic/Planimetric Survey, including above-ground utilities.
- E. Establish DTM.
- F. Prepare Topographic and Parcel Base Map.
- G. QC Field Check of Base Map.

Note: The total area required to be surveyed will be merged with the areas previously surveyed for the Shoal Creek sewer project.

Schedule: Six (6) weeks from the date of *Notice to Proceed*.

PHASE II

Preliminary Design:

A. Prepare the following Preliminary Plan Sheets:

- Cover
- Index
- General Notes
- Legend
- Typical Sections
- Roadway Plans (1"-20')
- Roadway Profiles
- Preliminary Right-of-Way Plan
- Signing and Marking Plans
- Driveway Profiles
- Erosion Control Plans
- Drainage and Monitoring Maps
- MS4/Stormwater Management Plan
- Utility Plans (*With above-ground structures and appurtenances located in Phase I database*)
- Roadway Cross-Sections
- Drainage Profiles
- Construction Staging Plan

B. Establish Construction Limits.

C. Submit Preliminary Plans to utility owners to obtain mark-ups/relocation plans or "No-conflicts" reply.

D. Prepare a Preliminary Opinion of Probable Construction Cost.

E. Attend up to Two Progress Meetings.

F. Attend Preliminary Field Plan Review (PFPR).

Schedule: Twelve (12) weeks from completion of Phase I to submittal of Preliminary Plans.

PHASE III

Environmental Investigation and Permitting:

A. U.S. Army Corps of Engineers (ACOE) Pre-Construction Notification (PCN) & Permitting.

- Prepare PCN and submit to ACOE
- Coordinate with ACOE during typical 45-day review

B. Georgia EPD Stream Buffer Variance Permit (SBVP).

- Coordinate with Local Issuing Authority (City) to obtain a letter of Awareness
- Prepare and submit an application for a SBPV (if necessary)

Schedule: Concurrent with and coordinated with design information provided in Phase II.

PHASE IV A

Soil Survey and Geotechnical Investigation:

- A. The project is for the construction of road widening with curb, gutter, and sidewalk along the southern boundary of Paper Mill Road from Springlake Road to McCart Road for about 5,400 feet. Based on observation of the area we anticipate cuts on the order of ten (10) feet and fills on the order of five (5) feet along the alignment.
- B. Soil survey needed for the project corridor.
- C. Based on the review of the area, fill placement appears to be on the order of five (5) or less with cuts of up to ten (10) feet. Assume $\frac{1}{2}$ alignment in fills and $\frac{1}{2}$ in cuts.
- D. Scope of work for soil survey will consist of one boring per station (only on the side to be widened), drilling at fourteen (14) stations. Estimated footage for borings is 185 feet.
- E. Five (5) Stations @ ten (10) feet = 50 feet, in fill
- F. Nine (9) Stations in cut @ 15 feet = 135 feet, in cut
- G. Two culverts may require extensions are present at this site. The double elliptical pipe is about 250 feet west of Paper Mill Drive and the round RCP is about 250 feet west of Paper Creek Drive. We will drill two SPT borings at the location of each culvert to depths of 30 feet each to evaluate culverts subgrade soil (Total four borings = 4 x 30 feet = 120 feet). The recommendation for culvert design will be based on ASD guidelines. Laboratory testing will consist of seven (7) GDOT 810.2, five (5) USCS, and two (2) CBR for soil survey.
- H. Site restoration costs include herein are to place seed, straw, silt fencing, etc., as required to meet the state's requirements for stormwater runoff control. Technicians to pick up supplies to seed and mulch areas. No monies have been included for property owner compensation for tree removal and general clearing to gain access to boring locations.
- I. Boreholes will be backfilled with soil cuttings from the drilling process. No grouting has been budgeted.
- J. No monies have been included for overtime work associated with completion of field services. If field services (drilling) are required outside normal business hours because of unforeseen issues, a premium charge would be incurred and invoiced based upon the contract hourly rate schedule.
- K. Dozer will be required, assume one (1) day.
- L. M.O.T. will be required, assume two (2) days.
- M. Utility clearance in conjunction with our field activities will be limited to contacting the state line location service and local utilities, requesting that they mark any buried utilities in the field.
- N. Coordination is required to gain site access to boring locations (*Right of Entry letter provided by the City*).
- O. Coordination with City and/or County agencies will be required to obtain lane closer permit, as necessary.
- P. Any borings completed in historical areas or wetlands requiring special permits, oversight, etc. include only the costs for our standard services (i.e. drilling). All other costs (i.e. archeologists, permitting, etc.) have not been included.

Schedule: Concurrent with Phase II.

PHASE IV B

Subsurface Utility Engineering (SUE - Quality Level B):

- A. The project boundary description indicating the requested subsurface utility engineering (SUE) quality level "B" (QLB) survey area was provided to United Consulting.

- B. The limit of survey (LOS) area consists of approximately 5,400 linear feet along the required right-of-way (ROW) of Paper Mill Road beginning at its intersections with Springlake Road and continuing to its intersection with McCart Road. The width of the LOS will be required ROW. At the west end of the LOS we have included the ROW of Springlake Road by the width of the required ROW of Paper Mill Road. At the east end of the LOS we have included the ROW of McCart Road by the width of the required ROW of Paper Mill Road and south along McCart Road to the project limits. Side streets intersecting Paper Mill road will only be surveyed to the required ROW of Paper Mill Road.
- C. Conduct research with both public and private utility owners and request copies of records of utility assets within the LOS boundaries. Provide both copies of data received and contact information from the owners.
- D. The SUE QLB survey will be conducted in general conformance with ACSE 38-02 "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data".
- E. Deliverable for the QLB SUE survey area will consist of the underground utilities designated on the ground surface and an APWA color-coded field sketch of their approximate locations. The location of the designated utilities will then be surveyed by Precision Planning, Inc.
- F. Aerial utility connectivity, or the sanitary and storm sewer system's connectivity will not be included as part of the SUE QLB survey.

Schedule: Concurrent with Phase IV A.

PHASE V

Final Right-of-Way and Construction Plans:

- A. Address Preliminary Plan Review comments.
- B. Right-of-Way and Easement Computations.
- C. Individual Right-of-Way and Easement Exhibits with Area Descriptions (Estimated for 30 Parcels).
- D. Summary of Quantities Sheets.
- E. Quantities and Detail Estimate.
- F. Final Roadway Plan Set Preparation for bidding purposes.
- G. Final Utility Plan (*derived from utility owners' mark-ups and their planned relocations, if any*).
- H. Construction Staging and Maintenance of Traffic Plan.
- I. Prepare a Final Opinion of Probable Construction Cost.
- J. Attend up to Two Progress Meetings.

Schedule: Six (6) weeks from receipt of PFPR comments.

PHASE VI

Bidding and Construction Administration Phase:

- A. Provide assistance to the Purchasing Department during the bidding phase, including providing bidding documents, responding to bidder Requests for Information, attendance at the bid opening, preparing bidder summary list and bid tabulation, checking bidder references and recommending award of the construction contract.
- B. Perform a 7-Day Erosion Control Inspection according to the National Pollutant Discharge Elimination System, General Permit GAR 100002 and submit a field report to the Client.
- C. Provide general coordination with the Client and Contractor, and will prepare written directives and clarifications as required during construction.

Mr. Chuck Warbington, P.E., City Manager
 City of Lawrenceville
 August 29, 2019
 Page 5

- D. Visit the site up to twelve (12) times, including photographic field reports documenting progress of Work, if necessary, and in support of our review of the Contractor's monthly pay requests.
- E. PPI will perform a substantial completion observation walk-through and will prepare a punch list.
- F. Assist the Client with Project Close-out, including a walk-through for recommendation of final payment and assisting with close-out documents.

Project Compensation

PPI agrees to perform the services outlined above and will invoice the Client hourly, according to the attached Schedule of Hourly Rates, for the following **Not-To-Exceed Fees**:

I. Survey and Database Preparation	\$ 17,066.55
II. Preliminary Design	\$ 73,296.41
III. Environmental Investigation and Permitting	\$ 8,543.64
IV A. Soil Survey and Geotechnical Investigation	\$ 39,271.64
IV B. Subsurface Utility Engineering	\$ 9,945.28
V. Final Construction Plans	\$ 66,942.18
VI. Bidding and Construction Administration Phase	<u>\$32,016.32</u>
Total Not-To-Exceed Fee	\$247,082.02

Fee above calculated on accepted renewal rates dated 11/16/2018 to 11/15/2019 (fee schedule attached).
PPI accepts the City of Lawrenceville Standard General Conditions for these contracted services.

Project Additional Services

The following are additional services which may be provided and invoiced according to the attached Revised Fee Schedule:

1. Additional meetings required or requested by the Client.
2. Additional revisions to design documents requested by the Client after acceptance.
3. Structural Engineering or Retaining Wall Design.
4. Water or Sanitary Sewer Design.
5. Landscape Design.

Mr. Chuck Warbington, P.E., City Manager
City of Lawrenceville
August 29, 2019
Page 6

Exclusions

PPI is not responsible for permitting and mitigation fees, property acquisition services, and construction coordination, inspection and management.

Should you have any question, please call me at (770) 338-8184. If you find this proposal acceptable, please sign the authorization below and return one executed copy to PPI (via email is acceptable). We look forward to a continued working relationship with you and your staff on this important project.

Sincerely,



Michael E. Alligood, P.E.
Assistant Vice President



W. David Leonard, P.E.
Chief Operating Officer

MEA/WDL:np

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Attachment: Schedule of Hourly Rates

Authorization given this _____ day of
_____, 2019

By: _____

Title: _____

SCHEDULE OF HOURLY RATES

**For City of Lawrenceville
Transportation & Surveying
November 16, 2018-November 15, 2019**

<u>Billing Category</u>	<u>Hourly Rate</u>
Principal-in-Charge	\$173.35/Hour
Project Manager	\$147.08/Hour
Engineer, Senior	\$132.38/Hour
Engineer	\$96.66/Hour
Engineer, Associate	\$78.80/Hour
Technician	\$63.04/Hour
CADD Technician	\$63.04/Hour
Administrative Support	\$58.83/Hour
Landscape Architect, Senior	\$115.57/Hour
Landscape Architect	\$73.54/Hour
Surveyor, Principal	\$147.08/Hour
Surveyor, Senior	\$98.76/Hour
Surveyor, Project	\$78.80/Hour
Survey Crew	\$131.33/Hour
Planner, Principal	\$126.07/Hour
Planner, Senior	\$115.57/Hour
Planner	\$73.54/Hour
Scientist, Principal	\$142.88/Hour
Scientist, Senior	\$115.57/Hour
Scientist	\$84.05/Hour
Scientist, Associate	\$73.54/Hour
Geotechnical Engineer	\$96.66/Hour



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 18, 2019

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Proposed Ordinance for a Lawrenceville Arts Commission
Department:	Community Development
Date of Meeting:	Wednesday, September 18, 2019
Fiscal Impact:	None
Presented By:	Lisa Sherman
Action Requested:	Adopt the Ordinance creating the Lawrenceville Arts Commission

Summary: The City Council formed the Public Arts Task Force earlier this year and charged them with bringing a proposal back to Council for consideration that would identify a framework for the creation of a Lawrenceville Arts Commission. Attached is the proposed ordinance taking into consideration other Cities' best practices, Lawrenceville's unique opportunities and flexibility for the future Commission to identify a process for working with the City Council to commission public art in the community. The Public Arts Task Force requests review and recommends approval and adoption of this ordinance subject to the City attorney's review and approval.

Attachments/Exhibits:

LAC Ordinance DRAFT v08282019-1.pdf

ORDINANCE NO. _____

AN ORDINANCE TO CREATE THE LAWRENCEVILLE ARTS COMMISSION

WHEREAS, the Mayor and Council of the City of Lawrenceville recognize the important role of the arts in the cultural enrichment and aesthetic quality of the City's physical environment, the mental wellbeing of the City's residents, and the community heritage, character and identity of the City of Lawrenceville; and

WHEREAS, the Mayor and Council of the City of Lawrenceville are dedicated to fostering a sense of ownership and community pride by promoting the City of Lawrenceville as a livable, sustainable, vibrant hub for the arts and artists to its residents, businesses, guests, visitors and artists as part of the Heart-Art-Smart and other City art-related initiatives; and

WHEREAS, the Mayor and City Council desire to form an official entity to support the City's vision for being an arts center through the expansion, education, and enhancement of public art throughout the City; and

WHEREAS, the Mayor and City Council appointed a Public Art Task Force on March 4, 2019 to form a Public Arts Council (PAC) and establish its function as the arts advocate for the City governing body; and

NOW THEREFORE, be it ordained and resolved by the Mayor and Council of the City of Lawrenceville as follows:

Section 1. Creation. The City of Lawrenceville Arts Commission, hereinafter known as "LAC" is hereby created and established.

Section 2. Purpose and Authority. LAC is charged with the following tasks and responsibilities:

1. Work to promote and expand the presence of public arts in the daily experiences of residents, businesses and visitors and provide opportunities for artists to gather, create, exhibit and promote their art;
2. Cultivate public-private partnerships both locally and regionally for the benefit of Lawrenceville and the Greater Gwinnett region.
3. Hold pre-development meetings with applicants seeking a development permit from the City to encourage and assist in the creation of public art and art projects;
4. Prepare an annual report to the City Council on LAC activities;
5. Study, assess, render advice, and as needed make recommendations on specific projects, plans, and City programs related to private-public art partnerships, and bring forth any issues or concerns to the City's elected officials about public art, art projects and artists;
6. Develop and propose art master plans, policies and other program elements;
7. Make recommendation to City Council for the recruitment and/or commissioning of temporary and permanent public art displays and events in City facilities and City-owned property; and

8. Assist with other art initiatives and programs as appropriate, such as the Heart-Art-Smart Initiative.

Section 3. Membership. LAC shall consist of seven (7) members. All members shall be volunteers and not receive compensation or reimbursement for their time, efforts or personal expense unless specifically approved by the City Council.

One (1) member of LAC may be a City Council member and one (1) member may be a City of Lawrenceville DDA member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in arts, architecture, creative community, development, or cultural enrichment of the City. All LAC members shall be citizens of Gwinnett County or affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region.

All LAC members shall be appointed by the Mayor and City Council consistent with pre-established policies and procedures by the City of Lawrenceville through the office of the City Clerk. LAC members serve at the pleasure of the City Council and may be removed or replaced at any time at the discretion of the City Council.

All appointments to the LAC shall be for a two (2) year term with initial appointments staggered so that three (3) of the seven (7) appointees initially serve a one (1) year term. If a Member is removed or resigns prior to completing their term, the replacement Member shall only serve that remaining term.

Section 4. Officers. The Officers of the LAC shall elect one of their members as chairperson and another as vice chairperson and shall also elect a secretary and a treasurer, either of whom may but not need to be a commissioner. Officers shall be selected by the commissioners of LAC and shall serve a one (1) year term from time of appointment. LAC shall determine the duties of the Officers.

Section 5. Meetings. LAC shall hold regularly scheduled meetings; LAC shall determine the time and location of meetings. Additional meetings may be held upon call of the LAC Chair or by a vote of at least 3 commissioners of the LAC. The LAC shall provide notice of all meetings to the Lawrenceville City Clerk a minimum of forty-eight (48) hours prior to the meeting.

All meetings shall be open to the public and shall be conducted in accordance with the Georgia Open Meetings Act and any amendments thereto. Meetings shall be held at a location within the corporate limits of Lawrenceville that is open to the public and accessible to persons with disabilities. All minutes and records of the LAC shall be public records and kept in the custody of the City Clerk.

Section 6. Conflicts of Interest. All LAC members shall comply with the City of Lawrenceville Code of Ethics, Conflicts of Interest ordinance and related policies.

Section 7. Rules of Procedure. The LAC shall make its own rules of procedure, which shall be

submitted to the City Council for formal approval.

Section 8. Legal Counsel. Upon written request by the LAC Chair, and approval by the City Manager or designee, the LAC may seek appropriate legal advice from the City Attorney.

Section 9. City Staff and Resources. The LAC bears no oversight authority over any City department, personnel, consultant, budget, or other committee. The LAC's recommendations shall be advisory to the City Council and staff.

The City Manager may assign staff to provide support and assistance for the LAC. The staff liaison may provide guidance and input to the LAC, and may be consulted on an as-needed basis for additional information. Any requests for staff support shall be coordinated with the City Manager or his/her designee.

The LAC shall have access to the following City resources for its use:

- Use of meeting rooms in City facilities
- Reasonable use of City office equipment (copier, fax, telephone, Internet access, etc.)
- Copies of publicly available reports maintained by the City that are relevant to LAC business
- Any financials held by this board would be subject to annual City Audit

IT IS SO RESOLVED AND ORDAINED, this ____ day of _____, 2019.

Judy Jordan Johnson, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: COUNCIL MEETING, OCTOBER 7, 2019

AGENDA CATEGORY: COUNCIL BUSINESS-NEW BUSINESS

Item:	Health Plan Approval
Department:	City Manager
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	Fixed costs of about \$702,000.00 plus cost of expected claim liability of about \$5.3 million
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of this plan for health coverages to begin January 1, 2020 and give the City Manager or his designee the authority to approve and execute the necessary coverages and documents to implement the plan.

Summary:

City health and related coverages approval:

- Move to an independent Third Party Administrator (TPA) using *HealthEZ*
- Continue using the Cigna network (PPO).
- Use Nationwide for stop loss insurance.
- Move to an independent Pharmacy Benefits Manager (PBM). Using (EHIM) as PBM.
- Use an Independent Wellness consultant. This gives City the ability to create our own program and manage it more directly.
- Move to Metlife fully insured dental coverage.
- Move to Metlife fully insured vision coverage.
- Renew life insurance, short-term and long-term disability coverages with Metlife.
- Keep Aetna Medicare Advantage for retirees.

2020 Plan Year

- Offer two plans – the current plan and a high-deductible plan with a Health Saving Account (HSA) with a City contribution. Coverage will be based on a four-tier model starting in 2021 28.
1.Employee only, 2.employee and spouse, 3.employee with children but no spouse and
4.family.

Fiscal Impact: The City is self-insured so the biggest impact on the costs for providing our coverages is our claims. Fixed costs of about \$702,000.00 plus cost of expected claim liability of about \$5.3 million. These costs are budgeted in Group Health Fund in the current budget and will be included in the FY 2021 budget.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: COUNCIL MEETING, OCTOBER 7, 2019

AGENDA CATEGORY: COUNCIL BUSINESS – NEW BUSINESS

Item:	Resolution of Abandonment of Buchanan Street Right of Way
Department:	City Manager
Date of Meeting:	Monday, October 7, 2019
Fiscal Impact:	None
Presented By:	Chuck Warbington
Action Requested:	Approve Resolution to abandon Right of Way of the public street known as Buchanan Street

Summary: This Resolution abandons the Right of Way of the public Street known as Buchanan Street. The street runs from Pike Street to the Public Works Campus and surrounded by City Property.

Attachments/Exhibits:

Resolution Abandonment of Buchannan Street
Exhibit A

RESOLUTION _____

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that Buchanan Street from the intersection of that street with Pike Street to its dead end at the Public Works Campus of the City of Lawrenceville has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of the street as shown on the plat which is attached hereto as Exhibit "A" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that Buchanan Street, as shown on Exhibit "A" which is attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-210 following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action.

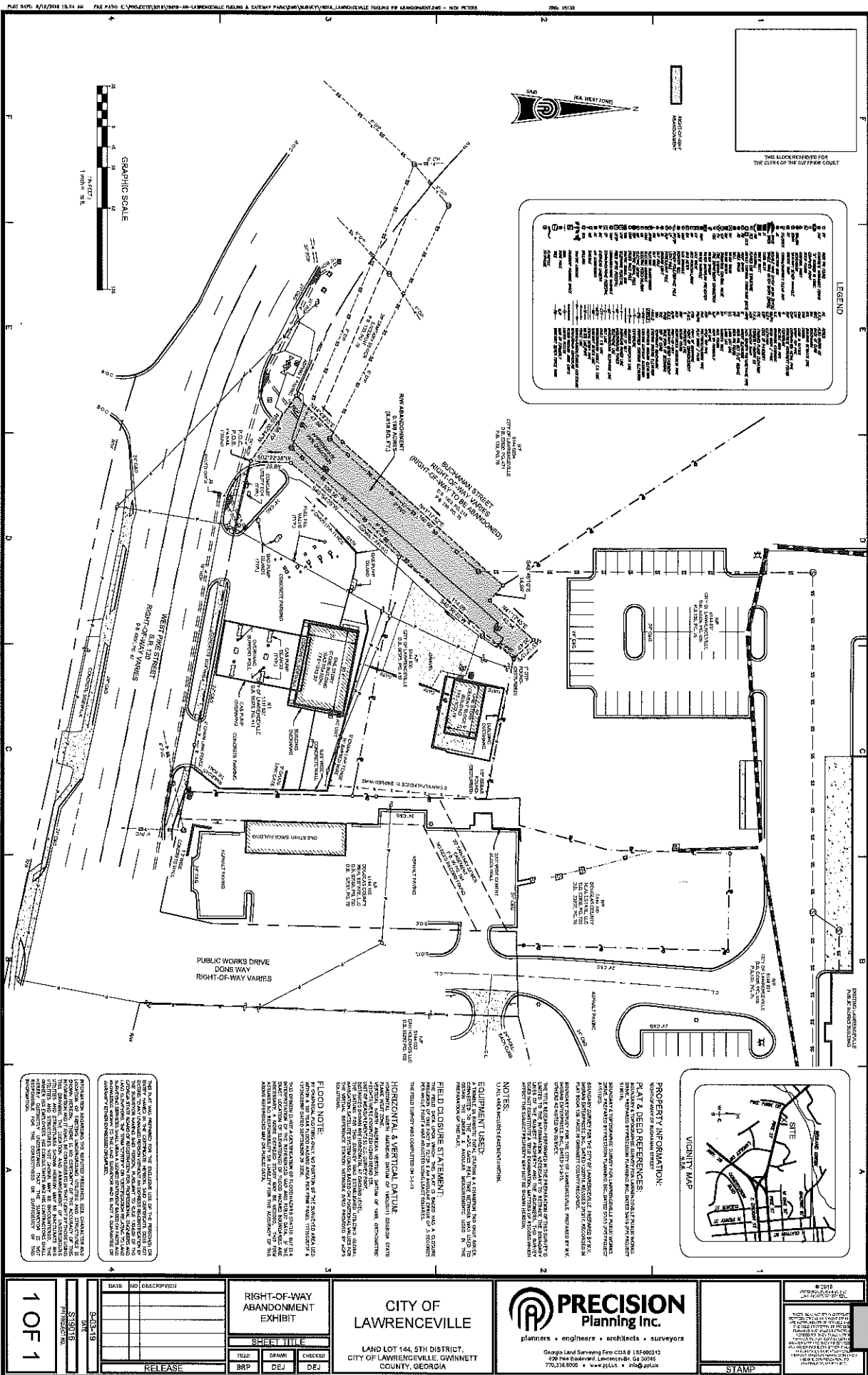
IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia or to otherwise use the property in the manner that serves the best interest of the City. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this _____ day of October, 2019.

Mayor Judy Jordan Johnson

ATTEST:

City Clerk - Karen Pierce



**LAND DESCRIPTION
RIGHT-OF-WAY ABANDONMENT**

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCE at a PK Nail found at the Southerly end of the mitered Right-of-Way between the Northerly Right-of-Way of West Pike Street (State Route 120, R/W varies) and the Southeasterly Right-of-Way of Buchanan Street (R/W varies), said Point being **THE POINT OF BEGINNING**;

THENCE from said point as thus established and traveling along said Right-of-Way of West Pike Street, North 55 degrees 02 minutes 44 seconds West for a distance of 58.79 to a Point; THENCE leaving said Right-of-Way of West Pike Street, North 44 degrees 49 minutes 23 seconds East for a distance of 47.86 feet to a Point; THENCE North 41 degrees 17 minutes 52 seconds East for a distance of 160.00 feet to a Point; THENCE South 48 degrees 45 minutes 10 seconds East for a distance of 14.99 feet to a Point; THENCE North 41 degree 17 minutes 45 seconds East for a distance of 43.54 feet to a Point; THENCE South 43 degrees 12 minutes 15 seconds East for a distance of 20.42 feet to a 1" Open Top found; THENCE South 40 degrees 56 minutes 40 seconds West for a distance of 114.09 feet to a Point; THENCE South 40 degrees 54 minutes 35 seconds West for a distance of 105.56 feet to a Point; THENCE South 02 degrees 22 minutes 38 seconds West for a distance of 29.85 feet to a PK Nail found on the aforesaid Right-of-Way of West Pike Street, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.198 Acres (8,618 square feet) as shown as Right-of-Way to be Abandoned on the Right-of-Way Abandonment Exhibit for The City of Lawrenceville, prepared by Precision Planning, Inc. (Job# S19016), and dated 9/03/19.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR SESSION, OCTOBER 7, 2019

AGENDA CATEGORY: COUNCIL BUSINESS / NEW BUSINESS

Item: Construction Manager at Risk Services for Lawrenceville Performing Arts Center Expansion Project Guaranteed Maximum Price #2 Amendment

Department: Administration

Date of Meeting: Monday, October 7, 2019

Fiscal Impact: \$21,080,394.00

Presented By: Chuck Warbington

Action Requested: Approval of Construction Manager at Risk Services for Lawrenceville Performing Arts Center Expansion Project Guaranteed Maximum Price #2 Amendment to awarded contractor, Carroll Daniel Construction Co. in the amount of \$21,080,394.00.

Summary: This Guaranteed Maximum Price (GMP) is for Lawrenceville Performing Arts Center Building.

Background: The Construction Manager at Risk Services was awarded to Carroll Daniel Construction Co. on June 4, 2018 for \$15,000.00 knowing that a Guaranteed Maximum Price would be presented to Council for approval at a later date. The first Guaranteed Maximum Price for Sitework was approved June 3, 2019 in the amount of \$4,568,006.00. Total project GMP will be \$25,648,400.00.

Fiscal Impact: Amount not to exceed \$21,080,394.00. This project is funded by the SPLOST Fund (324-5.04.6184.541316). Project SP-005.

Concurrences:

Attachments/Exhibits:

GMP Proposal

GUARANTEED MAXIMUM PRICE PROPOSAL
to the
Agreement between Owner and Construction Manager as Contractor for the
Lawrenceville Performing Arts Center (the Project) for the
City of Lawrenceville

October 01, 2019

TO: Owner Team

This Guaranteed Maximum Price (GMP) Proposal is submitted pursuant to *Section 2.2* of the **Agreement between Owner and Construction Manager as Contractor** dated **June 5, 2019 (the Agreement)**, between City of Lawrenceville (Owner) and Carroll Daniel Construction Company (Construction Manager), the terms of which are incorporated herein by reference.

Construction Manager and Owner agree as follows:

The Guaranteed Maximum Price #2 – Building (GMP #2) is **Twenty-One Million Eighty Thousand Three Hundred Ninety-Four Dollars and 00/100. (\$21,080,394.00)**

The following attachments are hereby made a part of this GMP Proposal:

1. *Exhibit A: GMP Schedule of Values dated 10/01/19 - (1 Page)*
2. *Exhibit B: Assumptions, Clarifications, Allowances, & Contingency dated 10/01/19 - (10 pages)*
3. *Exhibit C: Drawing Log dated 10/01/19 – (6 Pages)*
4. *Exhibit D: Specification Log dated 10/01/19 – (3 pages)*
5. *Exhibit E: Project Schedule dated 10/02/19 – (4 pages)*

The Guaranteed Maximum Price #2 – Building (GMP #2) for Lawrenceville Performing Arts Center is guaranteed until **November 01, 2019**. If our GMP proposal is not approved by this date, then we reserve the right to re-confirm our pricing.

Project Summary:

- GMP #1 Sitework: = \$ 4,568,006
- GMP #2 Building: = \$21,080,394
- TOTAL GMP = \$25,648,400

Project:

Owner:

Date:

Site Area (Ac):

Level 0 (Trap) GSF :

Level 1 GSF :

Level 2 GSF :

Level 3 (Catwalk)

TOTAL SF:

Lawrenceville Performing Arts Center

City of Lawrenceville

10.01.19

1.84

14,234

27,100

17,010

1,698

60,042



GMP: Schedule of Values

Division	Item Description		GMP #1	GMP #2	PROJECT TOTAL
1	General Requirements		\$0	\$400,000	\$400,000
2	Sitework & Utilities		\$1,682,204	\$30,000	\$1,712,204
2	Paving / Striping / Curb & Gutter		\$0	\$115,000	\$115,000
2	Site Improvements		\$0	\$438,829	\$438,829
3	Concrete		\$0	\$2,378,450	\$2,378,450
3	Structural Precast		\$0	\$2,615,736	\$2,615,736
4	Masonry		\$0	\$852,713	\$852,713
5	Steel		\$0	\$2,329,245	\$2,329,245
6	Carpentry		\$0	\$100,074	\$100,074
7	Moisture Protection		\$0	\$907,967	\$907,967
8	Windows & Doors		\$0	\$1,024,991	\$1,024,991
9	Finishes		\$0	\$2,068,387	\$2,068,387
10	Specialties		\$0	\$160,730	\$160,730
11	Equipment		\$0	\$68,683	\$68,683
12	Furnishings		\$0	\$197,590	\$197,590
13	Special Construction		\$0	\$2,530,447	\$2,530,447
14	Conveying		\$0	\$201,164	\$201,164
15	HVAC		\$0	\$1,544,935	\$1,544,935
15	Plumbing		\$0	\$790,400	\$790,400
15	Fire Protection		\$0	\$316,673	\$316,673
16	Electrical		\$0	\$2,602,443	\$2,602,443
17	Allowances		\$2,505,424	-\$2,505,424	\$0
	TOTAL DIRECT COSTS		\$4,187,628	\$19,169,033	\$23,356,661
	Preconstruction Fee		\$5,000	\$10,000	\$15,000
	CM General Conditions		\$167,505	\$797,648	\$965,153
	Bonds & Insurance above \$15.8M (@ \$25.6M)		\$0	\$114,717	\$114,717
	CM Fee		\$124,121	\$572,748	\$696,869
	CM Contingency		\$83,752	\$416,248	\$500,000
	Design Contingency		\$0	\$0	\$0
	GMP TOTAL		\$4,568,006	\$21,080,394	\$25,648,400

QUALIFICATIONS, ASSUMPTIONS, CLARIFICATIONS
TO PRICING SUBMISSION DATED 10.01.19

These Clarifications and Assumptions govern and control over any conflicting provisions of the Contract Documents.

General

1. The Proposal is based upon the Design set of documents provided by Stevens & Wilkinson dated 08/15/19 and described as GMP No.2 Addendum #2 and are enumerated within the Contract Document Log (Exhibit C).
2. In submitting value-engineering containing design suggestions, Carroll Daniel is not assuming any Design Liability. Carroll Daniel's value-engineering proposals are not Contract Documents and the Owner may not rely on design suggestions provided by Carroll Daniel in the value-engineering proposals. The Owner shall work with their Design Consultants, other consultants, building department authorities, etc. as needed so to verify the use of the item will satisfy all design requirements as intended for the application of the value-engineering item provided.
3. The Owner shall require the Architect to produce a set of Conformed Contract Documents that incorporate all changes accepted by the Owner to establish the GMP. All revisions shall be identified by the Architect so Carroll Daniel can confirm the GMP scope and pricing. No other changes shall be incorporated into the Conformed Contract Document Revisions. This set of Documents shall be used for Permitting and the construction of the project. Future changes shall be handled via Owner Directive and associated Change Orders.
4. LEED participation is not included.
5. Date of Substantial Completion will be substantiated by either a Temporary Certificate of Occupancy or Certificate of Occupancy by the Local Authorities Having Jurisdiction and the building is substantially ready for its intended use.
6. The Proposal does not include any costs for on-site Independent Testing Laboratory/Technical Agency. The Owner shall provide this service. The Proposal is based upon the assumption that the testing and inspection services shall support the construction scope and sequence as indicated on the Work Progress Schedule. CDCC shall facilitate the coordination of scheduling the testing services.
7. The Proposal assumes that electronic files will be provided to CDCC or its Subcontractors, at no cost, for the preparation of shop drawings. This includes all CAD files from each Engineer of Record and BIM Models.
8. The Proposal does not include any cost associated with the removal or remediation of contaminated soils, de-mucking, under cutting, unsuitable soil, mass rock, unidentified underground obstructions, trash, miscellaneous debris, or any other unsuitable materials including the haul in of replacement material. Examples are: Asbestos, Tires, PCB's, Lead, Tanks, Oils, Batteries, etc.
9. The Proposal does not include any cost associated with testing, handling, transporting or disposing of any existing hazardous or contaminated materials existing on site.
10. The Proposal includes the removal of surface rainwater necessary to complete the work, as well as the removal of the temporary ground water. The Proposal does not include the permanent removal of ground water and does not include a dewatering system.

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11. The Proposal does not include any cost for Tap, Meter, Usage, Impact Fees, Permits, Etc. All items shall be paid for by the Owner.
12. The Proposal does not include an NOI, the application fee, nor the NOT in regards to an NPDES permit. Either the Civil EOR or Owner shall pay for and submit the necessary documentation as required.
13. FF&E shall be by Owner.
14. Builders Risk Insurance is included
15. Allowances, if included, are shown herein. Allowances include the following: Delivery, storage, onsite handling, taxes, installation, protection. All costs associated with an Allowance shall be included in its cost. Should there be insufficient funds to fully execute the Allowance then the Owner will issue a change order increasing the Allowance to fully cover the cost involved. Any Allowances not fully spent shall be returned via deductive Change Order to Owner.
16. If no manufacturer is specifically specified, CDCC reserves the right to use the manufacturer and product as priced within our estimate. If a manufacturer is specified, CDCC reserves the right to provide an "Or-Equal" product unless otherwise prohibited by the Contract Documents.
17. CDCC will provide a Schedule of Values for the terms of the Payment Application. Once approved by the Owner, the **AIA G702-1992 and G703** will be the basis of the monthly payment application.
18. General Conditions will be Lump Sum.
19. Building commissioning is not included.

Division 2: Site Work

Sitework & Utilities:

1. Please see GMP #1 Assumptions & Clarifications.
2. We include \$30,000 Allowance for rock removal.

Paving / Striping / C&G:

3. We include a reduced asphalt paving patch allowance. This is Value Engineering item #63.
4. We do not include any granite curbs.

Site Improvements:

5. We include a fence at the dumpster instead of a prefinished metal panel screen wall. This is Value Engineering item #7.
6. We do not include concrete sidewalk at the corner of N. Clayton & Crogan streets that is part of the future retail development. This is Value Engineering item #57.
7. We include reducing two planter boxes at courtyard area as identified in marked up drawings emailed from Croft & Associates on 08/15/19. This is Value Engineering item #81.
8. We include \$23,632 allowance for brick pavers at streetscape sidewalks.

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9. We include damp proofing instead of waterproofing at planter boxes.
10. We do not include integral handrail lights at site steps as shown on drawing 1&2 / H2.0.
11. We do not include glass railing at courtyard area way. Instead, we include aluminum safety railing similar to detail 9/H-2.0.

Division 3: Concrete

Building Concrete (CIP):

1. We do not concrete scope associated with the storage space (#243) above the loading dock. This is Value Engineering item #50.
2. We include VE item #80c – Reduce stair width at Stair S005.
3. FF/FL ratings are not incorporated into this project. Testing for this is not included either.

Structural Precast:

4. Structural Precast pricing is based on Metromont Progress Drawings with S&W Comments (8/15/19).
5. We include 8" precast panels at Cabaret box. This is Value Engineering item #36.
6. We include all modular sized thin brick in precast panels. We do not include any oversized brick sizes. This is Value Engineering item #43.
7. We include removing the storage space (#243) above the loading dock. This is Value Engineering item #50.
8. We do not include storage area #128 in cabaret space. This is Value Engineering item #51.
9. We include reducing the Fly tower height by 1 ft. This is Value Engineering item #52.
10. We include reducing precast panel heights by 1 ft at low roof areas. This is Value Engineering item #53.
11. We include precast floor & wall construction for the dimmer room (#305) & sound rack room (#310).
12. We include vertical precast panels above the proscenium opening.
13. We include removing the telecom space (#212) above the loading dock. This is Value Engineering item #80g.
14. We include reducing the precast construction at the tech corridor (#241). This is Value Engineering item #80j.
15. We do not include precast cornice at the main theater box. This is Value Engineering item #95.
16. We include precast stairs and landings for Stairs #001, #002, #003.

Division 4: Masonry

1. We include \$400/M allowance for modular brick. This is Value Engineering item #8.

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2. We include using all modular brick sizes. This is Value Engineering item #44.
3. We include removing masonry scope associated with the storage space (#243) above the loading dock. This is Value Engineering item #50.
4. We include cast stone base panels instead of architectural precast base panels shown below modular brick exterior veneer.

Division 5: Metals

1. We include steel railing at monumental stair and balcony instead of glass railing. This is Value Engineering #13.
2. We do not include 16ga grip sheet @ gridiron platform. This is Value Engineering item #30.
3. We include segmented catwalks instead of radiused catwalks. This is Value Engineering item #31.
4. We include a \$70,698 allowance for forestage reflector support steel framing based on details provided by S&W dated 09.21.19.
5. We include a \$43,702 allowance for catwalk reflector support steel framing based on details provided by S&W dated 09.21.19.
6. We include a \$11,213 allowance for support steel tubes at Aluminum Curtain wall framing between column lines 5 to 8.

Division 6: Wood and Plastics

1. FSC certification is not included for lumber obtained for this project.
2. AWI certification is not included for the casework and cabinets.
3. We do not include any finish carpentry wood paneling.
4. We do not include any mobile ticketing counters or concession counters.
5. We do not include any instrument storage cabinets or lockers.

Division 7: Thermal and Moisture Protection

1. FM Global certification is not included.
2. We do not include prefinished metal panel screen wall at dumpster. This is Value Engineering item #7.
3. We include ACM panels at exterior canopy soffits instead of Parklex wood veneer soffits. This is Value Engineering item #11.
4. We include aluminum canopy soffits instead of Parklex wood veneer soffits. This is Value Engineering item #12.
5. We include membrane roof walk pads instead of concrete paver roof walkways. This is Value

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Engineering item #14.

6. We include regular white cap sheet instead of bright white cap sheet for roofing membrane. This is Value Engineering item #15.
7. We do not include Spray Fireproofing. This is Value Engineering item #26.
8. We do not include vapor barrier layer for TPO & Mod Bit roof systems. This is Value Engineering item #33.
9. We include providing R-20 insulation at roof system instead of R-35. This is Value Engineering item #34.
10. We do not include fleece backing for TPO roof membrane. This is Value Engineering item #38.
11. We include providing slope in roof structure instead of having a fully tapered roof insulation. We will include tapered insulation for crickets and back slope to drains. This is Value Engineering item #39.

Division 8: Doors and Windows

1. We include a \$2,500 / door allowance for frames, doors, & hardware.
2. We do not include glass railing at monumental stairs and balcony. This is Value Engineering item #13.
3. We include Division 8 scope associated with the classroom space per S&W's "classroom shell space design narrative". This is Value Engineering item #32.
4. We do not include Division 8 scope associated with storage area #128 in cabaret space. This is Value Engineering item #51.
5. We do not include Aluminum Curtainwall (CW-05) located at column line "2". This is Value Engineering item #79.
6. We do not include Aluminum Storefront (SF-02) @ catering / concession support room (#115). This is Value Engineering item #80a.

Division 9: Finishes

1. Concrete slab moisture mitigation and testing of moisture in concrete is not included.
2. We do not include DiNoc Wood Grain VWC at ceiling locations. We include painted finish. This is Value Engineering item #16.
3. We include Division 9 scope associated with the classroom space per S&W's "classroom shell space design narrative". This is Value Engineering item #32.
4. We do not include gypsum board furring in the Trap Level except in the Rehearsal Room #030. This is Value Engineering item #82.
5. We do not include gypsum board furring in the 1st Level Back of House areas (behind stage). This is Value Engineering item #83.

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6. We do not include ACT in rooms #012, 020, 021. These rooms will be exposed to structure. This is Value Engineering item #84.
7. We include using 15/16 ACT grid instead of 9/16 ACT grid at white panel ACT locations. This is Value Engineering item #85.
8. We do not include DiNoc Wood Grain VWC at wall locations. We include painted finish. This is Value Engineering item #86.
9. We do not include gypsum board chase walls at DiNoc Wood Grain VWC locations. This is Value Engineering item #86.
10. We do not include cement plastering (Spec 092400).
11. We do not include specialty ceilings (Spec 095400).
12. We do not include terrazzo flooring (Spec 096600).
13. We do not include fluid applied flooring (Spec 096700).

Division 10: Specialties

1. We do not include aluminum canopies @ catering / concession support room (#115). This is Value Engineering item #80a.
2. We include aluminum canopy at walkway connector between existing Aurora Theater and new PAC building.
3. We include a \$2,000 signage allowance for restroom and egress locations. Exit signs are included in Electrical scope.
4. We do not include exterior building signage.
5. We do not include interior glass partitions (Spec 102219).
6. We do not include corner guards, crash rail, or FRP wall protection (Spec 102600).
7. We do not include storage shelving (Spec 105623).
8. We do not include pre-fabricated roof screens (Spec 108219). We do include HVAC roof screening via steel and metal panel scopes of work.

Division 11: Equipment

1. We do not include any washer & dryers. To be by Owner.
2. Roof tie-back anchors are priced according to the layout on the drawings. However, it is believed that this design layout does not comply with OSHA requirements. We recommend a discussion with Pro-Bel (Anchor Manufacture) to understand design intent for tieback anchor system and adjust to meet OSHA requirements.
3. We include paint spray booth.

QUALIFICATIONS, ASSUMPTIONS, CLARIFICATIONS
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Division 12: Furnishings

1. No Clarifications.

Division 13: Special Construction

1. We included fixed seating by Inorca (as provided by Georgia Institutional Furnishing). This chair meets the design specification; however, it includes a solid wood back instead of a laminated covered back.
2. We do not include any loose seating (Spec 126211). To be provided by Owner.
3. We do not include any Theatrical Lighting Instruments & Accessories (Spec 116191). To be provided by Owner.
4. We include Theatrical Lighting Controls, Theatrical Dimming, & Theatrical Switches (Spec 266111, 266115, 266120).
5. We do not include loose equipment for theatrical AV system (mics, mic stand, tape, etc.). This is Value Engineering item #27.
6. We include stage platform by SC90 instead of by Steel Truss. This is Value Engineering Item #105.
7. We include a \$279,444 allowance for cabaret space theatrical equipment.
8. We do not include service contract for equipment inspections of theatrical rigging and curtain systems.
9. We do not include additional theatrical line-sets. (Specifications requested additional line-sets for alternate pricing.)

Division 14: Conveying Systems

1. We do not include the additional elevator stop associated with the storage space (#243) above the loading dock. This is Value Engineering item #50.
2. We do not include the wheelchair lift located at Stair S006. This is Value Engineering item #89.

Division 15: Mechanical

1. We include Division 15 scope associated with the classroom space per S&W's "classroom shell space design narrative". This is Value Engineering item #32.
2. We do not include BACnet integration for ductless split units. This is Value Engineering item #61.
3. We do not include aluminum jacketing of outdoor refrigerant piping. This is Value Engineering item #62.
4. We do not include motorized dampers at return air and outside air intake of ductless split units (shown on M1.02 & M1.03). This is Value Engineering item #100.
5. We do not include humidity sensors at VRF fan coil units. This is Value Engineering item #101.
6. We do not include enable / disable feature for electric heaters via BAS. This is Value Engineering item

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#102.

7. We include PVC piping instead of cast iron piping for below grade sanitary waste / vents and at below grade rainwater locations. This is Value Engineering item #58.
8. We do not include flex drop sprinkler heads in audience & stage areas. This is Value Engineering item #28.
9. We do not include pre-action sprinkler system. This is Value Engineering item #106.
10. Seismic bracing is not included.
11. Sound & Vibration isolating hangers are included for HVAC system. They are not included for plumbing and fire sprinkler systems.
12. We include .75 PCF density duct wrap instead of 1.5 PCF density ductwrap.
13. We include 1" thick insulation on all refrigerant piping instead of 2" insulation at outdoor locations.
14. We do not include motorized dampers at floor diffuser locations.
15. We include standard pipe portal curbs instead of using portal detail 2/ M5.05.

Division 16: Electrical

1. We include aluminum feeders for electrical service entry. This is Value Engineering Item #17.
2. We include aluminum conductors for branch circuits that are greater than 100A. This is Value Engineering Item #18.
3. We include MC cable where allowed by code. We include hard pipe conduit into electrical rooms. This is Value Engineering Item #19.
4. We do not include convention center floor boxes. This is Value Engineering item #20.
5. We do not include Emergency Radio Responder System. This is Value Engineering Item #22.
6. We include Division 16 scope associated with the classroom space per S&W's "classroom shell space design narrative". This is Value Engineering item #32.
7. We do not include light fixture type EGB (exterior up-lights at trees). This is Value Engineering Item #91.
8. We include thermoplastic exit lights at back of house locations that are not seen by the public. This is Value Engineering Item #93.
9. We include non-vandal lights by Lithonia in stair wells instead of vandal proof lights by Newstar. This is Value Engineering Item # 94.
10. We do not include fire alarm connection to Pre-Action Fire Sprinkler system. This is Value Engineering item #106.
11. We include a \$30,000 allowance for access control.
12. We include rough-in (conduits & back boxes) for security & telecommunications. We do not include security, intrusion, or telecommunication systems (hardware, software, cabling, devices).
13. We include a \$75,000 allowance for architectural lighting controls.
14. We include a \$21,000 allowance for exterior string lights at the Art Alley.

QUALIFICATIONS, ASSUMPTIONS, CLARIFICATIONS
TO PRICING SUBMISSION DATED 10.01.19

INSERT ATTACHMENT HERE

NOTE PAGE NUMBER, DATE OF SUBMISSION, AND PROJECT TITLE

QUALIFICATIONS, ASSUMPTIONS, CLARIFICATIONS
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SCHEDULE OF ALLOWANCES

ALLOWANCES	
Rock Removal	\$30,000
Brick Pavers @ Streetscape Sidewalks	\$23,632
Brick Material	\$400 / M
Support Steel @ Theater Reflector	\$70,698
Support Steel @ Catwalk Reflector	\$43,702
Support Steel @ Curtainwall (Col lines 5→ 8)	\$11,213
Door / Frame / Hardware	\$2,500 / Door
Restroom & Egress Signage	\$2,000
Theatrical Equipment @ Cabaret	\$279,444
Access Control	\$30,000
Exterior String Lighting	\$21,000
Architectural Lighting Controls	\$75,000

Lawrenceville Performing Arts Center

Date: October 1, 2019



Exhibit C - Drawing Log

<u>Drawing</u>	<u>Description</u>	<u>GMP#2</u>	<u>GMP#2 Add#2</u>
G-1.00	Cover Sheet	7/5/2019	8/15/2019
G-1.01	Drawing Index	7/5/2019	8/15/2019
G-1.02	General Notes	7/5/2019	
G-1.03	Legends and Drawing Standards	7/5/2019	
G-1.04	ADA Accessible Details	7/5/2019	
G-2.00	Code Information	7/5/2019	
G-2.01	Code Analysis	7/5/2019	
G-3.00	Life Safety Plan- Trap Level	7/5/2019	
G-3.01	Life Safety Plan- First Level	7/5/2019	
G-3.02	Life Safety Plan- Second Level	7/5/2019	
G-3.03	Life Safety Plan- Catwalk Level	7/5/2019	
A-0.00	Partition Types - GNRL NTS & DTLS	7/5/2019	
A-0.01	Partition Types & Details	7/5/2019	
A-0.02	Partition Types & Details	7/5/2019	
A-0.03	Partition Types & Details	7/5/2019	
A-0.10	Architecture Site Plan	7/5/2019	
A-1.00	Trap & Orchestra Pit Level Floor Plans	7/5/2019	8/15/2019
A-1.01	Level 1 Floor Plan	7/5/2019	8/15/2019
A-1.02	Level 2 Floor Plan	7/5/2019	8/15/2019
A-1.03	Catwalk Level Floor Plan	7/5/2019	8/15/2019
A-1.04	Gridiron Level Floor Plan	7/5/2019	8/15/2019
A-1.05	Roof Plan	7/5/2019	8/15/2019
A-1.11A	Trap & Orchestra Pit Levels - W - Below Stage	7/5/2019	
A-1.12A	Trap Level - North	7/5/2019	
A-1.12B	Trap Level - North	7/5/2019	
A-1.13A	Trap Level - East	7/5/2019	
A-1.21A	Level 1-Lower West Lobby	7/5/2019	
A-1.21B	West Lobby	7/5/2019	
A-1.22A	Level 1 - Lower North Lobby	7/5/2019	
A-1.22B	Level 1 - Lower North Lobby	7/5/2019	
A-1.23A	Level 1 - Theatre Orchestra Seating and Stage	7/5/2019	
A-1.23B	Level 1 - Theatre Orchestra Seating and Stage	7/5/2019	
A-1.24A	Level 1 - Cabaret Theatre, Prefun, & Gallery	7/5/2019	
A-1.31A	Level 2-Upper Theatre Lobbies	7/5/2019	
A-1.32A	Level 2-Upper Bathrooms, Offices, and Edu	7/5/2019	
A-1.33A	Level 2-Theatre Balcony Seating	7/5/2019	
A-1.33B	Level 2-Theatre Balcony Seating	7/5/2019	
A-1.34A	Level 2-North Classrooms and Cabaret	7/5/2019	
A-1.50	3D Plan-Trap Level	7/5/2019	8/15/2019
A-1.51	3D Plan-Level 1	7/5/2019	8/15/2019
A-1.52	3D Plan-Level 2	7/5/2019	8/15/2019
A-1.53	3D Plan-Catwalk Level	7/5/2019	8/15/2019
A-1.54	3D Plan-Gridiron Level	7/5/2019	8/15/2019
A-1.55	3D Axon-Overall	7/5/2019	8/15/2019
A-2.01	Exterior Building Elevations	7/5/2019	8/15/2019
A-2.02	Exterior Building Elevations	7/5/2019	8/15/2019
A-2.11	Exterior Building Elevations	7/5/2019	8/15/2019
A-2.12	Exterior Building Elevations	7/5/2019	8/15/2019
A-2.13	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.14	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.15	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.16	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.17	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.18	Enlarged Elevation Plans and Plan Details	7/5/2019	8/15/2019
A-2.21	Exterior Building-3D Views	7/5/2019	
A-2.22	Exterior Building-3D Views	7/5/2019	
A-2.23	Exterior Building-3D Views	7/5/2019	
A-2.24	Exterior Building-3D Views	7/5/2019	
A-3.01	Building Sections	7/5/2019	8/15/2019
A-3.02	Building Sections	7/5/2019	8/15/2019
A-3.03	Building Sections	7/5/2019	8/15/2019

A-3.04	Building Sections	7/5/2019	8/15/2019	
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Lawrenceville Performing Arts Center

Date: October 1, 2019



Exhibit D - Specification Log

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