



# LAWRENCEVILLE

## GEORGIA

### CITY COUNCIL REGULAR MEETING AGENDA

---

Monday, August 25, 2025  
7:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

---

#### **Call to Order**

#### **Prayer**

#### **Pledge of Allegiance**

#### **Agenda Additions / Deletions**

#### **Approval of Prior Meeting Minutes**

1. 07/28/2025 - Regular Meeting, Executive Session
2. 08/05/2025 - Work Session, Executive Session

#### **Announcements**

#### **Public Comment**

To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. 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.

- [3.](#) Resolution to Update the Residency Incentive Program
- [4.](#) New Agreement with Impact46 for use of 10 Water Works Road

### **Council Business New Business**

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

- [5.](#) Award Contract to North Georgia Concrete, LLC for \$8,494,762.85 and authorize Budget Amendment 5614320-0825 for the Sandalwood Community Project
- [6.](#) Award Construction Management Contracts for the Sandalwood Community Project
- [7.](#) Sale of decommissioned Police motor vehicles to the City of Tucker
- [8.](#) Contract for automotive services for Georgia Gwinnett College and Lawrenceville Housing Authority
- [9.](#) Purchase of AMI Meters

### **Executive Session – Personnel, Litigation, Real Estate**

### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: CONCENT AGENDA

<b>Item:</b>	Resolution to Update the Residency Incentive Program
<b>Department:</b>	Finance
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	\$25,000.00
<b>Presented By:</b>	Keith Lee, Chief Financial Officer
<b>Action Requested:</b>	Approve the Resolution to amend the Residency Incentive Program to include Rental property

**Summary:** The Residency Incentive Policy has been updated to introduce a new provision for employees who rent within the City of Lawrenceville. The revised policy now offers a one-time taxable incentive of \$1,000 to full-time employees who choose to lease a residential unit as their primary residence. The policy specifies that proof of a lease agreement is required, and the employee must reside in the unit for at least one year to retain the incentive, with prorated repayment if they leave employment or move earlier than required.

All other aspects of the Residency Incentive Policy remain unchanged, including the existing \$5,000 incentive for employees purchasing a home in Lawrenceville and the repayment provisions tied to the two-year primary residence requirement. Funding for all incentive types remains subject to annual Council appropriations and is available on a first-come, first-served basis. This update expands the program's reach, providing an immediate option for employees relocating to the city through rental housing, supporting the broader goal of encouraging more employees to live within Lawrenceville.

**Background:** The City adopted the Residency Incentive Program in 2022

**Fiscal Impact:** The City budgeted \$25,000 for this program

**Attachments/Exhibits:**

- Residency Incentive Resolution

- FY2022-01 Residency Incentive Policy – FY2026 Update.docx



## RESOLUTION \_\_\_\_\_

### RESOLUTION OF THE CITY OF LAWRENCEVILLE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXPAND THE CITY EMPLOYEE RESIDENCY INCENTIVE PROGRAM

**WHEREAS**, the City of Lawrenceville City Council funded a City Residency Program as part of the Fiscal Year 2022 Budget to encourage City employees to live as well as work in the City of Lawrenceville community; and

**WHEREAS**, the program providing for financial incentives to City employees to include a provision of forgivable loans for home purchase or rehabilitation, that will encourage and enable City employees to establish and retain a residence within the City of Lawrenceville, will promote employee investment within the City and enhance employee-community relations and

**WHEREAS**, it is determined that such a program providing for such financial incentives to City employees is appropriate and furthers the interests of the City of Lawrenceville community.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Lawrenceville, Georgia that the City employee residency incentive policy and program is hereby expanded to include a one-time rental \$1,000 assistance per employee.

**BE IT FURTHER RESOLVED**, that the City Manager or his designees are authorized and directed to make all necessary future amendments to the City employee residency incentive policy and program and to develop and execute all necessary and appropriate documents to implement and administer the City employee residency incentive policy and program.

**BE IT FURTHER RESOLVED**, that the Finance Director or his designees are authorized to make all disbursements in accordance with the terms and provisions of the established City employee residency incentive policy and program.

\_\_\_\_\_  
David R. Still, Mayor

ATTEST:

\_\_\_\_\_  
Karen Pierce, City Clerk



# LAWRENCEVILLE

## GEORGIA

**Policy:** Residency Incentive Program  
**Policy Number:** FY2022-01  
**Original Date:** August 22, 2022  
**Update:** August 2025  
**Authority:** City Manager

### Introduction

To provide an incentive for full-time employees to reside in the City of Lawrenceville. The City Council authorized the City Manager to offer a one-time taxable incentive payment. The incentive payments are not a part of the compensation of any new employee who receives the payment. The incentive is available to all full-time City Staff as approved by the City Manager.

### Funding and availability

This funding is subject to annual Council appropriations and is on a first come first serve basis. Once the allotted budget is depleted during a fiscal year, the incentive will no longer be available for that fiscal year or until the Council allocates additional funding.

### City of Lawrenceville Incentive

- (1) Purchase of a home within the City of Lawrenceville:
  - a. The City will provide a one-time taxable incentive payment of \$5,000 for all new full-time employees who do not currently own a residential property within the City of Lawrenceville. This incentive payment must be utilized to assist in the purchase of a primary home located within the City of Lawrenceville. The home must serve as the employee's primary residence for two (2) years from the date of purchase as evidenced by the application of homestead exemption by the employee.
- (2) Rehabilitation of a home within the City of Lawrenceville:
  - a. The City will provide a one-time taxable incentive payment of \$5,000 to rehab a single-family home located in the City of Lawrenceville as a primary residence for the employee. Rehabilitation includes roof repair, ingress improvements, mechanical repairs, cosmetic improvements, window replacement or similar type improvements. The home must serve as the employee's primary residence for two (2) - years from the date of purchase as evidenced by application of homestead exemption by the employee.
- (3) Rental of a residential unit within the City of Lawrenceville:
  - a. The City will provide a one-time taxable incentive payment of \$1,000 for all full-time employees who do not currently own a residential property within the City of Lawrenceville. This incentive payment must be utilized to assist in the rental or lease of a residential unit located within the City of Lawrenceville. The property must serve as the employee's residence for one (1) year from the date of rental or lease agreement as evidenced by lease or rental agreement by the employee.



# LAWRENCEVILLE

## GEORGIA

### Repayment Schedule of Incentive

- (1) The incentive for the purchase or rehabilitation of a home in Lawrenceville shall be 100% forgivable if the employee remains an employee with the City for two (2) years and lives at the location for (2) years. Should the employee leave employment, reduce on-call status or move within two (2) years of receiving the incentive, then the employee shall reimburse the City a percentage based on the remaining months left in the two (2) year term. The reimbursement term shall not exceed 24 months.
- (2) The incentive for the rental or lease of a residential property in Lawrenceville shall be 100% forgivable, if the employee remains an employee with the City for one (1) year and lives at the location for (1) year. Should the employee leave employment, reduce on-call status or move within one (1) year of receiving the incentive, then the employee shall reimburse the City a percentage based on the remaining months left in the one (1) year term. The reimbursement term shall not exceed 12 months.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: CONSENT AGENDA

<b>Item:</b>	New Agreement with Impact46 for use of 10 Water Works Road
<b>Department:</b>	City Manager
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	N/A
<b>Presented By:</b>	Barry Mock, Assistant City Manager
<b>Action Requested:</b>	Approve new agreement with Impact46 for the use of 10 Water Works Road as presented and authorize the Mayor to execute the new agreement subject to review and approval by the City Attorney.

---

**Summary:** The original agreement between the City & Impact46 for the use of 10 Water Works Road was signed in February 2022 and is set to expire December 31, 2026. The new agreement seeks to extend the use of the property to align with the agreement between the City & Impact46 for the use and operation of the FIRST Housing Center.

Additionally, the new agreement seeks to update the intended uses for the building at 10 Water Works Road beyond services related to ReCAST, to include services for Students46, Lawrenceville Response Center, and FIRST Housing Center.

**Attachments/Exhibits:**

- Impact 46, Inc Agreement for use of building at 10 Water Works Rd 02-01-2022.pdf
- 10 Water Works Rd new 2025 agmt.docx

AGREEMENT FOR USE  
OF PROPERTY AT 10 WATER WORKS ROAD BY IMPACT 46

WHEREAS, Impact 46, Inc., (hereinafter "TENANT") seeks to use the property at 10 Water Works Road, Lawrenceville, Georgia, Tax Parcel R5175 031, portion (hereinafter "the Subject Property"), which is attached hereto and incorporated herein as Exhibit A by reference, and desires to use the Subject Property for operational and service provision purposes; and

WHEREAS, Impact 46 is a partner of the City and a sub recipient of the ReCAST grant and is taking a major role in coordinating efforts of all involved in the ReCAST effort; and

WHEREAS, the City has a property that stopped being used by Boy Scout Troop 54 due to the Troop disbanding and the Lawrenceville Lions Club conveyed a quit-claim deed relinquishing any ownership in the Subject Property to the CITY OF LAWRENCEVILLE, GEORGIA (hereinafter "CITY"); and

WHEREAS, TENANT desires to utilize the Subject Property for ReCAST functions and has requested that TENANT be permitted to use a portion of the Subject Property for operations and service provision for ReCAST sub recipients; and

WHEREAS, TENANT and CITY desire to memorialize the terms and conditions of TENANT utilizing a portion of the Subject Property in a written document.

NOW THEREFORE in consideration of the provision of services to City residents by TENANT, the payment of Ten Dollars the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, TENANT and CITY hereby agree as follows:

1. TENANT shall have the right to use the Subject Property, through and until December 31, 2022 at which time this lease shall automatically renew on a year-to-year basis unless terminated by either party on ninety (90) days' written notice to the other party. There shall be no automatic renewal beyond December 31, 2026.
2. TENANT shall pay rent at the rate of One-hundred Dollars (\$100) per month. In addition, TENANT shall be responsible for paying for garbage collection, janitorial services and utilities (to include monthly internet service) for the facility during the TENANT's use of the Subject Property.

Notice to the TENANT shall be delivered to:

Ms. Jen Young, Executive Director  
Impact 46  
279 W. Crogran Street  
Lawrenceville, Georgia 30046

Notice to the CITY shall be delivered to:

Mr. Chuck Warbington, City Manager  
P.O. Box 2200  
Lawrenceville, Georgia 30046

TENANT agrees to carry at its own expense, public liability insurance covering the Premises and TENANT's use thereof, in a form reasonably satisfactory to CITY with minimum of \$1,000,000.00 on account of bodily injuries to and death of more than one person as a result of any one accident or disaster and to deposit said policy or policies (or certificates thereof) with CITY prior to the date of any use or occupancy of the Premises by TENANT; said policy shall protect TENANT and CITY, as their interest may appear (including but not limited to naming CITY as an additional insured party).

3. The CITY shall be responsible for maintaining property and property insurance on the Subject Property and structures thereon, but shall not be responsible for maintaining any insurance on any personal property or contents belonging to TENANT. TENANT shall be responsible for obtaining renters' insurance or other appropriate insurance if TENANT desires for personal property and contents to be insured during time of use. In the event of fire or other casualty or such other governmental ordinance, rule regulation or law that renders the Subject Property uninhabitable, the right of TENANT to use the Subject Property shall terminate immediately and the CITY shall have the right to immediate possession of the Subject Property.

4. Should TENANT fail to vacate use of the Subject Property on or before any date of termination given in compliance with this lease, the CITY shall have the right to immediate possession of the Subject Property. Should TENANT not have vacated the Subject Property on or before such date and time, TENANT shall be considered a TENANT at sufferance and may be immediately removed from the premises. Any property of TENANT remaining on the subject property as of such date and time, shall be considered abandoned, and the CITY shall have the right to remove the property and dispose of said property in any manner deemed appropriate, and shall owe absolutely no duty to TENANT regarding the abandoned property.

5. CITY shall be responsible for maintenance of the facility at the CITY's discretion with the intent to have a well-maintained facility for TENANT'S use.

6. CITY shall own and operate the facility as the CITY best decides and is in no way obligated to Impact 46 beyond providing space for uses as outlined in this agreement. Nothing prevents Impact 46 and City from agreeing to other uses of the facility from time to time.

7. CITY may use or allow other entities to use the facility at the CITY's sole discretion. CITY shall coordinate any such use with TENANT. Anyone using the facility will be responsible for keeping the facility clean and damage free.

8. TENANT shall only sublet, assign, or otherwise convey the right to use the Subject Property to Families First and Georgia Center for Opportunity without the express written approval of CITY prior to any such sublet.

9. Indemnity and Hold Harmless. TENANT shall indemnify and save harmless the CITY from and against any and all loss, cost (including reasonable attorney's fees), damage, expense and liability in connection with any and all claims for damages as a result of injury or death of any person or property damage to any property sustained by TENANT or TENANT's guests, invitees, etc., regardless and irrespective of the cause of such claims for damages.

It is so agreed this 1<sup>st</sup> day of ~~January~~ <sup>February</sup> 2022.

LAWRENCEVILLE IMPACT 46

By: \_\_\_\_\_

Jen Young, Executive Director

CITY OF LAWRENCEVILLE, GEORGIA

By: \_\_\_\_\_

David R. Still, Mayor

ATTEST: \_\_\_\_\_

Karen Pierce, City Clerk





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/13/2022

4.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Hood Insurance Agency Inc PO Box 2100 219 Culver Street Lawrenceville GA 30046	<b>CONTACT NAME:</b> Amy D	
	<b>PHONE (A/C, No, Ext):</b> (770) 963-5236 <b>FAX (A/C, No):</b> (770) 338-9632	
	<b>E-MAIL ADDRESS:</b> amyd@hoodinsurance.net	
<b>INSURED</b> Impact 46 Inc 279 West Crogan Street Lawrenceville GA 30046-	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Philadelphia Insurance Company	18058
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

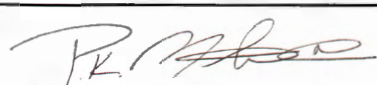
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD W/D	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	<input checked="" type="checkbox"/>	PHPK2321841	11/01/2021	11/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <b>DED</b> <input type="checkbox"/> <b>RETENTION \$</b> <input type="checkbox"/>					EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers		PHSD1667149	11/01/2021	11/01/2022	Occurrence \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Certificate holder is an additional insured

**CERTIFICATE HOLDER****CANCELLATION**

AI 001752

City Of Lawrenceville 70 South Clayton Street Lawrenceville GA 30046-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.



AGREEMENT FOR USE  
OF PROPERTY AT 10 WATER WORKS ROAD BY IMPACT 46

WHEREAS, Impact 46, Inc., (hereinafter "TENANT") has used the property located at 10 Water Works Road, Lawrenceville, Georgia, being a portion of Gwinnett County Tax Parcel R5175 031 (hereinafter "the Subject Property"), as a tenant since February 1, 2022, and desires to expand the use of the Subject Property and to extend the terms of the Agreement For Use of Property at 10 Water Works Road by Impact 46 dated February 1, 2022 (hereinafter "Use Agreement") with the City of Lawrenceville, Georgia (hereinafter "CITY"); and

WHEREAS, TENANT desires to utilize the Subject Property as the Impact Enrichment Center (IEC) and has requested that TENANT be permitted to use a portion of the Subject Property for operations and service provision of the Impact Enrichment Center to include Students46, ReCAST programming, Lawrenceville Response Center programming, and First Housing Center Stabilization workshops, trainings and group sessions; and

WHEREAS, TENANT and CITY desire to terminate the Use Agreement and memorialize the terms and conditions of TENANT utilizing a portion of the Subject Property in a new written document.

NOW THEREFORE in consideration of the provision of services to City residents by TENANT, the payment of Ten Dollars the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, TENANT and CITY hereby agree as follows:

1. The Use Agreement dated February 1, 2022, is hereby terminated and replaced by this Agreement.
2. TENANT shall have the right to use the Subject Property, through and until December 31, 2025, at which time this lease shall automatically renew on a year-to-year basis unless terminated by either party on ninety (90) days' written notice to the other party. There shall be no automatic renewal that runs beyond December 31, 2034.
3. TENANT shall pay rent at the rate of One-hundred Dollars (\$100) per month. In addition, TENANT shall be responsible for paying for garbage collection, janitorial services and utilities (to include monthly internet service) for the facility during the TENANT's use of the Subject Property.

Notice to the TENANT shall be delivered to:

Ms. Jen Young, Executive  
 Director Impact 46  
 279 W. Crogran Street  
 Lawrenceville, Georgia 30046

Notice to the CITY shall be delivered to:

Mr. Chuck Warbington, City Manager  
 P.O. Box 2200  
 Lawrenceville, Georgia 30046

TENANT agrees to carry at its own expense, public liability insurance covering the Premises and TENANT's use thereof, in a form reasonably satisfactory to CITY with minimum of \$1,000,000.00 on account of bodily injuries to and death of more than one person as a result of any one accident or disaster and to deposit said policy or policies (or certificates thereof) with CITY prior to the date of any use or occupancy of the Premises by TENANT; said policy shall protect TENANT and CITY, as their interest may appear (including but not limited to naming CITY as an additional insured party).

4. The CITY shall be responsible for maintaining property and property insurance on the Subject Property and structures thereon but shall not be responsible for maintaining any insurance on any personal property or contents belonging to TENANT. TENANT shall be responsible for obtaining renters' insurance or other appropriate insurance if TENANT desires for personal property and contents to be insured during time of use. In the event of fire or other casualty or such other governmental ordinance, rule regulation or law that renders the Subject Property uninhabitable, the right of TENANT to use the Subject Property shall terminate immediately and the CITY shall have the right to immediate possession of the Subject Property.

5. Should TENANT fail to vacate use of the Subject Property on or before any date of termination given in compliance with this lease, the CITY shall have the right to immediate possession of the Subject Property. Should TENANT not have vacated the Subject Property on or before such date and time, TENANT shall be considered a TENANT at sufferance and may be immediately removed from the premises. Any property of TENANT remaining on the subject property as of such date and time, shall be considered abandoned, and the CITY shall have the right to remove the property and dispose of said property in any manner deemed appropriate, and shall owe absolutely no duty to TENANT regarding the abandoned property.

6. CITY shall be responsible for maintenance of the facility at the CITY's discretion with the intent to have a well-maintained facility for TENANT'S use.

7. CITY shall own and operate the facility as the CITY best decides and is in no way obligated to Impact 46 beyond providing space for uses as outlined in this agreement. Nothing prevents Impact 46 and City from agreeing to other uses of the facility from time to time.

8 CITY may use or allow other entities to use the facility at the CITY's sole discretion. CITY shall coordinate any such use with TENANT. Anyone using the facility will be responsible for keeping the facility clean and damage free.

9 TENANT shall only sublet, assign, or otherwise convey the right to use the Subject Property to Families First and Georgia Center for Opportunity without the express written approval of CITY prior to any such sublet.

10 Indemnity and Hold Harmless. TENANT shall indemnify and save harmless the CITY from and against any and all loss, cost (including reasonable attorney's fees), damage, expense and liability in connection with any and all claims for damages as a result of injury or death of any person or property damage to any property sustained by TENANT or TENANT's guests, invitees, etc., regardless and irrespective of the cause of such claims for damages.

It is so agreed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Lawrenceville IMPACT46

CITY OF LAWRENCEVILLE, GEORGIA

By: \_\_\_\_\_

By: \_\_\_\_\_

Jen Young, Executive Director

David Still, Mayor

ATTEST: \_\_\_\_\_

Karen Pierce, City Clerk



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: NEW BUSINESS

<b>Item:</b>	Award Contract to North Georgia Concrete, LLC for \$8,494,762.85 and authorize Budget Amendment 5614320-0825 for the Sandalwood Community Project
<b>Department:</b>	Engineering
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	Budget Amendment 5614320-0825 in the amount of \$2,335,195.75
<b>Presented By:</b>	Reginald Anderson, City Engineer
<b>Action Requested:</b>	Approval to Award Contract to lowest bidder, North Georgia Concrete, LLC for \$8,494,762.85 and authorize Budget Amendment 5614320-0825 for the Sandalwood Community Project authorizing the Mayor or City Manager to execute the contract upon the approval by the City Attorney

---

**Summary:** The scope of this project includes comprehensive improvements to the City's stormwater infrastructure and roadway systems in identified high-priority areas. These improvements will address aging infrastructure, enhance flood resilience, and support future growth and development. The work includes storm pipe replacement, curb and gutter reconstruction, milling and resurfacing of affected roadways, and associated site restoration. These upgrades are essential to improving long-term public safety, transportation flow, and overall service reliability for residents and businesses.

The City of Lawrenceville issued Invitation to Bid SB028-25 in accordance with the City's procurement policies, with the intent to award the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to North Georgia Concrete, Inc., which submitted the lowest qualified bid in the amount of \$8,494,762.85.

North Georgia Concrete has demonstrated the qualifications, capacity, and experience necessary to successfully complete the work outlined in the bid documents. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar

infrastructure projects across the region. In addition to the base contract amount, staff recommends authorizing a 5% contingency, bringing the total potential authorization to \$8,919,501.00, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests Mayor and Council's approval to award the contract and proceed with the project.

**Fiscal Impact:** Project SWP1 is fund by the Stormwater Capital Fund in the amount of \$4,692,147 and the Capital Projects Fund in the amount of \$850,000. Total available budget is \$5,542,147. Budget Amendment 5614320-0825 will increase the budget by \$3,377,354, which includes the 5% Contingency for the project. The water main portion of this project will be reimbursed by Gwinnett County, and the amount of the reimbursement is \$1,892,158.25. The City had budgeted \$850,000 for the reimbursement. Budget Amendment 5614320-0825 will increase the Capital Projects Revenue by \$1,042,158.25. The net impact of the Budget Amendment is \$2,335,195.75.

**Attachments/Exhibits:**

- Bid Certification – SB028-25.pdf
- SB028-25 North GA Concrete Bid.pdf



# LAWRENCEVILLE

GEORGIA

## Solicitation Award Checklist

Solicitation Name: SB028-25 Sandalwood Community Improvements Project

### Purchasing Procedural Requirements

Addenda Acknowledgement	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Bond	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Bid Schedule	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Certificate of Insurance	Received	<input type="checkbox"/>	N/A	<input type="checkbox"/>
E-Verify	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Non-Collusion Affidavit	Received	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Secretary of State Registered	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Purchasing Signature Chris Duncan

### Department / Stakeholder

Meets technical requirements as stated	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
References checked	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Statement of Bidders Qualifications	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

Department Signature Reginald M. Anderson



# LAWRENCEVILLE

## GEORGIA

June 16, 2025

**NOTICE OF BID  
FOR  
SANDALWOOD COMMUNITY IMPROVEMENTS  
SB028-25**

The City of Lawrenceville is soliciting competitive sealed bids from Contractors for the **Sandalwood Community Improvements Project**. Sealed bids will be received by the Lawrenceville Finance Department, 70 S. Clayton Street, Main Level, Room M46A, Lawrenceville, Georgia 30046 until **2:00 P.M. local time on Thursday, July 17, 2025** and then publicly opened and read aloud. Any bid received after 2:00 P.M. will not be accepted. Bid envelope should be marked on the outside with Bid Number, name of Bidder, date and time of opening. One unbound original and one (1) copy should be submitted.

The work to be performed by the General Contractor consists of, but is not limited to, the following major items:

**Part 1: Overall Site Development Plans**

- Dumpster and Clubhouse Area
- New Kiosk Area
- General Civil/Site Work Associated with Dam Reconstruction
- Pavement Rehabilitation
- New Hope Road Improvements

**Part 2: Maintenance Plan for Sandalwood Lake consisting of dredging, silt removal, and shoreline improvements.**

- Drainage and lowering the lake as needed to complete removal of accumulate silt, sediment and debris and soil along with grading of the lake side slopes.
- Installation of erosion control and BMPs.
- Traffic control.
- Removal of silt, debris, and soil off the site.
- Grading of side slopes and shoreline per contractor drawings.
- Installation of grassing/mulch and erosion blanket as shown on the drawings.
- All work shall comply with all federal, state and local requirements and specifications.
- Traffic control is to be provided by the contractor.

**Part 3: Rehabilitation Plans for Sandalwood Lake Dam**

**Part 4: Sandalwood Water Main Improvements**

**Note:**

The Contractor is directed to the separate technical specifications and plans provided for each part of the project.

The equipment and materials to be furnished by the Contractor will be installed at the locations shown on the drawings and as described in the respective sections of these specifications.

All work shall comply with all federal, state, and local requirements and specifications.

The latest GDOT Standard Specifications for Road and Bridge Construction of the Georgia Department of Transportation, shall govern the construction of this project.

Copies of the Plans, Specifications and Contract Documents may be obtained from the Lawrenceville City website [www.lawrencevillega.org](http://www.lawrencevillega.org).



SB028-25

## Sandalwood Community Improvements Project

Failure to return this page as part of bid document may result in rejection of bid.

**PART 1 BID FORM**

Bidder submits the following lump sum/unit prices for the Site Development Plans identified as Part 1 Bid Form which includes New Hope Road improvements, overall site improvements not shown in plans for Parts 2, 3, and 4. The work includes installation of a new kiosk, improvements to the clubhouse/dumpster area, general site improvements to the dam area and pavement rehabilitation. Failure to utilize and return this form as a part of the bidding documents may result in rejection of bid.

**BIDDING FORM – PART 1: SITE DEVELOPMENT PLANS**

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Warranties & Bonds	1	LS	\$ 74,750.00	\$ 74,750.00
2	Move –in –move out, including temporary construction fence.	1	LS	\$ 311,092.25	\$ 311,092.25
3	Erosion control	1	LS	\$ 29,506.70	\$ 29,506.70
4	Traffic Control	1	LS	\$ 54,050.00	\$ 54,050.00
5	Complete demolition including but not limited to remove curb & gutter, tree removal, sawcut and remove asphalt and concrete, remove storm pipes and structures, remove existing concrete flume, replace fencing, remove tennis court, remove light poles, clearing, and grubbing.	1	LS	\$ 164,413.20	\$ 164,413.20
6	Site Grading Complete	1	LS	\$ 259,536.60	\$ 259,536.60
7	Install complete storm drainpipe, 18 in, h 1-10 - RCP, including stone bedding, stone backfill up to middle of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	765	LF	\$ 208.15	\$ 159,234.75
8	Install complete storm drainpipe, 18 in, h 1-10 - HDPE, including stone bedding, stone backfill up to middle of pipe elevation, 98% compaction, shoring & including all tie-ins and regrout all structures, compacted backfill up to grade	220	LF	\$ 185.15	\$ 40,733.00
9	Single Wing Catch Basin (SWCB) GDOT 1033D	3	EA	\$ 8,705.50	\$ 26,116.50
10	Grate Inlet (GI) GDOT 1019A	5	EA	\$ 8,567.50	\$ 42,837.50
11	Weir Inlet (WI)	1	EA	\$ 8,475.50	\$ 8,475.50

**BIDDING FORM****00410-1****Addendum 1**

SB028-25

## Sandalwood Community Improvements Project

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
12	Median Drop Inlet (MDI) GDOT 9031-S	1	EA	\$ 8,050.00	\$ 8,050.00
13	Flared End Section (FES) GDOT 1120	2	EA	\$ 3,588.00	\$ 7,176.00
14	Concrete curb and gutter, 6 in. x 24 in., TP2 incl. excavation in Sandalwood Community	1,000	LF	\$ 33.80	\$ 33,798.50
15	Concrete curb and gutter, 6 in. x 30 in., TP2 (incl. excavation and GAB) in right-of-way	865	LF	\$ 41.92	\$ 36,258.64
16	Concrete Flume, 4 in thick (3,000 psi)	90	SY	\$ 115.08	\$ 10,357.25
17	Dumpster Concrete Pad, 8 in thick (4,000 psi)	60	SY	\$ 224.25	\$ 13,455.00
18	5-foot Conc. Sidewalk, 10-foot ped. path, 4 inches thick, (incl. ramps & truncated domes)	725	SY	\$ 144.90	\$ 105,052.50
19	12-foot milling asphalt conc. pvmt. Variable depth	7,620	SY	\$ 4.31	\$ 32,861.25
20	Gr. Aggr. Base crs, 10 inch, incl. matl. (under asphalt)	575	SY	\$ 31.63	\$ 18,184.38
21	Gr. Aggr. Base crs, 6 inch, incl. matl. (under asphalt)	910	SY	\$ 18.69	\$ 17,005.63
22	Gr. Aggr. Base crs, incl. matl. (under asphalt), compacted	2,000	TN	\$ 56.93	\$ 113,850.00
23	Recycled asph. Conc. 25mm superpave, type 1, gp1 or blend 1 for New Hope Road, Incl. bitum. Matl. & H lime & tack coat	110	TN	\$ 207.00	\$ 22,770.00
24	Recycled asph. Conc. 12.5mm superpave, type 1, gp1 or blend 1 for New Hope Road, Incl. bitum. Matl. & H lime & tack coat	40	TN	\$ 327.75	\$ 13,110.00
25	Recycled asph. Conc. 19mm superpave, type 1, gp1 or blend 1 for Sandalwood Community, Incl. bitum. Matl. & H lime & tack coat	570	TN	\$ 166.75	\$ 95,047.50
26	Recycled asph. Conc. 9.5mm superpave, type 1, gp1 or blend 1 for Sandalwood Community, Incl. bitum. Matl. & H lime & tack coat, Incl. bitum. Matl. & H lime & tack coat	1,150	TN	\$ 186.30	\$ 214,245.00
27	Utility Risers	1	LS	\$ 12,477.50	\$ 12,477.50
28	Speed Bumps	1	LS	\$ 26,162.50	\$ 26,162.50
29	Solid traf. Stripe, 4 in. white (Parking stripe)	3,775	LF	\$ 2.59	\$ 9,767.81
30	Thermoplastic solid traf. Stripe, 5 in. white	765	LF	\$ 3.45	\$ 2,639.25
31	Thermoplastic solid traf. Stripe, 5 in. yellow	200	LF	\$ 3.45	\$ 690.00
32	Thermoplastic solid traf. Stripe, 8 in. white	585	LF	\$ 17.25	\$ 10,091.25
33	Thermoplastic solid traf. Stripe, 24 in. white	45	LF	\$ 17.25	\$ 776.25

BIDDING FORM

00410-2

Addendum 1



SB028-25

## Sandalwood Community Improvements Project

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
34	Blue Stripe (ADA)	170	LF	\$ 17.25	\$ 2,932.50
35	ADA Symbol Paint and vertical sign	1	EA	\$ 977.50	\$ 977.50
36	Thermoplastic solid straight arrow	2	EA	\$ 977.50	\$ 1,955.00
37	Thermoplastic solid right turn arrow	2	EA	\$ 977.50	\$ 1,955.00
38	Replace sign "No Swimming", match existing size and font	1	EA	\$ 287.50	\$ 287.50
39	Replace sign "Pick Up Waste", match existing size and font	1	EA	\$ 287.50	\$ 287.50
40	Black vinyl chain link fence 8' high	135	LF	\$ 189.75	\$ 25,616.25
41	Galvanized chain link fence with barb wire along property line with apartment, match existing height	190	LF	\$ 143.75	\$ 27,312.50
42	Split rail fence	25	LF	\$ 287.50	\$ 7,187.50
43	Reset sign	6	EA	\$ 172.50	\$ 1,035.00
44	Bollard - removable	2	EA	\$ 172.50	\$ 345.00
45	Kiosk area including shelter with lighting, mailboxes, flume, river rock, steel plate for trench, conc. slab. Does not incl. wall.	1	LS	\$ 75,540.05	\$ 75,540.05
46	Retaining wall – kiosk area	70	LF	\$ 166.75	\$ 11,672.50
47	Modified Sidewalk – New Hope Road	195	LF	\$ 242.65	\$ 47,316.75
48	Dumpster enclosure including walls, steel gates, paint, and bollards	1	LS	\$ 50,945.00	\$ 50,945.00
49	Sanitary sewer std. manhole, TP 1	3	EA	\$ 14,823.50	\$ 44,470.50
50	Adjust existing manhole to top of proposed grade	1	EA	\$ 2,300.00	\$ 2,300.00
51	Sanitary Sewer Cleanout	4	EA	\$ 3,105.00	\$ 12,420.00
52	Dumpster drain	1	EA	\$ 4,542.50	\$ 4,542.50
53	Sanitary sewer, 6 in. DIP	60	LF	\$ 179.40	\$ 10,764.00
54	Sanitary sewer, 8 in. DIP	155	LF	\$ 553.15	\$ 85,738.25
55	Hydrant lateral – New Hope Road	5	LF	\$ 460.00	\$ 2,300.00
56	Waterline, 12 in. DIP – New Hope Road	235	LF	\$ 347.30	\$ 81,615.50
57	Adjust water valve box to grade – New Hope Road	1	EA	\$ 908.50	\$ 908.50

BIDDING FORM

00410-3

Addendum 1

SB028-25

## Sandalwood Community Improvements Project

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
58	Relocate existing water meter, including box – New Hope Road	6	EA	\$ 5,025.50	\$ 30,153.00
59	5/8 in. meter – Clubhouse area.	1	EA	\$ 4,025.00	\$ 4,025.00
60	Relocate existing fire hydrant	2	EA	\$ 9,568.00	\$ 19,136.00
61	Relocate light poles (include electrical)	4	EA	\$ 8,970.00	\$ 35,880.00
62	Stn Dumped Rip Rap, TP1, 18 in	200	TN	\$ 147.20	\$ 29,440.00
63	Landscaping/Bermuda Sod disturbed areas	4,840	SY	\$ 25.88	\$ 125,235.00
64	GAB CRS, incl. matl. and labor	500	TN	\$ 56.93	\$ 28,462.50
SUBTOTAL PART 1					\$ 2,747,328.50

BIDDING FORM

00410-4

Addendum 1

SB028-25

## Sandalwood Community Improvements Project

**PART 2 BID FORM**

Bidder submits the following lump sum/unit prices for the Maintenance Plan for Sandalwood Lake identified in Bid Form as part of this Bid. Failure to utilize and return this form as a part of the bidding documents may result in rejection of bid.

**PART 2A BASE BID ITEMS**

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Erosion Control Phase 1 (Sheet C-04)	1	LS	\$ 44,385.40	\$ 44,385.40
2	Erosion Control Phase 2 (Sheet C-05)	1	LS	\$ 43,522.90	\$ 43,522.90
3	Erosion Control Phase 3 (Sheet C-06) (include Permanent Grassing)	1	LS	\$ 64,972.70	\$ 64,972.70
4	Traffic Control	1	LS	\$ 6,670.00	\$ 6,670.00
5	Complete Grading and Removal of Silt, Sediment, Debris and Soil	1	LS	\$ 984,626.55	\$ 984,626.55
6	Water Fountain Re-installation	1	LS	\$ 17,250.00	\$ 17,250.00
7	Water Control Maintenance	1	LS	\$ 407,566.90	\$ 407,566.90
PART 2A TOTAL					\$ 1,568,994.45

**PART 2B ADDITIONAL UNIT PRICE ITEMS**

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
A	Silt Fence	100	LF	\$ 5.75	\$ 575.00
B	Silt/Soil Removal	200	CY	\$ 76.03	\$ 15,205.30
C	Type III Rip Rap	50	TN	\$ 193.20	\$ 9,660.00
D	Permanent Grassing (Sod)	4,840	SY	\$ 25.88	\$ 125,235.00
Note: Additional Unit Price Items to be only used when directed in writing by the Owner.					
PART 2B TOTAL					\$ 150,675.30
PART 2 TOTAL (2A+2B)					\$ 1,719,669.75

BIDDING FORM

00410-5

Addendum 1



SB028-25

## Sandalwood Community Improvements Project

**BIDDING FORM – PART 3: SANDALWOOD LAKE DAM REHABILITATION**

Bidder submits the following lump sum unit price items for rehabilitation plan for Sandalwood Lake Dam.

**PART 3A – BASE BID ITEMS**

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Erosion control	1	LS	\$ 44,344.00	\$ 44,344.00
2	Demolition – Incl. clearing and grubbing	1	LS	\$ 104,982.35	\$ 104,982.35
3	Grading Complete – Include excavation, fill placement, borrow as required and final	1	LS	\$ 808,832.95	\$ 808,832.95
4	Underdrainage/Cutoff Wall	1	LS	\$ 71,972.75	\$ 71,972.75
5	Spillway Complete, incl. foundation, reinforced conc., utilities, rip rap	1	LS	\$ 785,509.80	\$ 785,509.80
6	Fencing	1	LS	\$ 35,483.25	\$ 35,483.25
7	Landscaping/Sod	1	LS	\$ 102,896.25	\$ 102,896.25
PART 3A TOTAL					\$ 1,954,021.35

**PART 3B – ADDITIONAL COMPONENTS**

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
A	Variable width Conc. Sidewalk, 10-foot ped. Path, 4 inches thick (incl. ramps, steps, & truncated domes)	405	SY	\$ 207.00	\$ 83,835.00
B	Pedestrian Bridge	1	LS	\$ 97,750.00	\$ 97,750.00
PART 3B TOTAL					\$ 181,585.00
PART 3 TOTAL (3A+3B)					\$ 2,135,606.35

Part 3 Total to include all work shown in Rehabilitation Plans for Sandalwood Lake Dam shown on Plans prepared for Schnable Engineering, LLC, included as part of this contract.

**BIDDING FORM  
00410-6**

**Addendum 1**

SB028-25

Sandalwood Community Improvements Project

**BIDDING FORM – PART 4: SANDALWOOD WATER MAIN REPLACEMENT ADDITIONAL COMPONENTS**

Bidder submits the following Unit Price Work Bid Prices for the Sandalwood Water Main Replacement, identified as Part 4 of this bid. Payment for each bid item is described in Specification Section 01 22 15. 11 - Measurement and Payment and Specification Section A-01 22 15.11 - Supplemental Measurement and Payment, listed for that bid item.

The Bidding Form shown below supersedes the bidding form shown in the technical specifications provided by Precision Planning, Inc. This bidding form was revised as a response to bidder questions, thus rendering the PPI bidding form obsolete.

**PART 4A – BASE BID ITEMS**

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Project Record Drawings	1	LS	\$ 13,800.00	\$ 13,800.00
2	Site Restoration and Removal of Construction Material	1	LS	\$ 6,900.00	\$ 6,900.00
3	Cast-in-Place Concrete, Class A	110	CY	\$ 465.75	\$ 51,232.50
4	Asphaltic Concrete 9.5MM Superpave, Type II, GP 2	250	TN	\$ 230.00	\$ 57,500.00
5	Asphaltic Concrete 19MM Superpave, Recycled	100	TN	\$ 224.25	\$ 22,425.00
6	Graded Aggregate Base (GAB)	300	TN	\$ 89.70	\$ 26,910.00
7	Curb/Combination Curb and Gutter	100	LF	\$ 105.80	\$ 10,580.00
8	Sidewalk	80	SY	\$ 158.70	\$ 12,696.00
9	Sodding (Ds4)	80	SY	\$ 72.45	\$ 5,796.00
10	Ductile Iron Pipe (Water), 8" Diameter	1,850	LF	\$ 485.30	\$ 897,805.00
11	Water Utility Distribution Valves – Gate Valves, 6" Diameter	1	EA	\$ 3,421.25	\$ 3,421.25
12	Water Utility Distribution Valves – Gate Valves, 8" Diameter	6	EA	\$ 4,301.00	\$ 25,806.00
13	Tapping Sleeves & Valves – 12" x 8"	1	EA	\$ 13,719.50	\$ 13,719.50
14	Relocate Existing Water Service Meter	2	EA	\$ 2,242.50	\$ 4,485.00
15	Omitted	-	-	\$ -	\$ -
16	Water Service – Long Side – ¾" Diameter	68	EA	\$ 5,405.00	\$ 367,540.00
17	Water Service – Long Side – 1" Diameter	1	EA	\$ 5,715.50	\$ 5,715.50
18	Fire Hydrant Assembly	4	EA	\$ 10,580.00	\$ 42,320.00

**BIDDING FORM  
00410-7**

**Addendum 1**

SB028-25

## Sandalwood Community Improvements Project

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
19	Salvage Existing Fire Hydrants	4	EA	\$ 2,564.50	\$ 10,258.00
20	Traffic Control - Devices	1	LS	\$ 51,474.00	\$ 51,474.00
PART 4A TOTAL					\$ 1,630,383.75

**BIDDING FROM – PART 4B: SANDALWOOD WATER MAIN REPLACEMENT**  
**ADDITIONAL COMPONENTS FOR MATEO DRIVE**

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
21	12-foot milling asphalt conc. Pvm. Variable depth	2,520	SY	\$ 6.90	\$ 17,388.00
22	Gr. Aggr. Base crs, incl matl. (under asphalt), compacted	530	TN	\$ 71.30	\$ 37,789.00
23	Recycled asph. Conc. 9.5mm superpave, type 1, gp1 or blend 1 for Sandalwood Community, Incl. bitum. Matl. & H lime & tack coat	280	TN	\$ 224.25	\$ 62,790.00
24	Omitted	-	-	\$ -	\$ -
25	Utility Risers	1	LS	\$ 12,477.50	\$ 12,477.50
26	Speed Bumps	1	LS	\$ 26,162.50	\$ 26,162.50
PART 4B TOTAL					\$ 156,607.00

**PART 4C – OWNER-DIRECTED ITEMS**

ITEM NO	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
27	Exploratory Excavation	10	EA	\$ 9,315.00	\$ 93,150.00
28	Variable Message Sign (VMS)	30	DAY	\$ 264.50	\$ 7,935.00
29	#57 Stone Backfill	50	TN	\$ 81.65	\$ 4,082.50
PART 4C TOTAL					\$ 105,167.50
PART 4 TOTAL (4A+4B+4C)					\$ 1,892,158.25

Total Base Bid (Parts 1-4):

**BIDDING FORM**  
**00410-8**  
**Addendum 1**



SB028-25

## Sandalwood Community Improvements Project

\$ 7,900,728.05  
(Use Numbers)

SEVEN MILLION, NINE HUNDRED THOUSAND, SEVEN HUNDRED TWENTY EIGHT AND  $\frac{05}{100}$  Dollars  
(Use Words)


## TOTAL BID FOR PARTS 1, 2, 3 AND 4 OF COMPLETE PROJECT FOR SANDALWOOD

COMMUNITY IMPROVEMENTS \$ 8,494,762.85

Amounts are to be shown in numbers only. Low bidder shall be determined on the basis of the TOTAL BID PRICE. Furthermore, the Contractor shall be responsible for including all items required to perform the project as indicated on the plans and specifications and including all costs into the most appropriate unit prices, if not explicitly described in the payment paragraph of each section.

## NOTES

\*Individuals, firms and businesses seeking an award of a City of Lawrenceville contract may not initiate or continue any verbal or written communications regarding a solicitation with any City officer, elected official, employee or other City representative without permission of the Purchasing Manager named in the solicitation between the date of the issuance of the solicitation and the date of the final contract award by the City Council. Violations will be reviewed by the Purchasing Manager. If determined that such communication has compromised the competitive process, the offer submitted by the individual, firm or business may be disqualified from consideration for award.

Open 7-17-25  
2:00  


BIDDING FORM

00410-9

Addendum

Page 29



**SB028-25****Sandalwood Community Improvements Project**

- c. Bidder has carefully studied reports and drawings indicating subsurface conditions and drawings depicting physical conditions as identified in General Conditions and accepts determination concerning technical data contained in reports and drawings on which bidder is entitled to rely.
- d. Bidder has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) examinations, investigations, explorations, tests, and studies (in addition to or to supplement those referred to in "c." above) pertaining to subsurface or physical conditions at site or otherwise affecting cost, progress, performance, or furnishing work as bidder considers necessary for performing or furnishing work at contract price, within contract time, and in accordance with terms and conditions contained in bid document package, including specifically provisions stated in General Conditions and no additional examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by bidder.
- e. Bidder has reviewed and checked plans and data shown or indicated on bid document package with respect to existing underground facilities at or contiguous to site and assumes responsibility for accurately locating underground facilities. No additional examinations, investigations, explorations, tests, reports, or similar information or data concerning underground facilities are or will be required by bidder in order to perform and furnish work at contract price, within contract time, and in accordance with terms and conditions contained in bid document package, including specifically provisions stated in General Conditions.
- f. Bidder has correlated results from observations, examinations, investigations, explorations, tests, reports, and studies with terms and conditions contained in bid document package.
- g. Bidder has given Owner written notice concerning conflicts, errors, or discrepancies discovered in bid document package and written resolution by Owner is acceptable to bidder.
- h. This bid is genuine and not made in interest of or for any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules produced by any group, association, organization, or corporation; bidder has not directly or indirectly induced or solicited any other bidder to submit false or sham bid; bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and bidder has not sought by collusion to obtain for itself any advantage over any other bidder or over Owner.



**SB028-25****Sandalwood Community Improvements Project**

- i. The City requires that all who enter into a contract for the physical performance of services with the City must satisfy O.C.G.A. 13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract.
- j. By submitting a bid to the City, contractor agrees that they are in compliance with O.C.G.A. 13-10-91 and Rule 300-10-1-.02. Such attestation(s) shall be maintained and may be inspected by the City at any time. Any such attestation shall become a part of the contractor/subcontractor agreement.
- k. An affidavit of such compliance with O.C.G.A. 13-10-91 and Rule 300-10-1-.02 will be initiated by the City, signed by the contractor, and will become part of the contract.
- l. It is the policy of the City of Lawrenceville that unauthorized aliens shall not be employed to perform work on City contracts involving the physical performance of services. Therefore, the City shall not enter into a contract for the physical performance of services within the State of Georgia unless the contractor shall provide evidence on City-provided forms that it and its subcontractors have registered for and are participating in the federal work authorization program as defined by O.C.G.A. 13-10-90(2) to verify information of all new employees.
- m. The Purchasing Manager shall be authorized to conduct random audits of a contractor's or subcontractors' compliance with O.C.G.A. 13-10-91 and the rules and regulations of the Georgia Department of Labor. The contractor and subcontractors shall retain all documents and records of its compliance for a period of three (3) years following completion of the contract. Whenever it appears that a contractor's or subcontractor's records are not sufficient to verify the work eligibility of any individual in the employ of such contractor or subcontractor, the Purchasing Manager shall report same to the Department of Homeland Security.

COMPANY

NAME NORTH GEORGIA CONCRETE, INC.

SB028-25

**Sandalwood Community Improvements Project**

A contractor's failure to participate in the federal work authorization program as defined by O.C.G.A. 13-10-90(2) may be sanctioned by termination of the contract. If it is determined that a subcontractor is not participating in the federal work authorization program as defined by O.C.G.A. 13-10-90(2), the City of Lawrenceville may direct the contractor to terminate that subcontractor. A contractor's failure to follow the City's instruction to terminate a subcontractor that is not participating in the federal work authorization program as defined by O.C.G.A. 13-10-90(2) may be sanctioned by termination of the contract.

- n. The above requirements shall be in addition to the requirements of state and federal law, and shall be construed to be in conformity with those laws.

In compliance with the attached specifications, the undersigned offers and agrees, if this bid is accepted by the City Council within ninety (90) days of the date of bid opening, to furnish any or all of the items upon which prices are quoted within the time specified in the bid schedule.

Legal Business Name NORTH GEORGIA CONCRETE, INC.

Federal Tax ID 582505397

Address 85 CHESTER INDUSTRIAL PARK DR., DALLON, GA 30533

Representative Signature 

Print Authorized Representative's Name CRAIG WEATHERLY

Telephone Number 770-355-7471

E-Mail Address CWEATHERLY@NORTHGEORGIACONCRETE.COM

BIDDING FORM

00410-13

Addendum

Page 33

SB028-25

## Sandalwood Community Improvements Project

**BIDDER'S ACKNOWLEDGEMENT**

The undersigned bidder acknowledges all requirements outlined in the above "Instructions to Bidders Package" and all documents referred to therein. This signed form must accompany the completed bid form submitted at the time of bid.

SIGNATURE: [Signature]  
(President, Vice President or Corporate Officer)

DATE: 7-17-25

PRINTED NAME: CRIG WEATHERLY

TITLE: VICE PRESIDENT

ATTESTED BY: [Signature]  
(Secretary of Corporation)

DATE: 7-17-25

PRINTED NAME: KARRY DICKERSON

TITLE: CEO



(Corporate Seal Required if Bidder is a Corporation)

COMPANY NAME: NORTH GEORGIA CONCRETE, INC.

ADDRESS: 85 CHESTATEE INDUSTRIAL PARK DR.

CITY: DAHLONGA STATE: GA. ZIP: 30533

TELEPHONE NO.: 706-867-1774

BIDDING FORM

00410-14

Addendum

Page 34

**SB028-25**  
**Sandalwood Community Improvements Project**

Lawrenceville, Georgia

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS: that

North Georgia Concrete, Inc.  
 (Name of Contractor)

85 Chestatee Industrial Park Drive, Dahlonega, GA 30533  
 (Address of Contractor)

a Georgia Corporation

(Corporation, Partnership or Individual)

hereinafter called Principal, and

Merchants Bonding Company (Mutual)  
 (Name of Surety)

6700 Westown Parkway, West Des Moines, IA 50266-7754  
 (Address of Surety)

a Corporation of the State of Iowa, and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto

City of Lawrenceville  
 (Name of Oblige)

70 S. Clayton Street, Lawrenceville, Georgia 30046  
 (Address of Oblige)

FIVE PERCENT of

Thereinafter referred to as Oblige: in the penal sum of Total Amount Bid Dollars (\$ 5%) in lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

WHEREAS, the Principal is about to submit, or has submitted, to Lawrenceville, Georgia, a proposal for furnishing materials, labor, and equipment for:

WHEREAS, the Principal desires to file this Bond in accordance with law in lieu of a certified Bidder's check otherwise required to accompany this Proposal.

NOW, THEREFORE, the conditions of this obligation are such that if the proposal be accepted, the Principal shall within ten days after receipt of notification of the acceptance, execute a Contract in accordance with the Proposal and upon the terms, conditions, and prices set forth in the form and manner required by Lawrenceville, Georgia, and execute a sufficient and satisfactory Performance Bond and Payment Bond payable to Lawrenceville, Georgia, each in the amount of 100% of the total Contract Price, in form and with security satisfactory to said Lawrenceville, Georgia, and otherwise, to be and remain in full force and virtue in law, and the Surety shall, upon failure of the Principal to comply with any or all of the foregoing requirements within the time specified above, immediately pay to the City of Lawrenceville, Georgia, upon demand, the amount hereof in good and lawful money of the United States of America, not as a penalty, but as liquidated damages.

BID BOND  
 00430-1




SB028-25

**Sandalwood Community Improvements Project**

PROVIDED, FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as Amended, including, but not limited to, O.C.G.A.6-91-1 et seq., and is intended to be and shall be constructed as a bond in compliance with the requirements thereof.

Signed, sealed and dated this 17th day of July, A.D., 20 25.

ATTEST:



(Principal Secretary)

Witness as to Principal

85 Chestatee Industrial Park Drive

(Address)

Dahlonega, GA 30533

North Georgia Concrete, Inc.

(Principal)

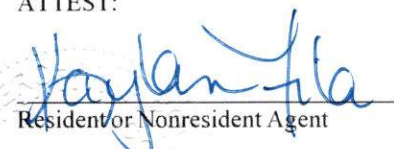
By: 

85 Chestatee Industrial Park Drive

(Address)

Dahlonega, GA 30533

ATTEST:

  
Resident or Nonresident Agent

(SEAL)

  
(Witness as to Surety)

1825 Barrett Lakes Blvd NW, Ste 320, Kennesaw, GA 30144

(Address)

Merchants Bonding Company (Mutual)

(Surety)

By: 

(Attorney-in-Fact)

6700 Westown Parkway

(Address)

West Des Moines, IA 50266-7754

NOTE: If Contractor is Partnership, all partners should execute Bond. Surety Companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State where the Project is located.

BID BOND  
00430-2



# MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

5.

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Brian C Webb; Brittany Manna; Chancey J Shepherd; Franco Castro; Josh Bridges; Kaylan Fila; Kerry W Plumley; Rachel Fell; Shannon McCloskey

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June, 2025.



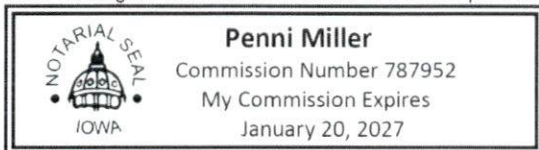
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

By

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 2nd day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission  
does not invalidate this instrument)

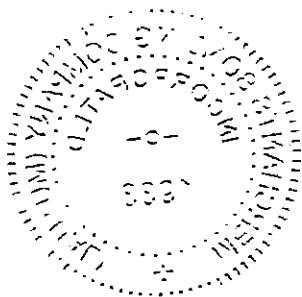
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of July, 2025.



Secretary



CITY OF LAWRENCEVILLE, GEORGIA

**FORM OF NON-COLLUSION AFFIDAVIT**

(This Non-Collusion Affidavit is Part of the Bid

Documents) BID NUMBER: SB028-25

BID DATE: July 17, 2025

PROJECT NAME: Sandalwood Community Improvements Project

STATE OF Georgia )  
SS.

COUNTY OF Lumpkin )

Kerry Dickerson  
being first duly sworn, deposes and says that he is

CEO  
(Sole owner, partner, president, secretary, etc.)

The party making the foregoing Proposal or Bid; that such Bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Bidder or person, to put in a sham Bid, or that such other person shall refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Bid Price of affiant or any other Bidder, or to fix any overhead, profit or cost element of said Bid Price, or of that of any other Bidder, or to secure any advantage against Gwinnett County, or any person interested in the proposed Contract; and that all statements in said Proposal or Bid are true; and further, that such Bidder has not, directly or indirectly submitted this Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

[Signature]  
(Affiant)

Subscribed and Sworn to before me this 17 Day of July 20 25

Kelly E Brackett  
(Notary Public in and for)

Hall  
(County)

My Commission expires July 19, 20 29

NON-COLLUSION AFFIDAVIT

00480-1





**Sandalwood Community Improvements Project**

The Contractor shall provide a list of primary subcontractors for the following portions of the work:

Lake Maintenance/Dredging *NORTH GEORGIA CONCRETE, INC. (NGC)*

Dam Rehabilitation<sup>1</sup> *NGC*

Utility Installation<sup>2</sup> *NGP - NORTH GEORGIA PIPELINE*

Paving *ALLIED PAVING*

Bridge *NGC*

Landscaping *N/A*

<sup>1</sup>Subcontractor for dam rehabilitation and primary spillway to have experience with construction of a minimum of three (3) similar dams in the State of Georgia.

<sup>2</sup>Utility subcontractor is required to be approved by Gwinnett County Department of Water Resources.

**STATEMENT OF BIDDER'S QUALIFICATIONS**

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information desired. Attach all additional sheets to this statement.

1. Name of Bidder: NORTH GEORGIA CONCRETE, INC.
2. Permanent main office address: 85 CHESTATEE INDUSTRIAL PARK DR. DALLONGA, GA.
3. When organized: 1999
4. If a Corporation, where incorporated: 1999
5. How many years have you been engaged in the contracting business under your present firm or trade name? 25 YEARS
6. Contracts on hand: (Schedule these, showing amount of each contract and the appropriate anticipated dates of completion. Attach copy of the contracts on hand). ATTACHED
7. General description of work performed by your company. Attach copy. ✓
8. Have you ever failed to complete any work awarded to you? No If so, where and why \_\_\_\_\_.
9. Have you ever defaulted on a contract? No If so, where and why? \_\_\_\_\_.
10. List the most important projects recently completed by your company, stating the approximate cost for each, and the month and year completed. Attach copy. ✓
11. Experience in construction work similar in importance to this project. Attach copy. ✓
12. Background and experience of the principal members of your organization, including officers: Attach copy. ✓
13. List any litigation the firm or any parent firm has been in or is currently involved in and state the status and/or outcome: N/A.

**MINIMUM REQUIREMENTS**

The bidder must:

- ✓• Maintain a permanent place of business.
- ✓• Have the appropriate technical experience and working knowledge, to perform the work.
- ✓• Have the right equipment and personnel to perform the work.
- ✓• Have suitable financial means to meet obligations incidental to the work.
- ✓• Have done and to show proof of no less than three Contracts of similar character to the work being bid for a public agency, each with an original contract price of no less than \$1,000,000.00 within the past five years.
- ✓• Have visited and examine the location of the work.
- ✓• Have Underground Utility Contractor's license & or Utility Manager license. ( A copy must be attached to the "STATEMENT OF BUILDERS QUALIFICATIONS" sheet)
- ✓• Be required to enter into a binding contract with the City to perform the work.
- ✓• Be required to sign the City's affidavit verifying compliance with O.C.G.A. 13-10-91 and Georgia Dept. of Labor Rule 300-10-1.02.
- ✓• Include subcontractor with experience with construction of earth dams and spillways in the state of Georgia.
- ✓• Subcontractor must be on Gwinnett County Department of Water Resources approved list for work related to water and sanitary sewer system.
- ✓• Subcontractor to provide documentation of past dredging projects similar in nature to this project that has been completed within the last five years.

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the local public agency in verification of the recitals comprising this Statement of Bidder's Qualifications.

Dated this 17 day of JULY, 2025

NORTH GEORGIA CONCRETE, INC.  
(Name of Bidder)

By: CRICK WENTHERY

Title: VICE PRESIDENT

State of GA.

County of LUMPKIN

KARRY DICKERSON being duly sworn deposes and says that he or she  
is CEO of NORTH GEORGIA CONCRETE, INC. and that the answers to the foregoing  
questions and all statements therein contained are true and correct. Subscribed and sworn to before me  
this 17 day of JULY, 2025

KELLY E BRACKETT  
(Notary Public)

My Commission Expires:

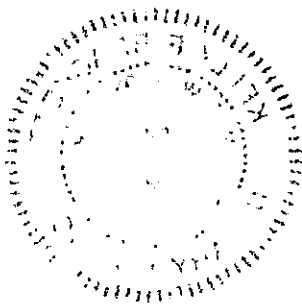
JULY 19, 2029

JULY 17, 2025  
(Date)

END OF SECTION



BIDDER QUALIFICATIONS  
00440-3







# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: NEW BUSINESS

<b>Item:</b>	Award Construction Management Contracts for the Sandalwood Community Project
<b>Department:</b>	Engineering
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	Budget Amendment 5614320-0825B in the amount of \$720,266.60
<b>Presented By:</b>	Reginald Anderson, City Engineer
<b>Action Requested:</b>	Approval to Award Contract to lowest bidder Construction Management Contracts for the Sandalwood Community Project and approve Budget Amendment 5614320-0825B authorizing the Mayor or City Manager to execute the contract upon the approval by the City Attorney

**Summary:** As part of the Sandalwood Community Improvements Project, staff recommends authorizing two construction management contracts to provide Construction Engineering and Inspection (CEI) services, project oversight, and materials testing during construction. These services are essential to ensure compliance with design specifications, schedule adherence, and overall project success across the four major components of work:

- Part 1: Overall Site Development
- Part 2: Maintenance of Sandalwood Lake
- Part 3: Dam Rehabilitation
- Part 4: Water Main Improvements

To support this effort, we propose awarding separate CEI and construction phase services contracts to two firms:

- Hussey Gay Bell will oversee Parts 1–3 of the project, including dam rehabilitation, lake maintenance, and general site improvements. Their scope includes bid phase assistance, construction administration, site observation, coordination with subconsultants (including Schnabel Engineering), and direct engagement throughout the 15-month construction period. The total contract amount for these services is \$447,203.00.

- Atlas Technical Consultants will manage CEI and testing for Part 4 – Water Main Improvements – and provide additional testing support for Parts 1 and 2. Atlas will serve as the City’s primary liaison with contractors and design consultants for this portion of the work. Their services are offered at a not-to-exceed amount of \$273,063.60.

These contracts are structured to ensure appropriate technical expertise across all project areas and to coordinate closely with the awarded construction contractor. Staff respectfully requests Mayor and Council’s approval to authorize both professional service agreements.

**Fiscal Impact:** Project SWP1 is funded by the Stormwater Capital Fund. For these services, Budget Amendment 5614320-0825B in the amount of \$720,266.60 will provide funding to cover the costs of Construction Management Services.

**Attachments/Exhibits:**

- Atlas.pdf
- HDG.pdf



July 27, 2025

Eranildo Lustosa Alves Junior, Engineer II  
City of Lawrenceville  
70 South Clayton Street  
Lawrenceville, Georgia 30046

**Re: Quote for CEI and Testing Assistance  
Sandalwood Community Improvements Project, SB028-25**

Dear Mr. Alves:

Atlas Technical Consultants (Atlas) is excited about the chance to provide a proposal for the Sandalwood Community Improvements project. We understand our scope would be to provide all necessary Construction, Engineering, and Inspection (CEI) tasks, and testing services following GDOT Specifications for parts 1 and 2, as well as testing for part 4 of the Sandalwood Community Improvements project. It is our understanding that the design firm will handle part 3 of the project and is not included in our pricing. Atlas has a proven track record across Georgia and with the City of Lawrenceville, and we are certain that it will continue and lead to a successful project.

We have reviewed the information available on the project, and as shown in the attached cost proposals, we can provide the CEI and testing services not to exceed \$273,063.60. We are available to meet and discuss the scope and fee in greater detail, at the convenience of the City, if necessary. Please feel free to contact me at 770-263-5945 with any questions regarding this.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Parypinski". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Parypinski, P.E.  
Chief Engineer  
Horizontal Program Management

July 16, 2025



**Sandalwood Community Improvements, SB028-25**  
Construction Inspection Proposal  
City of Lawrenceville

<b>PERSONNEL COSTS:</b>	<b>EST HRS</b>	<b>RATE/HR</b>	<b>COST(\$)</b>	
<b>CONSTRUCTION ENGINEERING AND INSPECTION</b>				
PROJECT MANAGER	20	\$185.69	\$3,713.80	
CONSTRUCTION MANAGER	800	\$112.54	\$90,032.00	
CONSTRUCTION INSPECTOR	1500	\$78.78	\$118,170.00	
UTILITY COORDNATOR	200	\$101.29	\$20,258.00	
OFFICE ENGINEER	120	\$95.66	\$11,479.20	
	<b>SUBTOTAL</b>		<b>\$243,653.00</b>	
<b>ROADWAY &amp; NON-DAM TESTING</b>				
PROJECT MANAGER	20	\$185.69	\$3,713.80	
TECHNICIAN	180	\$78.78	\$14,180	
OFFICE ENGINEER	40	\$95.66	\$3,826	
CYLINDER BREAKS	36	\$20.00	\$720	
STANDARD PROCTOR TEST	4	\$150.00	\$600	
MODIFIED PROCTOR	2	\$185.00	\$370	
EXTRACTIONS	4	\$250.00	\$1,000	
	<b>SUBTOTAL</b>		<b>\$24,411</b>	
<b>DIRECT COSTS</b>				
	REPRODUCTION/PLOTTING		\$0	
	TRAVEL AND MISC. DIRECT COSTS		\$5,000	
	<b>TOTAL DIRECT COSTS</b>		<b>\$5,000</b>	
	<b>TOTAL COST</b>		<b>\$273,063.60</b>	

Assumption:

# HUSSEY GAY BELL

— Established 1958 —

## AUTHORIZATION FOR PROFESSIONAL SERVICES

**CLIENT:** City of Lawrenceville  
PO Box 2200  
Lawrenceville, GA 30046  
Attn: Mr. Reginald Anderson, City Engineer

**CONSULTANT:** Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers  
3100 Breckinridge Boulevard, Building 300  
Duluth, GA 30096-4986

**DATE:** July 15, 2025  
*revised July 28, 2025*  
**REF:** RP001-21 Annual Contract  
**PROJECT NO:** 23-0001-C

Page 1 of 9

**RE:** Sandalwood Community Improvement, Plan Revisions and Construction Phase Services

The CLIENT (hereinafter the City) herewith requests and authorizes the CONSULTANT (hereinafter Hussey Gay Bell) to perform Engineering, Planning, and/or Surveying Services described below and agrees to the terms thereof.

Hussey Gay Bell understands that the City desires to make improvements to the Sandalwood community. Previous contracts for the design of improvements have been completed. These improvements include: New Hope Road, paving rehabilitation, and overall site improvements along with rehabilitation of the lake and earthen dam. During execution of the design plans, some additional effort was required to shift the spillway and dam forward. This primarily was for safety considerations as recommended by Schnabel Engineering and reviewed with the City and Hussey Gay Bell. Shifting the spillway and dam forward lessens the potential impact on the existing clubhouse and natural gas line.

It is also our understanding that the City desires to utilize Atlas Engineering to be the primary liaison between the City, contractor and the three engineering consultants that provided design services.

**Note:** Previous authorized contracts included construction phase services for portions of the project. It is anticipated that these contracts will be closed and replaced with the scope and fee provided herein.

The proposed scope of services is as follows:

### **Basic Services**

**I. Spillway Relocation Revision (previously completed by Hussey Gay Bell)**

**A. Spillway construction documents:**

Revise the spillway construction documents to reflect the dam and spillway shifted forward to avoid conflicts with the existing clubhouse building and existing gas line due to the excavation needed for the spillway.



**B. Grading and Erosion Control**

Revise the grading and erosion control plans to reflect the new dam and spillway position.

**II. Compile Composite Documents (previously completed by Hussey Gay Bell)**

- A. Compile construction documents of overall site with construction plans for the following:**
  - a. Overall Site Development Plans of Sandalwood Community prepared by Hussey Gay Bell.
  - b. Maintenance Plan for Sandalwood Lake prepared by Hussey Gay Bell.
  - c. Rehabilitation Plans for Sandalwood Lake Dam prepared by Schnabel Engineering, Inc.
  - d. Sandalwood Water Main Improvements prepared by Precision Planning, Inc.
- B. Prepare consolidated bid tabulation and bid documents for the community improvements.**

**III. Overall Project Bidding and Negotiating Phase**

- A. Assist the City with bidding the construction documents for the dam and lake dredging, mail kiosk, tennis court demolition, site paving, entrance improvements and utility improvements.**
- B. Participate in one (1) pre-bid conference with prospective bidders.**
- C. Assist the City with questions from prospective bidders and assist in answering questions.**
- D. Review bid tabulations.**

**IV. Site Development Project Construction Administration (to be completed by Hussey Gay Bell)**

- A. Participate in one (1) pre-construction conference with the City and selected contractor.**
- B. Review contractor shop drawings for Site Development Plans.**
- C. Respond to contractor questions and provide written RFI responses**
- D. Visit the site to observe construction progress and to see that the work is being performed in accordance with the contract drawings. Two (2) visits per month over the 15-month construction period are included.**
- E. Coordinate with selected lead construction administration firm as needed for bidding, construction and design questions.**

**Notes:** 1. Construction administration services associated with the water system improvements to be provided by others.  
2. Review of contractor payment applications is not included.  
3. Materials and concrete soil testing are not included in this scope of services.

V. Dam Rehabilitation Construction Administration (previously prepared by Schnabel Engineering)

The dam rehabilitation plans were prepared by Schnabel Engineering (subconsultant to Hussey Gay Bell). Construction administration services provided will include previous work completed, bid phase services, onsite monthly meetings, addressing RFIs and Change Orders, along with materials testing limited to the dam rehabilitation portion of the project.

A. Finalize Design/Spillway Relocation (previously completed by Schnabel Engineering)

During the design phase, it was necessary to move the spillway further from the gas line and clubhouse due to excavations need to remove poor soils. Schnabel Engineering performed this work after the initial spillway plans were completed.

B. Project Consultation

Schnabel Engineering will provide project consultation services include meetings outside of those listed for specific tasks below, to include site visits, meetings, and other lengthy communications. These services will be provided as requested or required. We caution that the amount of effort performed for this task is not known at this time. Therefore, the budget presented below is an initial assumed amount and will likely change as the project progresses.

C. Bidding and Negotiating Phase Services

Schnabel Engineering will assist Hussey Gay Bell and the City in the bid process by attending one (1) onsite meeting, responding to questions from prospective bidders, assisting with the assessment of the qualifications of contractors that submit bids, and assisting with the evaluation of submitted bids. This task does not include the preparation of bid documents (contractual documents, advertisements, etc.) This task is an optional service to be determined.

D. Construction Submittal Review

Schnabel Engineering will receive, track, and document submittals required by the contractor in accordance with the technical specifications of the project for the remediation of the dam. Schnabel Engineering will perform a detailed review of the submittals and return any comments, discrepancies, or inadequacies observed to the contractor to be addressed and resubmitted for approval prior to execution of the construction component detailed in the submittal. Hussey Gay Bell and the City will be coordinated with during the submittal review process to receive comments on their acceptance of the proposed work. Our services include the review of one (1) resubmittal per item. Additional reviews will incur additional fees.

E. Construction Observation and Materials Testing Services

In dam construction/repair, engineering and testing services are important for numerous reasons, not limited to:

- Observe site conditions with respect to design assumptions. If site conditions vary from those assumed during the design process, modifications to the design in the field may be required.

- Observe construction activities with respect to the construction documents. If construction activities negatively impact design, the contractor and the owner will be notified.
- Provide written documentation to the City at the completion of the project stating that the project was completed in general conformance with the project documents.

1. Construction Materials Testing and Observation:

During the construction of the dam, Schnabel Engineering will provide qualified personnel to monitor the work in progress. The project will be adequately staffed to observe the work being performed by the contractor so that Schnabel Engineering can issue a letter with supporting documentation at the completion of the project stating that the construction work was performed in general conformance with the approved project plans and specifications. Our field engineering and construction testing services will include the following:

- a. Observation of required foundation preparation beneath the proposed fill.
- b. Assessment as to the suitability for use, as structural fill, of the borrow soils.
- c. Observation of soil fill placement and performance of field density and moisture content tests within embankment fill.
- d. Observation of reinforcing steel and placement of concrete for the proposed concrete spillway.
- e. Sampling and testing of plastic concrete and hardened concrete cylinders.
- f. Sampling, aggregated gradation testing, and placement observation of the subsurface drain installation.
- g. Preparation of daily reports to document construction activities to be submitted to Hussey Gay Bell and the City.

2. Our (Schnabel Engineering) Office Engineering Support during construction will include:

- a. Communications with field representatives to discuss construction observations and to provide recommendations.
- b. Review of requests for information.
- c. Site visits by senior engineering staff.
- d. Review of as-built survey.

3. Our (Schnabel Engineering) Field Engineering and Construction Testing Services **will not** include the following:

- a. Surveying of line and grade.
- b. Cost estimates.
- c. Review of payment applications made by the contractor.
- d. Monitoring of erosion/sedimentation control devices.
- e. Monitoring for compliance with NPDES permit.

Services rendered by us under this proposed agreement will consist of observation and testing, as described above, and professional opinions and recommendations made in accordance with generally accepted geotechnical, materials, and dam engineering practices. Under no circumstances is it the intent for Schnabel Engineering to directly

control the physical activities of the contractor or the contractor's workers in accomplishment of their work on this project. The presence of field representatives at the site is to provide Hussey Gay Bell and the City with a continuing source of professional advice, opinions and recommendations based upon field representatives, observations, and test results. Safe access to all areas requiring observations or tests shall be provided by the contractor at no cost. Safety is the responsibility of the contractor.

The services provided are based on:

- An estimated twenty-two to twenty-eight (22 to 28) week period for this phase of the project.
- One full-time Senior Technologist experienced in dam construction on-site for the entire duration of the project when the contractor is working.
- Work will be performed five (5) days per week, with each day consisting of 9 hours on-site. No work will be performed at night.
- Review of submittal material and daily construction reports by a senior engineer.
- Dam is considered an exempt structure or Category II structure by the Georgia Safe Dams Program.

Note: The proposed scope of services for this phase may be performed by others, if elected by the City.

#### **Estimated Completion Time**

Items I - II have already been completed by Hussey Gay Bell.

Item III is in progress.

With the exception of Item V. A. (which has been completed by Schnabel Engineering), Items IV-VI will last the duration of the construction, estimated to be 450 days from the Notice to Proceed to the contractor for all phases of the contract and 22 to 28 weeks for the dam rehabilitation work.

However, it is understood that the CONSULTANT shall not be held liable or responsible to the CLIENT if the CONSULTANT is delayed in, or prevented from, performing his services, in whole or part, because of any cause or causes beyond the control of the CONSULTANT and not due to acts of the CONSULTANT including: acts of God, inclement weather conditions, floods, fires, acts of government, epidemics, or failure of the CLIENT to fulfill any of his responsibilities.

This agreement is written based on the federal, state, and local laws and ordinances in effect at the date listed on the first page of this document. The CONSULTANT shall not be held liable or responsible to the CLIENT if the CONSULTANT is delayed in, or prevented from, performing his services, in whole or in part, because of changes in laws and guidelines at any agency after that date. If such changes affect the design being performed, the CONSULTANT reserves the right to modify the scope and fee for this project to accomplish said changes.

**Fee for Basic Services** The CLIENT agrees to pay in accordance with the following:

Item	Hours	Subtotal	Fee	Type
<b>I. Spillway Relocation Revision</b>				
<b>A. Spillway Construction Documents</b>				
Project Manager	15 hrs at \$153.00	\$ 2,295.00		
Engineer, Senior	15 hrs at \$153.00	\$ 2,295.00		
Engineer	5 hrs at \$102.00	\$ 510.00		
			\$ 5,100.00	Hourly
<b>B. Grading and Erosion Control</b>				
Project Manager	10 hrs at \$153.00	\$ 1,530.00		
Engineer, Senior	30 hrs at \$153.00	\$ 4,590.00		
Engineer	15 hrs at \$102.00	\$ 1,530.00		
			\$ 7,650.00	Hourly
<b>II. Compile Composite Documents</b>				
Project Manager	20 hrs at \$153.00	\$ 3,060.00		
Engineer, Senior	20 hrs at \$153.00	\$ 3,060.00		
Engineer	5 hrs at \$102.00	\$ 510.00		
			\$ 6,630.00	Hourly
<b>III. Overall Project Bidding and Negotiating Phase</b>				
Project Manager	30 hrs at \$153.00	\$ 4,590.00		
Engineer, Senior	25 hrs at \$153.00	\$ 3,825.00		
Administrative Support	20 hrs at \$71.40	\$ 1,428.00		
			\$ 9,843.00	Hourly
<b>IV. Site Development Construction Administration</b>				
Project Manager	200 hrs at \$153.00	\$ 30,600.00		
Engineer, Senior	270 hrs at \$153.00	\$ 41,310.00		
Engineer	250 hrs at \$102.00	\$ 25,500.00		
Administrative Support	50 hrs at \$71.40	\$ 3,570.00		
			\$ 100,980.00	Hourly
<b>V. Dam Rehabilitation (Schnabel Engineering)</b>				
A. Finalize Design/Spillway Location (Completed)			\$ 10,000.00	Lump Sum
B. Bidding and Negotiating Services (Optional)			\$ 7,000.00	Lump Sum
C. Construction Submittal Review			\$ 30,000.00	Lump Sum
D. Project Consultation (Unit Rate Budget)			\$ 10,000.00	Hourly



Mr. Anderson  
 July 15, 2025 revised July 28, 2025  
 Page 7 of 9

Item	Hours	Subtotal	Fee	Type
E. Construction Observation and Materials Testing Services (26-week Construction Period) (Unit Rate Budget) (Optional)			\$ 260,000.00	Hourly
TOTAL			\$ 447,203.00	

### **Reimbursable Expenses**

All reimbursable expenses are included in the hourly charge rates.

### **Authorization**

CONSULTANT will commence with services immediately upon receipt of signed authorization or purchase order.

### **Additional Services**

In the event the CLIENT issues instructions to the CONSULTANT to perform certain additional services on the project beyond the Basic Services, the CLIENT agrees to accept a mutually agreeable fee negotiated between the parties prior to commencement of work, plus any reimbursable expenses.

### **Termination**

This agreement may be terminated by the CLIENT by three (3) days' written notice. Outstanding fees for any services performed up to and including date of termination shall be due and payable upon effective date of termination.

### **Consultant's Standard of Care**

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the engineering/surveying profession currently practicing under similar circumstances.

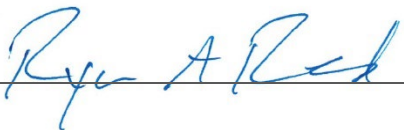
### **Terms and Conditions**

All other terms and conditions of the original agreement between the parties, under the current annual contract remain the same.

Please sign in the space provided and return one (1) original copy to our office. We appreciate the opportunity to provide you this service and look forward to working with you on this project.

**HUSSEY, GAY, BELL AND DEYOUNG, INC.,  
CONSULTING ENGINEERS**


**THE CITY OF LAWRENCEVILLE**

By: 

By: \_\_\_\_\_

Name/Title: Ryan A. Remillard  
Civil Engineer

Name/Title: \_\_\_\_\_

By: 

Attest: \_\_\_\_\_

Name/Title: Michael D. Bentley, PE  
Project Manager/Engineer

Name/Title: \_\_\_\_\_

Date: July 28, 2025

Date: \_\_\_\_\_

MDB/sms

**PROPOSAL RATE SCHEDULE**  
**Annual Contract RP001-21**

<b>Item #</b>	<b>Billing Category</b>	<b>Hourly Rate</b>
<b>1.</b>	Principal-In-Charge	\$ 163.20
<b>2.</b>	Project Manager	\$ 153.00
<b>3.</b>	Engineer, Senior	\$ 153.00
<b>4.</b>	Engineer	\$ 102.00
<b>5.</b>	Engineer, Associate	\$ 96.90
<b>6.</b>	Architect, Senior	N/A
<b>7.</b>	Architect	N/A
<b>8.</b>	Architect, Associate	N/A
<b>9.</b>	Technician	\$ 71.40
<b>10.</b>	CADD Technician	\$ 66.30
<b>11.</b>	Administrative Support	\$ 71.40
<b>12.</b>	Landscape Architect, Senior	\$ 153.00
<b>13.</b>	Landscape Architect	\$ 142.80
<b>14.</b>	Surveyor, Principal	\$ 153.00
<b>15.</b>	Surveyor, Senior	\$ 122.40
<b>16.</b>	Surveyor, Project	\$ 112.20
<b>17.</b>	Survey Crew	\$ 132.60
<b>18.</b>	Aerial Survey	N/A
<b>19.</b>	Mobile Scanner	\$ 132.60
<b>20.</b>	SUE Crew	\$ 137.70
<b>21.</b>	Vacuum Excavation Crew	N/A
<b>22.</b>	Planner, Principal	\$ 153.00
<b>23.</b>	Planner, Senior	\$ 142.80
<b>24.</b>	Planner	\$ 112.20
<b>25.</b>	Scientist, Principal	\$ 255.00
<b>26.</b>	Scientist, Senior	\$ 183.60
<b>27.</b>	Scientist	\$ 117.30
<b>28.</b>	Scientist, Associate	\$ 107.10
<b>29.</b>	Geotechnical Engineer	\$ 153.00
<b>30.</b>	Other (may use additional sheet)	N/A



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: NEW BUSINESS

**Item:** Sale of decommissioned Police motor vehicles to the City of Tucker

**Department:** Fleet Department

**Date of Meeting:** Monday, August 25, 2025

**Fiscal Impact:** \$18,000

**Presented By:** Michael Rudnick, Fleet Director

**Action Requested:** Approval to sell three decommissioned units from Lawrenceville to Tucker.

**Summary:** This is to sell three decommissioned units from the City of Lawrenceville to the City of Tucker. These units are:

Make/Model	VIN No.	Year/Mileage
Ford Interceptor	1FAHP2MT2JG104602	2018/58,690
Ford Interceptor	1FAHP2MT1JG101349	2018/87,788
Ford Explorer	1FM5K8AT0GGB74154	2016/71,066

**Background:** The City of Lawrenceville, on an annual basis, disposes of end-of-life police vehicles. This is usually done through govdeals.com. The City of Tucker has been approved to start a City Marshall department and needs outfitted police vehicles. This agreement is to sell vehicles that the City of Tucker can rebrand and use in their Marshalls department.

**Fiscal Impact:** The total cost of this purchase is \$18,000. The City of Tucker will be paying the City of Lawrenceville for these vehicles.

**Concurrences:** Other departments, agencies, personnel, who agree and have formally supported.

**Attachments/Exhibits:**

- AUTO IGA Tucker Lawrenceville.docx

## IGA FOR PURCHASE OF MOTOR VEHICLES

WHEREAS, Article IX, Section III, Paragraph I of the Georgia Constitution authorizes any Georgia municipality to enter into a contract with another Georgia municipality for the joint or separate use of equipment, and;

WHEREAS, the Parties, Georgia municipal corporations, wish to exchange ownership of equipment from one to the other for the purposes of separate use of equipment in furtherance of their governmental service and fiduciary responsibilities.

BE IT THEREFORE, THAT THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into as of \_\_\_\_\_, 2025 ("Effective Date") by and between the **City of Lawrenceville**, a Georgia municipal corporation, with offices located at 70 South Clayton Street, Lawrenceville, Georgia 30046 ("Seller") and the **City of Tucker**, a Georgia municipal corporation, with offices located at 1975 Lakeside Parkway, Suite 350 Tucker, Georgia 30084 ("Purchaser"), each a ("Party") and together the ("Parties").

1. For and in consideration of the payment of Eighteen Thousand and 00/100s Dollars (\$18,000.00), payable to Seller, and for other good and valuable consideration acknowledged by the Parties, Seller agrees to sell, and Buyer agrees to purchase, the following described automobiles ("Equipment"):

<b>Make/Model</b>	<b>VIN No.</b>	<b>Year/Mileage</b>
Ford Interceptor	1FAHP2MT2JG104602	2018/58,690
Ford Interceptor	1FAHP2MT1JG101349	2018/87,788
Ford Explorer	1FM5K8AT0GGB74154	2016/71,066

2. Title to the Equipment, and all risk of loss, shall pass to Buyer upon execution of this Agreement and Seller's receipt of the amount set forth in Paragraph 1.

3. THE EQUIPMENT IS SOLD AS IS WITH ALL FAULTS. SELLER MAKES NO OTHER WARRANTY OF ANY KIND, EXPRESS OR IMPLIED BY OPERATION OF LAW OR OTHERWISE. ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED BY SELLER AND EXCLUDED.

4. All notices shall be deemed duly given if addressed and mailed, by certified mail, return receipt requested, or by commercial overnight delivery, to either of the Parties at the respective addresses first set forth above.

5. Except as otherwise provided herein, Buyer waives and releases any claim now or hereafter existing against Seller, officers, directors, managers, employees, and agents which may result from or arise in any manner out of (i) the condition, installation, possession, use or operation of the Equipment; (ii) any defect in the Equipment; (iii) any negligent act, negligent omission or willful misconduct on the part of Buyer, its employees, independent contractors and agents, or (iv) a breach or violation of applicable law, governmental rules or regulations by the Buyer, its employees, independent contractors or agents.

6. This Agreement contains the complete final agreement between Buyer and Seller as it relates to the sale of the Equipment, and merges and supersedes all prior discussions, agreements and understandings, as to the sale of the Equipment. Buyer acknowledges that Seller has not made, and Buyer is not relying upon, any representation, other than as expressly set forth in this Agreement, including, without limitation, any representation as to the condition, operability or usability of the Equipment. Reference to any communications from Buyer in any way modifying any of said terms and conditions will not be binding upon Seller unless made in writing and signed by Seller's authorized representative



7. This Agreement shall be governed by the laws of the State of Georgia.

8. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. The Parties may sign and deliver this Agreement by electronic or facsimile transmission. Each Party agrees that the delivery of this Agreement by electronic or facsimile transmission shall have the same force and effect as delivery of original signatures and that each Party may use such electronic or facsimile signatures as evidence of the execution and delivery of the Agreement by all Parties to the same extent that an original signature could be used.

IN WITNESS WHEREOF, Buyer and Seller have caused this Agreement to be signed and delivered by their duly authorized officers as of the Effective Date.

**CITY OF LAWRENCEVILLE, GEORGIA**

**CITY OF TUCKER, GEORGIA**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: NEW BUSINESS

<b>Item:</b>	Contract for automotive services for Georgia Gwinnett College and Lawrenceville Housing Authority
<b>Department:</b>	Fleet Department
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	Increase in labor rate per hour charged to GGC and LHA by \$10 per hour.
<b>Presented By:</b>	Michael Rudnick, Fleet Director
<b>Action Requested:</b>	Approve the new contracts for automotive services for Georgia Gwinnett College and Lawrenceville Housing Authority and authorize the Mayor to execute the agreements upon review and approval of the City Attorney.

---

**Summary:** This is a contract to provide automotive repair services to Georgia Gwinnett College and Lawrenceville Housing Authority

**Background:** This contract is being updated to increase the hourly rate from \$60 per hour to \$70 per hour for mechanical work performed on the vehicles and equipment for the two institutions. This is to account for increased personnel costs incurred by the City of Lawrenceville over the past years.

**Fiscal Impact:** Increase in labor rate per hour charged to GGC and LHA by \$10 per hour.

**Concurrences:** Other departments, agencies, personnel, who agree and have formally supported.

**Attachments/Exhibits:**

- Auto services for GGC 07-01-2025.docx
- Auto services for LHA 2025.docx

**STATE OF GEORGIA  
COUNTY OF GWINNETT**

**AGREEMENT FOR AUTOMOBILE REPAIR AND MAINTENANCE SERVICES**

THIS NON-EXCLUSIVE AGREEMENT, made and entered into by and between the CITY OF LAWRENCEVILLE, a Georgia municipal corporation (hereinafter referred to as CITY), and the BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA BY AND ON BEHALF OF GEORGIA GWINNETT COLLEGE (hereinafter referred to as COLLEGE).

**WITNESSETH:**

WHEREAS, the COLLEGE desires to retain CITY for automobile repair and maintenance services for the COLLEGE fleet of vehicles;

WHEREAS, the COLLEGE desires to provide fair and reasonable payments to and reimbursements of CITY on the terms and subject to the conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of these premises, and the mutual covenants and undertakings herein contained, each intending to be legally bound, CITY and COLLEGE covenant and agree as follows:

**SECTION 1 – COLLEGE SERVICES**

The CITY shall provide certain automobile repair and maintenance services as specifically set forth in the attached “Exhibit A”, incorporated herein by reference.

**SECTION 2 – COLLEGE RESPONSIBILITIES**

THE COLLEGE responsibilities to the CITY shall specifically include the following:

- 2.1 Provide full information as to its requirements for the services:
- 2.2 Make available from its files any data and information pertinent to the services;
- 2.3 Provide access to and make all provisions for the CITY to enter upon public and private property as required for the CITY to perform its services;
- 2.4 Examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by the CITY and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the services of the CITY.

- 2.5 Designate, in writing, a person to act as COLLEGE Representative with respect to work to be performed under this Agreement, and such person shall have complete authority to transmit instructions, receive information, interpret and define COLLEGE policies and decisions with respect to materials, equipment, elements, and systems pertinent to the services covered by this Agreement;
- 2.6 Give written notice within a reasonable time to the CITY whenever COLLEGE observes or otherwise becomes aware of any defect in the services or changed circumstances affecting the services; and
- 2.7 Bear reasonable costs incident to compliance with the requirements of this Section, provided such costs were approved by the COLLEGE Fleet Coordinator in advance and in writing. Basic preventative maintenance repairs don't need written approval, but repairs for high dollar repairs on vehicles (>\$500) should be communicated for approval.

### **SECTION 3 – PERIOD OF SERVICE**

The Services, as described herein, shall commence on July 1, 2023 (the “effective Date”) and shall continue through June 30, 2024, unless earlier terminated as provided herein.

### **SECTION 4 – PAYMENTS TO THE CITY OF LAWRENCEVILLE**

#### **4.1 Fees for Professional Services**

##### **4.1.1 Basic Services**

The COLLEGE shall pay the CITY for the work required by this Agreement in accordance with the attached Exhibit “A”. CITY shall be paid monthly for work completed and approved by the COLLEGE. Invoices shall be submitted to COLLEGE on or before the first of each month.

The COLLEGE will pay the CITY the full amount of the invoice within thirty (30) days of the date of invoice(s) submitted by the CITY. If the COLLEGE fails to make payment to the CITY, the CITY reserves the right to suspend services under this Agreement until all such invoices are paid in full for the amounts then due.

This Agreement between the COLLEGE and the CITY will not exceed \$75,000.00 in repairs over the lifetime of this Agreement.

### **SECTION 5 – GENERAL CONDITIONS**

#### **5.1 Insurance**

The CITY will secure and maintain such insurance as will protect it from

claims under workers' compensation acts (including claims for damages because of bodily injury, sickness, disease or death of any of its employees) and from claims for damages because of injury to or destruction of tangible personal property, including loss of use resulting therefrom.

## 5.2 Successors and Assigns

The COLLEGE and CITY each binds itself and its successors, executors, administrators and assigns to the party of this Agreement and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement; except as above, neither the COLLEGE nor the CITY will assign, sublet or transfer any interest in the Agreement without the consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the COLLEGE and the CITY.

## 5.3 Termination

This Agreement may be terminated by the CITY or by the COLLEGE with thirty (30) days' written notice. Outstanding fees for any services performed by the CITY up to and including the date of termination shall be due and payable within thirty (30) days of effective date of termination.

## 5.4 Modification

This Agreement constitutes the entire understanding between the CITY and COLLEGE and may be modified only by written instrument duly executed by both the parties hereto.

## 5.5 Standards of Procedure

5.5.1 The standard of care for all services performed or furnished by CITY under this Agreement will be the care and skill ordinarily used by members of CITY'S profession practicing under similar circumstances at the same time and in the same locality.

5.5.2 COLLEGE and CITY shall comply with applicable laws, codes, regulations, and CITY-mandated standards in effect as of the date of the execution of this Agreement. This Agreement is based on these requirements after the Effective Date. Changes to these requirements as of the Effective Date of this Agreement may be the basis for modifications thereto.

5.5.3 COLLEGE shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the services of CITY.



5.5.4 CITY shall not be required to sign any documents, no matter to whom requested, that would result in the CITY having to certify, guarantee or warrant the existence of conditions whose existence CITY cannot ascertain

5.6 Miscellaneous

5.6.1 This Agreement is governed by the laws of the State of Georgia.

5.6.2 Time is of the essence in this Agreement.

5.6.3 The COLLEGE employs the CITY as an independent contractor and not as an employee or agent of the COLLEGE.

5.7 Notices

Any notice of communications hereunder shall be in writing, addressed as follows:

City: City of Lawrenceville  
Attn: Karen Pierce, City Clerk  
PO Box 2200  
Lawrenceville, GA 30046  
Karen.pierce@lawrencevillega.org

College: Georgia Gwinnett College  
1000 University Center Lane  
Lawrenceville, GA 30046

(Signatures on next page)

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the \_\_\_\_day of \_\_\_\_\_, 20\_\_.

CITY: City of Lawrenceville, Georgia

By: \_\_\_\_\_  
David R. Still, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Karen Pierce, City Clerk

COLLEGE: Georgia Gwinnett College

By: \_\_\_\_\_  
Franklin Lawson, Director of  
Purchasing

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**EXHIBIT “A”****SCHEDULE OF COSTS FOR REPAIR AND MAINTENANCE WORK PERFORMED BY  
THE CITY OF LAWRENCEVILLE FOR GEORGIA GWINNETT COLLEGE**

1. Repair and maintenance work, unless treated specially below, shall be billed at an hourly rate of Seventy dollars and 00/100 (\$70.00).
2. All parts shall be billed at cost plus ten percent (10%).
3. Fuel/gasoline shall be billed at cost plus two cents (\$00.02) per gallon.
4. Any repair or maintenance work sublet to non-City employees shall be billed at cost plus the hourly rate noted in Paragraph 1 for City employee time needed for diagnosis, pickup, and delivery.
5. Whenever practical, repeat maintenance and repair work shall be billed at the same amount as billed previously.
6. Roadside service, inside the city limits of Lawrenceville and the Gwinnett College Campus, which includes but not limited to repair of a flat tire, replacing a battery, or other similar roadside repair, shall be billed at the flat rate of Thirty-Five and 00/100 Dollars (\$35.00) plus the appropriate amount for parts as detailed in Paragraph 2. Roadside service outside the city limits of Lawrenceville and the Gwinnett College Campus will have an additional One dollar and 00/100 (\$1.00) charge per mile.
7. Towing service shall be sublet and shall be billed at cost.
8. The City will deliver and provide fuel to generators and for other purposes as may be needed at the COLLGE for a fee of \$100 per trip plus the costs of the fuel plus two cents (\$00.02) per gallon.

**STATE OF GEORGIA**  
**COUNTY OF GWINNETT**

**AGREEMENT FOR AUTOMOBILE REPAIR AND MAINTENANCE SERVICES**

THIS AGREEMENT, made and entered into by and between the CITY OF LAWRENCEVILLE, a Georgia municipal corporation (hereinafter referred to as CITY), and the LAWRENCEVILLE HOUSING AUTHORITY (hereinafter referred to as AUTHORITY).

**WITNESSETH:**

WHEREAS, the AUTHORITY desires to retain CITY for automobile repair and maintenance services for the AUTHORITY'S fleet of vehicles;

WHEREAS, the AUTHORITY desires to provide fair and reasonable payments to and reimbursements of CITY on the terms and subject to the conditions set forth in this Agreement;

NOW THEREFORE, in consideration of these premises, and the mutual covenants and undertakings herein contained, each intending to be legally bound, CITY and AUTHORITY covenant and agree as follows:

**SECTION 1 – AUTHORITY'S SERVICES**

The CITY shall provide certain automobile repair and maintenance services as specifically set forth in the attached "Exhibit A", incorporated herein by reference.

**SECTION 2 – AUTHORITY'S RESPONSIBILITIES**

THE AUTHORITY'S responsibilities to the CITY shall specifically include, but are not limited to, the following:

- 2.1 Provide full information as to its requirements for the Project:
- 2.2 Make available from its files any data and information pertinent to the Project;
- 2.3 Guarantee access to and make all provisions for the CITY to enter upon public and private property as required for the CITY to perform its services;
- 2.4 Examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by the CITY and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay the services of the CITY.

- 2.5 Designate, in writing, a person to act as AUTHORITY'S Representative with respect to work to be performed under this Agreement, and such person shall have complete authority to transmit instructions, receive information, interpret and define AUTHORITY'S policies and decisions with respect to materials, equipment, elements, and systems pertinent to the services covered by this Agreement;
- 2.6 Give prompt written notice to the CITY whenever AUTHORITY observes or otherwise becomes aware of any defect in the Project or changed circumstances affecting the Project; and
- 2.7 Bear all costs incident to compliance with the requirements of this Section.

### **SECTION 3 – PERIOD OF SERVICE**

The Services, as described herein, shall commence promptly upon execution of this Agreement and shall continue for a period of one (1) year unless earlier terminated.

### **SECTION 4 – PAYMENTS TO THE CITY OF LAWRENCEVILLE**

#### **4.1 Fees for Professional Services**

##### **4.1.1 Basic Services**

The AUTHORITY shall pay the CITY for the work required by this Agreement in accordance with the attached Exhibit "A". CITY shall be paid monthly for work completed and approved by the AUTHORITY. Invoices shall be submitted to AUTHORITY on or before the first of each month.

The AUTHORITY will pay the CITY the full amount of the invoice within thirty (30) days of the date of invoice(s) submitted by the CITY. If the AUTHORITY fails to make payment to the CITY, the CITY reserves the right to suspend services under this Agreement until all such invoices are paid in full for the amounts then due. Interest will be charged at the rate of 3.5% per year on the unpaid principal amount due and payable for thirty (30) days or more.

### **SECTION 5 – GENERAL CONDITIONS**

#### **5.1 Insurance**

The CITY will secure and maintain such insurance as will protect it from claims under workers' compensation acts (including claims for damages



because of bodily injury, sickness, disease or death of any of its employees) and from claims for damages because of injury to or destruction of tangible personal property, including loss of use resulting therefrom.

## 5.2 Successors and Assigns

The AUTHORITY and CITY each binds itself and its successors, executors, administrators and assigns to the party of this Agreement and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement; except as above, neither the AUTHORITY nor the CITY will assign, sublet or transfer any interest in the Agreement without the consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the AUTHORITY and the CITY.

## 5.3 Termination

This Agreement may be terminated by the CITY or by the AUTHORITY with thirty (30) days' written notice. Outstanding fees for any services performed by the CITY up to and including the date of termination shall be due and payable upon effective date of termination.

## 5.4 Modification

This Agreement constitutes the entire understanding between the CITY and AUTHORITY and may be modified only by written instrument duly executed by the parties hereto.

## 5.5 Standards of Procedure

5.5.1 The standard of care for all services performed or furnished by CITY under this Agreement will be the care and skill ordinarily used by members of CITY'S profession practicing under similar circumstances at the same time and in the same locality.

5.5.2 AUTHORITY and CITY shall comply with applicable laws, codes, regulations, and CITY-mandated standards in effect as of the date of the execution of this Agreement. This Agreement is based on these requirements after the Effective Date. Changes to these requirements as of the Effective Date of this Agreement may be the basis for modifications thereto.

5.5.3 AUTHORITY shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the services of CITY.

5.5.4 CITY shall not be required to sign any documents, no matter to whom requested, that would result in the CITY having to certify, guarantee or warrant the existence of conditions whose existence CITY cannot ascertain. AUTHORITY agrees not to make resolution of any dispute with CITY contingent upon CITY’S signing any such certification.

5.6 Miscellaneous

5.6.1 This Agreement is governed by the laws of the State of Georgia.

5.6.2 Time is of the essence in this Agreement.

5.6.3 The AUTHORITY employs the CITY as an independent contractor and not as an employee or agent of the AUTHORITY.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

CITY: City of Lawrenceville, Georgia

By: \_\_\_\_\_  
David R. Still, Mayor

Attest: \_\_\_\_\_  
Karen Pierce, City Clerk

AUTHORITY: Lawrenceville Housing Authority

By: \_\_\_\_\_  
Lejla Prljaca

**EXHIBIT "A"****SCHEDULE OF COSTS FOR REPAIR AND MAINTENANCE WORK PERFORMED BY  
THE CITY OF LAWRENCEVILLE FOR LAWRENCEVILLE HOUSING AUTHORITY**

1. Repair and maintenance work, unless treated specially below, shall be billed at an hourly rate of Seventy dollars and 00/100 (\$70.00).
2. All parts shall be billed at cost plus ten percent (10%).
3. Fuel/gasoline shall be billed at cost plus two cents (\$00.02) per gallon.
4. Any repair or maintenance work sublet to non-City employees shall be billed at cost plus the hourly rate noted in Paragraph 1 for City employee time needed for diagnosis, pickup, and delivery.
5. Whenever practical, repeat maintenance and repair work shall be billed at the same amount as billed previously.
6. Roadside service, inside the city limits of Lawrenceville, which includes but not limited to repair of a flat tire, replacing a battery, or other similar roadside repair, shall be billed at the flat rate of Thirty-Five and 00/100 Dollars (\$35.00) plus the appropriate amount for parts as detailed in Paragraph 2. Roadside service outside the city limits of Lawrenceville will have an additional One dollar and 00/100 (\$1.00) charge per mile.
7. Towing service shall be sublet and shall be billed at cost.



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: REGULAR MEETING, AUGUST 25, 2025

AGENDA CATEGORY: NEW BUSINESS

<b>Item:</b>	Purchase of AMI Meters
<b>Department:</b>	Electric Department
<b>Date of Meeting:</b>	Monday, August 25, 2025
<b>Fiscal Impact:</b>	\$114,960.00
<b>Presented By:</b>	Chuck Warbington, City Manager
<b>Action Requested:</b>	Approval to purchase additional AMI meters from Anixter/Wesco for \$114,960.00.

**Summary:** The City of Lawrenceville is nearing completion of its electric meter modernization project, which involves transitioning from Automated Meter Reading (AMR) to Advanced Metering Infrastructure (AMI). This technology upgrade represents a significant leap forward in our ability to monitor electric usage in real time, enhance outage response, and deliver more efficient and transparent service to our customers.

Historically, the City has utilized AMR meters, which allow for one-way communication and require field staff to drive by or manually collect usage data. While a step up from traditional manual reads, AMR systems are limited in both functionality and efficiency. In contrast, AMI technology enables two-way communication over a fixed network, allowing for automated meter reads, immediate outage detection, remote service capabilities, and better tools for both system management and customer engagement.

To finalize this conversion, we are requesting approval to purchase the remaining electric meters and communication modules as detailed in the attached quote from Anixter/Wesco (Quotation No. U00786549.03). The quoted amount of \$114,960.00 will cover all necessary equipment to complete the citywide deployment of AMI-enabled meters. These funds are available and budgeted through the 2023 Special Purpose Local Option Sales Tax (SPLOST), and no general fund resources will be used for this purchase.

We appreciate the continued support of Mayor and Council in prioritizing infrastructure that enhances reliability, customer service, and operational efficiency. With this final purchase, Lawrenceville will join a growing number of forward-looking utilities that are fully equipped to meet the evolving needs of their customers and utility infrastructure.

**Fiscal Impact:** Funding of \$114,960.00 is approved and available in project SP-020 AMI Electric Meters.

**Attachments/Exhibits:**

- Anixter Meter Quote.pdf





6700 Oakley Industrial Blvd  
UNION CITY, GA 30291

**TANTALUS INSTALLED ITRON  
QUOTE**

www.anixterpowersolutions.com

Phone: 404.691.2605  
Fax: 770.798.1309

**Quotation: U00786549.03**

To: **CITY OF LAWRENCEVILLE  
ELECTRIC DEPARTMENT  
435 WEST PIKE STREET  
LAWRENCEVILLE, GA 30046**

Issued Date: **Aug 14, 2025**  
Expiration Date: **Sep 13, 2025**

Sales Contact: **Andy Staker**

Attn:  
Phone:  
Fax:

**(P) 404.223.1823  
(F) 404.691.4736  
andrew.staker@anixter.com**

Item	Cust. Line	Product and Description	Quantity	Price	Unit	Extended
1	✓	<b>R060521</b> C1SX- 2S CL320 CENTRON W/ TANTALUS INSTALLED  DEL: 12-16 WKS ARO	84	248.000	EA	20,832.00
2	✓	<b>R06052x</b> C1SX- 4S CL20 CENTRON W/ TANTALUS INSTALLED  DEL: 12-16 WKS ARO	36	248.000	EA	8,928.00
3	✓	<b>R060525</b> CP3SLV-9S CL20 CP3 120-480V W/ TANTALUS  DEL: 12-16 WKS ARO	48	595.000	EA	28,560.00
4	✓	<b>R060520</b> CN2SXD- 12S CL200 RDUG TANTALUS INSTALLED  DEL: 12-16 WKS ARO	40	345.000	EA	13,800.00
5	✓	<b>R060526</b> CP3SLV-16S CL200 CP3 120-480V W/ TANTALUS  DEL: 12-16 WKS ARO	40	595.000	EA	23,800.00
6	✓	<b>R060527</b> CP3SLV-16S CL320 CP3 120-480V W/ TANTALUS  DEL: 12-16 WKS ARO	32	595.000	EA	19,040.00
7	✓	<b>TC-1216</b> TANTALUS SINGLE PHASE MODULE - ITRON	120	0.000	EA	0.00
8	✓	<b>TC-1120-RD</b> TANTALUS MODULE FOR 120V CN2SXD	40	0.000	EA	0.00
9	✓	<b>PP-1320</b> CENTRON POLY CP3SLV TRUEdge MODULE	120	0.000	EA	0.00



6700 Oakley Industrial Blvd  
UNION CITY, GA 30291

TANTALUS INSTALLED ITRON  
QUOTE

www.anixterpowersolutions.com

Phone: 404.691.2605  
Fax: 770.798.1309

Quotation: U00786549.03

Item	CustLine	Product and Description	Quantity	Price	Unit	Extended
10		NSE-201 LICENSE MODULE	280	0.000	EA	0.00

SECTION TOTAL: \$114,960.00

QUOTE TOTAL: \$114,960.00

### Special Notes

- 1) All items are In Stock unless otherwise noted.
- 2) All item pricing on this quote is valid for thirty days unless otherwise specified.
- 3) All applicable taxes apply.

BY ACCEPTING THIS QUOTE, YOU AGREE THE WESCO TERMS, CONDITIONS PUBLISHED AT [WWW.WESCO.COM/TERMSOFSALE](http://WWW.WESCO.COM/TERMSOFSALE) ARE EXPRESSLY INCORPORATED INTO AND GOVERN THIS TRANSACTION. Storage transport fees may apply if delivery isn't accepted w/in 90 days of availability. Price subject to change based on duties, freight, tariffs, or supplier increases.

**Anixter Power Solutions offers the industry's most extensive and dynamic portfolio of products, services and solutions for the Public Power, Investor-owned Utilities, Construction and Industrial markets.**