



## BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, July 08, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

### AGENDA

#### 1. PRESENTATIONS

#### 2. MEETING OPENING

2.1. Pledge of Allegiance & Invocation

2.2. Call to Order

2.3. Roll Call

#### 3. ADOPTION OF AGENDA

3.1. Additions/Deletions

#### 4. DISCUSSION

4.1. Detailed Discussion - Homestead Freeze and Property Tax

4.2. County Manager's Report/Update

#### 5. PLANNING & DEVELOPMENT

5.1. Z25-0155 - Rezone 8.74 acres from A1 to M1 for recycling, reuse and resale of nonmetallic mineral products & Variance to reduce left side setback to zero and right side setback to 5' - Applicant: Danny Cagle/Owner: Pinnacle Sports Academy, LLC - property located at 120 Hwy. 78/Parcel C1890002 - District 4

*Planning Commission recommended approval with the following conditions: 1) Hours of operation from 7:00 a.m. to 5:00 p.m. Monday - Sunday; 2) No crushing on the weekends; 3) Must have plantings and berm as shown on revised site plan 4) Maximum of 15 trucks on site overnight.*

5.2. LU25-0182 & Z25-0181 - Land Use Change from Employment Center to Neighborhood Residential and Rezone 3.00 acres from A1 to A for dog training with customer contact & Variances on side setbacks and fencing requirements - Applicant/Owner: Beth A. Farr - property located at 720 Gene Bell Rd. and Vasco Adcock Rd./Parcel C1660111 - District 6

*Planning Commission recommended approval as submitted for Land Use Change, Rezone and Variance*

**6. ADMINISTRATIVE CONSENT AGENDA** / *All items listed below are voted on by the board in one motion unless otherwise specified by the Board*

- [6.1.](#) Approval of June 3, 2025 Meeting Minutes
- [6.2.](#) Contracts & Budgeted Purchases of \$25,000 or Greater
- [6.3.](#) Surplus
- [6.4.](#) Engagement Letter - Mauldin & Jenkins
- [6.5.](#) Agreement Extension Amendment - Skillet Kitchen - Jail

**7. CONTRACTS**

- [7.1.](#) McCarthy Barnsley - WCPSC - Change Order (for the record)
- [7.2.](#) TKC Management Services - WCPSC (for the record)

**8. ACCEPTANCE OF BIDS/PROPOSALS**

- [8.1.](#) Inmate Food Service - Summit Correctional Services - WCPSC

**9. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

**10. ANNOUNCEMENTS**

**11. EXECUTIVE SESSION**

**12. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at [770-267-1301](tel:770-267-1301) at least 48 hours prior to the meeting and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete a Public Comment Form and return it to the County Clerk no later than 4:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form. The form may be found on our website at [www.waltoncountyga.gov](http://www.waltoncountyga.gov).

For more information, please contact Rhonda Hawk.



## Planning and Development Department Case Information

Case Number: Z25-0155

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Danny Cagle  
1880 Randolph Still Road  
Good Hope, Georgia 30641

Owner:

Pinnacle Sports Academy LLC  
1230 Nunn Road  
Bishop, Georgia 30621

Current Zoning: The current zoning is A1.

Request: Rezone 8.74 acres from A1 to M1 for Recycling, Reuse & Resale of Nonmetallic Mineral Products and Variance to reduce left setback to 0 and right setback to 5'.

Address: 120 Highway 78, Monroe, Georgia 30656

Map Number/Site Area: C1890002

Character Area: Highway Corridor

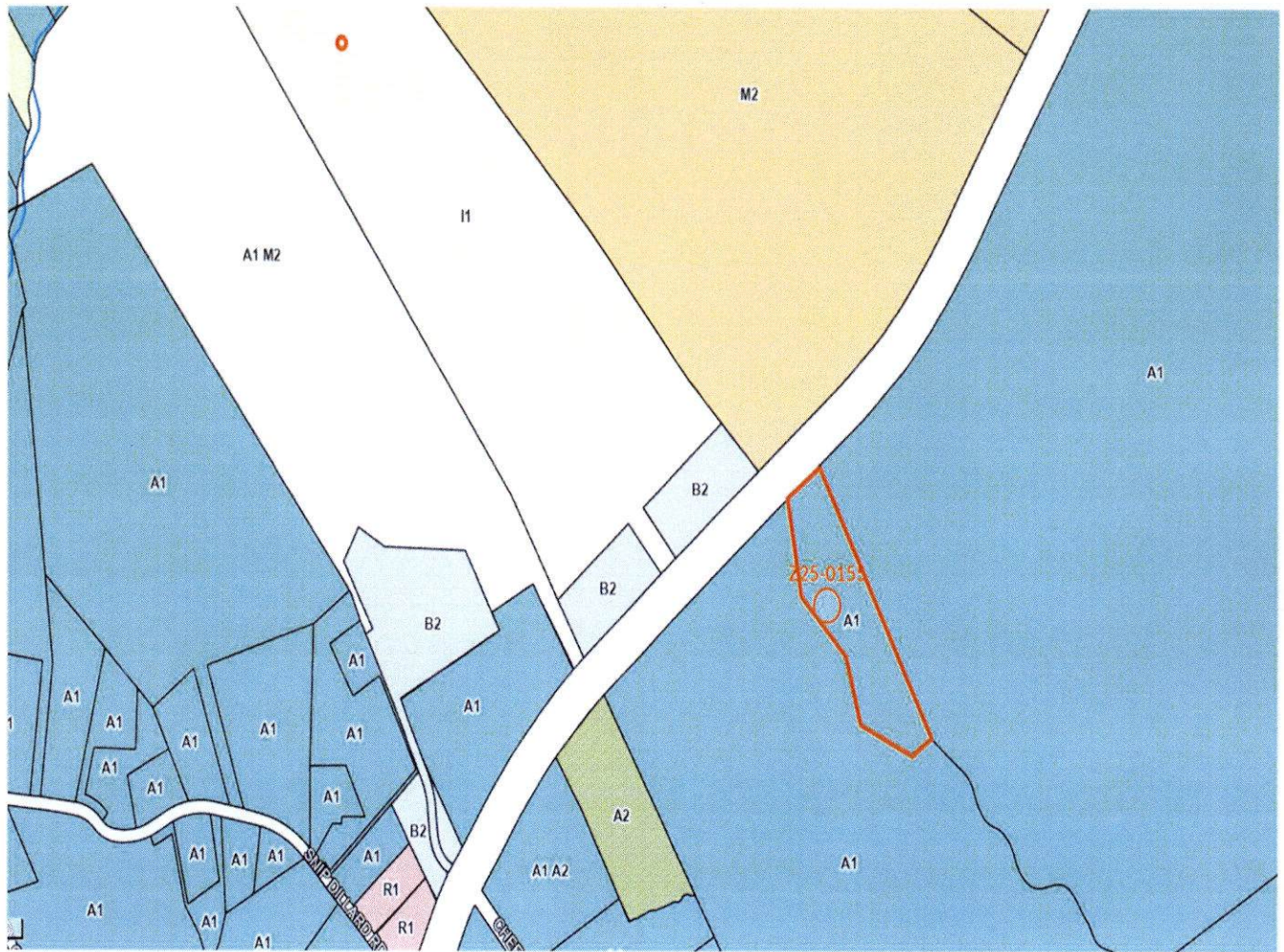
District 4 Commissioner-Lee Bradford

Planning Commission-Michelle Trammel

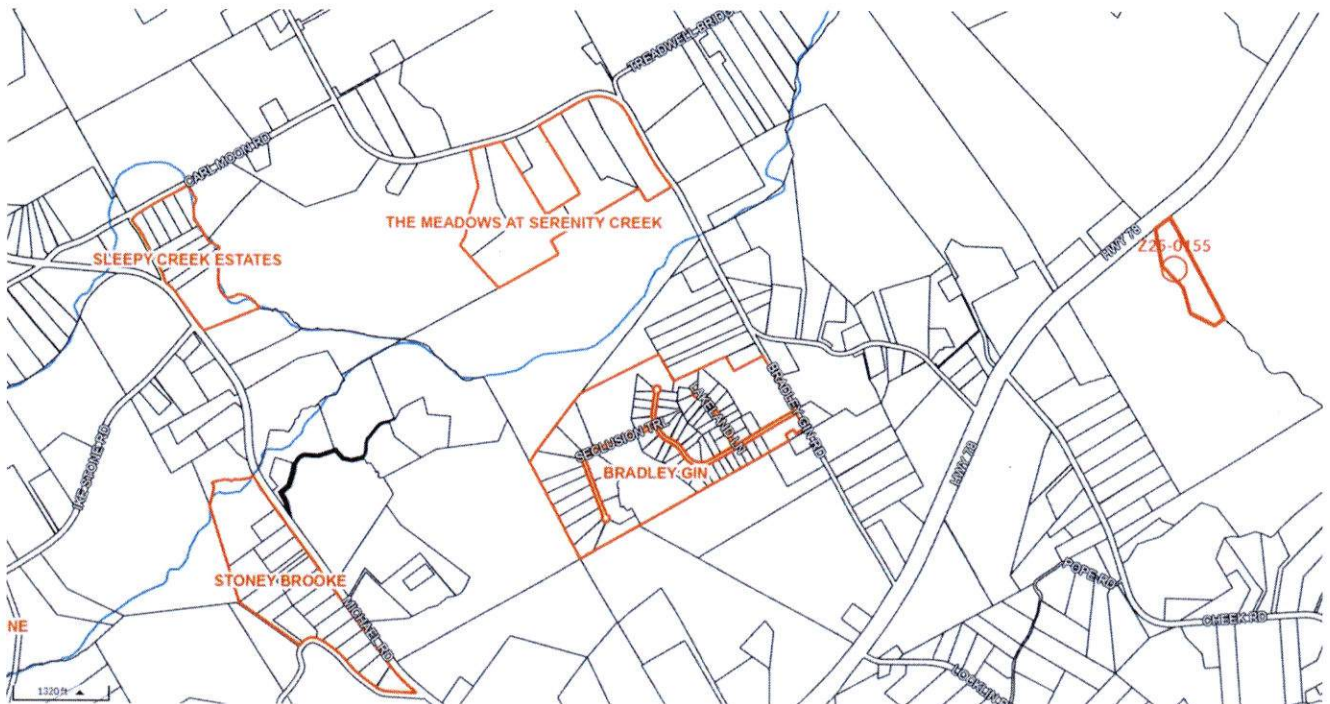
Existing Site Conditions: Property consists of vacant land except for a shed.



The surrounding properties are zoned M2 and A1.

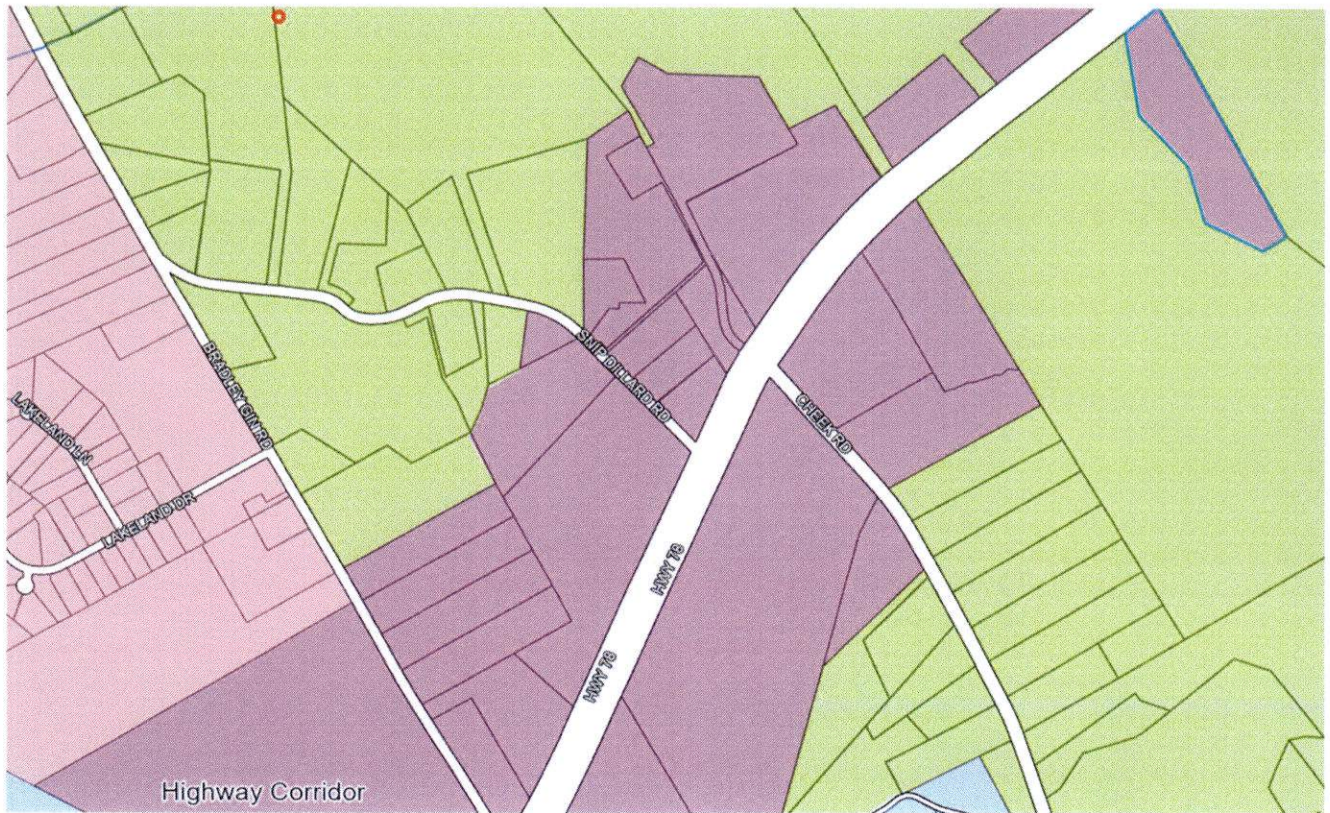


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Highway Corridor.



### History:

CU19120006	Perry & Lorey Reeves  Jeff Van DeMark	2 soccer fields	C1890002  120 Highway 78	Approved w/cond
A21030015	Jeff VanDeMark	1 handicapped accessible unisex bathroom and supp restrooms in lieu of having 2 more installed bathrooms	C1890002  120 Highway 78	Approved w/conditions
Z23040021	Grewer Ventures LLC	A1 to B3 for truck parking facility & Variance	C1890002  120 Highway 78	Denied

**Staff Comments/Concerns:** The Northeast Georgia Regional Commission completed a Development of Regional Impact and the report is attached.

**Comments and Recommendations from various Agencies:**

Z25-0155-Rezone 8.74 acres from A1 to M1 for recycling, reuse and resale of nonmetallic mineral products-Applicant: Danny Cagle/Owner: Pinnacle Sports Academy LLC located at 120 Hwy 78/Parcel C1890002-District 4.

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** Proper decel lanes to reduce traffic accident potential.

**Water Authority:** This area is served by an existing 12" diameter water main along Hwy 78. (static pressure: 125 psi, Estimated fire flow available: 1,400 gpm @ 20 psi). No system impacts anticipated.

**Fire Marshal Review:** Should they add a building on the property it shall comply with all codes set forth by the Office of Commissioners of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

**Fire Department Review:** No comments

**Board of Education:** Will not impact the Walton County School System.

**GDOT:** Will require coordination with Georgia DOT. Right turn lane will be required (250' storage, 100' taper). A 200 FT first internal movement will be required.

**City of Monroe:** No issues for City of Monroe Utilities Department.

**PC ACTION 6/5/2025:**

1. **Z25-0155-Rezone 8.74 acres from A1 to M1 for recycling, reuse and resale of nonmetallic mineral products & Variance to reduce left setback to zero and right setback to 5'-Applicant: Danny Cagle/Owner: Pinnacle Sports Academy LLC located at 120 Hwy 78/Parcel C1890002-District 4.**

**Presentation:** Drew Wilson with an Engineering Firm represented the Applicant. Mr. Cagle would like to rezone 8.74 acres from A1 to M1 for recycling, reuse and resale of nonmetallic mineral products and they are also requesting Variances. He stated that there is a lot of material that is going in the landfill that can be recycled to reduce waste. This tract is A1 and is a large tract and with the Future Land Use Map this will fit what they would like to do. He went on to state that they are asking for a Variance on the buffer to zero on the north left-hand side of the property that abuts Republic Services and, on the south, right-hand side to reduce the buffer from 25' to 5'.

Tim Hinton asked so you are asking for no buffer on the left-hand side of the property and the other side you are asking for 5' with evergreen planting. He went on to state that the paperwork and application does not show this, and they were just made aware of the change today by the Engineer that they wanted to change the buffer requirements. He stated on the 5' Variance it will require a 6 ft high fence and asked would they have an issue with the berm and evergreen plantings on each side.

Mr. Wilson stated that what the Planning Commission had in their paperwork was an old site plan.

Danny Cagle, who is the Applicant, stated that the reason for zero reduction of the buffer on one side is that property is a future sale of the landfill, and it will be commercial.

Josh Ferguson asked what is the justification for the reduction and what about the neighbor and Mr. Cagle stated that there is a wood line there and the tract is narrow and in order to get trucks in and out they need every bit of property to help with this and he has talked with the neighbor and he has no issue with this.

Timothy Kemp asked about wastewater and Mr. Cagle stated that there will be no utilities and no runoff for stormwater and Mr. Cagle went on to state that there was an environmental impact study done.

Tim Hinton stated that with the stormwater that all of this will be taken care of in the development stage.

Michelle Trammel asked about the hours of the operation and Mr. Cagle stated from 7:00 a.m. to 5:00 a.m. Monday -Sunday and there will be no crushing of asphalt on the weekend and during the week they will not be crushing constantly.

Ms. Trammel asked how many dump trucks, and will they stay on the property overnight and Mr. Cagle stated some will be on the site overnight to load up.

Tim Hinton asked about how many trucks and Mr. Cagle stated about 10 to 15 but they will not be on the property at the same time. Mr. Hinton mentioned about the previous rezone that was denied for tractor trailer parking, and we don't want a replication of that in any manner. Mr. Hinton asked the number of trucks to be parked there overnight and Mr. Cagle stated that he was not sure.

**Speaking:** No one

**Recommendation:** Michelle Trammel made a motion to recommend approval with conditions: 1) Hours of operation from 7:00 a.m. to 5:00 p.m. Monday–Sunday.

2) No crushing on the weekends; 3) Must have plantings and berm as shown on revised site plan 4) Maximum of 15 trucks on site overnight 5) Variance requests that were just requested to be properly advertised and was seconded by Josh Ferguson. The Motion carried unanimously.



# DEVELOPMENTS OF REGIONAL IMPACT

## Final Report

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC’s assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction’s right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

---

<b>Project I.D.:</b>	DRI #4438
<b>Name of Project:</b>	Hwy 278 Material Storage
<b>Name of Host Jurisdiction:</b>	Walton County

---

### Background

DRI review was initiated following the developer’s request for rezoning the property from A1 to M1. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 4/15/2025 to 4/30/2025.

### Proposed Development

Danny Cagle is proposing the construction of an 8.74-acre waste handling and recycling facility on a site in Walton County. According to the applicant, the site would be used for recycling concrete, crushing asphalt, grinding and reselling tree debris, and manufacturing/reselling nonmetallic mineral products. The site plan shows that material and equipment storage as well as the crusher and grinders would be located on site. The back portion of the site, adjacent to an existing pond, would be used for site stormwater management.

The site plan shows the following buffers on site:

- A 25’ zoning buffer along the eastern edge of the site with a required 6-foot opaque fence,
- A 5-foot variance buffer along the western edge of the site with a 3-foot berm and a 6-foot-tall supplemental planting border, and
- A 25-foot state water buffer around the stream and pond onsite.

The proposed development would occupy property along US Highway 78 in Walton County. The parcel number is C1890002. The proposed site would have one entrance along US Highway 78. Currently, the site is primarily cleared and leveled land with forested areas on the southern and eastern edges of the site. A small pond is in the southern portion of the site. The project would be completed in one phase with an estimated completion date in April 2026.

## Compatibility with Existing Plans

### Compatibility with Regional Plan

The site is identified as “Developing” on the Northeast Georgia Regional Plan’s Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that

- Enhances economic mobility and competitiveness
- Elevates public health and equity
- Supports and adds value to existing communities
- Creates housing that is diverse, adequate, equitable, and affordable
- Includes transportation choices and is well-connected with existing and planned transportation options, and
- Protects natural and historic resources.

The following table outlines the proposal’s alignment with these recommendations:

REGIONAL PLAN RECOMMENDATIONS	PROPOSED PROJECT’S COMPATIBILITY WITH RECOMMENDATION
<b>Enhances economic mobility and competitiveness</b>	Waste management is a necessary component supporting economic activities that generate waste. The applicant states that the regional workforce is sufficient to fill the demand created by the project.
<b>Elevates public health and equity</b>	There are some rural residential properties around the project site, and a senior living facility is located across the highway. The developer should be mindful to minimize aspects of the facility, such as noise and odors, that could negatively impact surrounding residents.
<b>Supports and adds value to existing communities</b>	By diverting recyclables from the landfill, waste sorting facilities can help extend the life of existing waste disposal infrastructure.
<b>Creates housing that is diverse, adequate, equitable, and affordable</b>	Not applicable for this project type.
<b>Includes transportation choices and is well- connected with existing and planned transportation options</b>	The site’s location along Highway 78 and across the street from existing landfills is ideal for this proposed project.
<b>Protects natural and historic resources</b>	There is a creek and pond located on site, and the project site is within one mile of the Apalachee River. Additionally, the project site is located approximately 1.5 miles from an area the Georgia Environmental Protection Division states is a “probable area of thick soils” and therefore may be a significant water recharge area. Runoff from a waste transfer station can introduce harmful chemicals and pollutants to river systems and could pollute aquifers in the area. The developer should follow the Georgia Environmental Protection Division’s Transfer Station and Collection Guidance (October 2018) to mitigate any effects on environmental resources downstream of the proposed transfer station.

### Compatibility with Regional Resource Management Plan

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

	AREA TYPE	AREA (ACRES)	PERCENT OF AREA
<b>SITE AREA</b> <b>(10.6 Acres)</b>	Wetland Acres <sup>1</sup>	0.2	1.6%
	"Conservation Land" <sup>2</sup>	10.6	100.0%
	Regionally Important Resource Land <sup>3</sup>	10.6	100.0%
	Threatened Regionally Important Resource Land <sup>4</sup>	8.6	81.3%
<b>1 MILE</b> <b>BUFFER</b> <b>AROUND</b> <b>SITE</b> <b>(2,439</b> <b>Acres)</b>	Wetland Acres	356	14.6%
	"Conservation Land"	2,247	92.2%
	Regionally Important Resource Land	2,043	83.8%
	Threatened Regionally Important Resource Land	1,043	42.8%

This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). The Northeast Georgia Green Infrastructure Network is intended to serve as a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that benefits wildlife and people, supports native species, maintains natural ecological processes, sustains air and water resources, links urban settings to rural ones, and contributes to the health and quality of life for the communities and citizens sharing this network.

The Apalachee River, which is classified as a Regionally Important Resource in the Northeast Georgia Resource Management Plan for Regionally Important Resources, is within one mile of the project site. Therefore, extra measures should be taken by the developer to ensure that low-impact design elements are incorporated into the site plan regarding the storage of materials on-site and stormwater management.

### Potential Interjurisdictional Impacts

#### Natural Resources and Stormwater Management

There is an existing pond in the southern portion of the site, which connects to a stream and an associated 100-year flood zone. The applicant states that an estimated 1% of the site would be covered in impervious surfaces. The site plan designates a "stormwater management" area but does not denote what would be in this area. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources. However, it should be noted that there is a floodplain, stream, and pond in the southern part of the site.

#### Transportation

No traffic study was submitted for the proposed development. The applicant estimates that the project would produce 10 new daily trips.

<sup>1</sup> Wetland acres are derived from the National Wetland Inventory (NWI)

<sup>2</sup> "Conservation" land is derived from the Northeast Georgia Regional Plan's Conservation and Development Map (6/15/2023).

<sup>3</sup> Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

<sup>4</sup> This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and "Developed" and "Developing" Regional Land Use areas (identified on the Regional Land Use Map, 6/15/2023).

### Water Supply and Wastewater

The project would be served by the Walton County Water Authority with an estimated daily demand of 300 gallons for each system. The applicant states that these demands can be covered by existing capacity and that no water line extensions are anticipated. The application states that there will be no wastewater treatment provider for the site. It is assumed that any wastewater needs for the development will be managed by an on-site septic system.

### Solid Waste

The applicant states that the project will not generate any solid waste and that no hazardous waste will be generated by the development.

### Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$600,000 at build-out in 2026 and generate \$20,000-\$30,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$68,650 and generate approximately \$2,288-\$3,432 in tax revenue. Prior to approval, the County should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

### Comments from Affected Parties

*Alan Hood, Airport Safety Data Program Manager, Georgia Department of Transportation Aviation Programs*

This Proposed construction of waste handling facility on an 8.74 - acre tract zoned A1 in Walton County is 7.66 miles from the Cy Nunnally Memorial Airport (D73). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

**Rezone Application #** A25-0145 / 225-0155  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 5-1-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 6-3-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** book 75 page 166 C1890002

**Applicant Name/Address/Phone #**

Danny Cagle  
1880 Randolph Still Rd

Goodhope, GA 30641

E-mail address: danny@contourgp.com

Phone # 770-616-7791

**Property Owner Name/Address/Phone**

Jeff VanderMark (Pinnacle Sports Academy)

1230 Nunn Ln

Biller, GA 30621

(If more than one owner attach Exhibit "A")

Phone # 706-818-0032

Location: 120 Hwy 78 Requested Zoning M1 Acreage 8.74

Existing Use of Property: unused (Vacant)

Existing Structures: Shed

The purpose of this rezone is Agriculture to M1

Recycling, house & resale of Non Metallic Products. We are asking for a variance for a 0' left side setback and 5' right setback.

Property is serviced by the following:

Public Water: ☒ Provider: Walton County Well: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 3/28/2025 Fee Paid \$ 550.00

**Public Notice sign will be placed and removed by P&D Office**

**Signs will not be removed until after Board of Commissioners meeting**

**Office Use Only:**

Existing Zoning A1 Surrounding Zoning: North M2 South A1  
 East A1 West A1

Comprehensive Land Use: Highway Corridor **DRI Required?** Y \_\_\_\_\_ N \_\_\_\_\_

Commission District: 4-Les Bradford Watershed: / TMP /

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

# AUTHORIZATION BY PROPERTY OWNER

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Danny Cagle  
 Address: 1880 Randolph Still Rd, Goodhope GA 30641  
 Telephone: 770-616-7791  
 Location of Property: 74-82 Hwy 78 NW  
Monroe, GA 30655  
 Map/Parcel Number: Plat Book 75 Page 1166  
 Current Zoning: A1 Requested Zoning: M1  
 Property Owner Signature: [Signature] Property Owner Signature: Carrie VanDeMark  
 Print Name: JEFF VANDEMARK Print Name: Carrie VanDeMark  
 Address: 1230 Nunn Ln Bishop, GA 30621 Address: 1230 Nunn Lane, Bishop 30621  
 Phone #: 706-818-0032 Phone #: 706-818-0032

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Alayna S Bell 3/6/2029  
 Notary Public Date

ALAYNA S BELL  
 NOTARY PUBLIC  
 Walton County  
 State of Georgia  
 My Comm. Expires January 4, 2027

Article 4, Part 4, Section 160 Standard Review Questions:

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

Adjoining property zoned A1, closed Landfill use  
 Across street, zoned I5-industrial, Landfill use  
 Across street, zoned B2

2. The extent to which property values are diminished by the particular zoning restrictions;

unusable under current zoning

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

promoting recycling & reuse of aggregates

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

cheaper recycled product provided to public

5. The suitability of the subject property for the zoned purposes; and

great

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

Never been occupied/used previously as zoned

Contour Grading & Pipe  
7726B Hampton Place  
Loganville, GA 30052  
770-616-7791  
Danny@contourgp.com  
March 27<sup>th</sup>, 2025

Planning & Zoning Department  
Walton County Georgia  
303 S Hammond Drive  
Monroe, GA 30655

*120 Highway 78, Monroe*

Subject: Letter of Intent for Rezoning Application – 74-82 Hwy 78 Monroe, GA 30655 Plat Book 75  
Page 166

Dear Walton County Planning & Zoning Department,

I am writing to formally submit this Letter of Intent as part of my application to rezone the property located at 74-82 Hwy 78 Monroe, GA 30655 Plat Book 75 Page 166 from A1 Zoning to M1 Zoning. The purpose of this rezoning request is to create a recycle yard for concert, asphalt, and tree debris.

The proposed zoning change aligns with the Walton County long-term land use plan and will contribute positively to the community by recycling waste to save the environment and preventing debris from being buried. This will also create jobs. Additionally, the rezoning will be compatible with the surrounding land uses and will not adversely impact neighboring properties.

I have taken into consideration the necessary infrastructure, traffic patterns, and environmental impact of this rezoning request. If required, I am prepared to work with city/county officials to address any concerns regarding the project.

Thank you for your time and consideration of this request. I look forward to the opportunity to discuss this matter further and will be happy to provide any additional information as needed. Please feel free to contact me at 770-616-7791 or Danny@contourgp.com.

Sincerely,



Danny Cagle  
Contour Grading & Pipe  
7726B Hampton Place  
Loganville, GA 30052  
770-616-7791  
Danny@contourgp.com





## Planning and Development Department Case Information

Case Number: LU25-0182 and Z25-0181

Meeting Dates: Planning Commission 06-05-2025

Board of Commissioners 07-08-2025

Applicant:

Brianne Farr  
720 Gene Bell Road  
Monroe, Georgia 30655

Owner:

Beth A Farr  
720 Gene Bell Road  
Monroe, Georgia 30655

Current Zoning: The current zoning is A1.

Request: Land Use Change from Employment Center to Neighborhood Residential and Rezone 3.00 acres from A1 to A for dog training and customer contact. Variance to waive Section 6-1-470.c as to setbacks and fences.

Address: 720 Gene Bell Road, Vasco Adcock Road, Monroe, Georgia 30655

Map Number/Site Area: C1660111

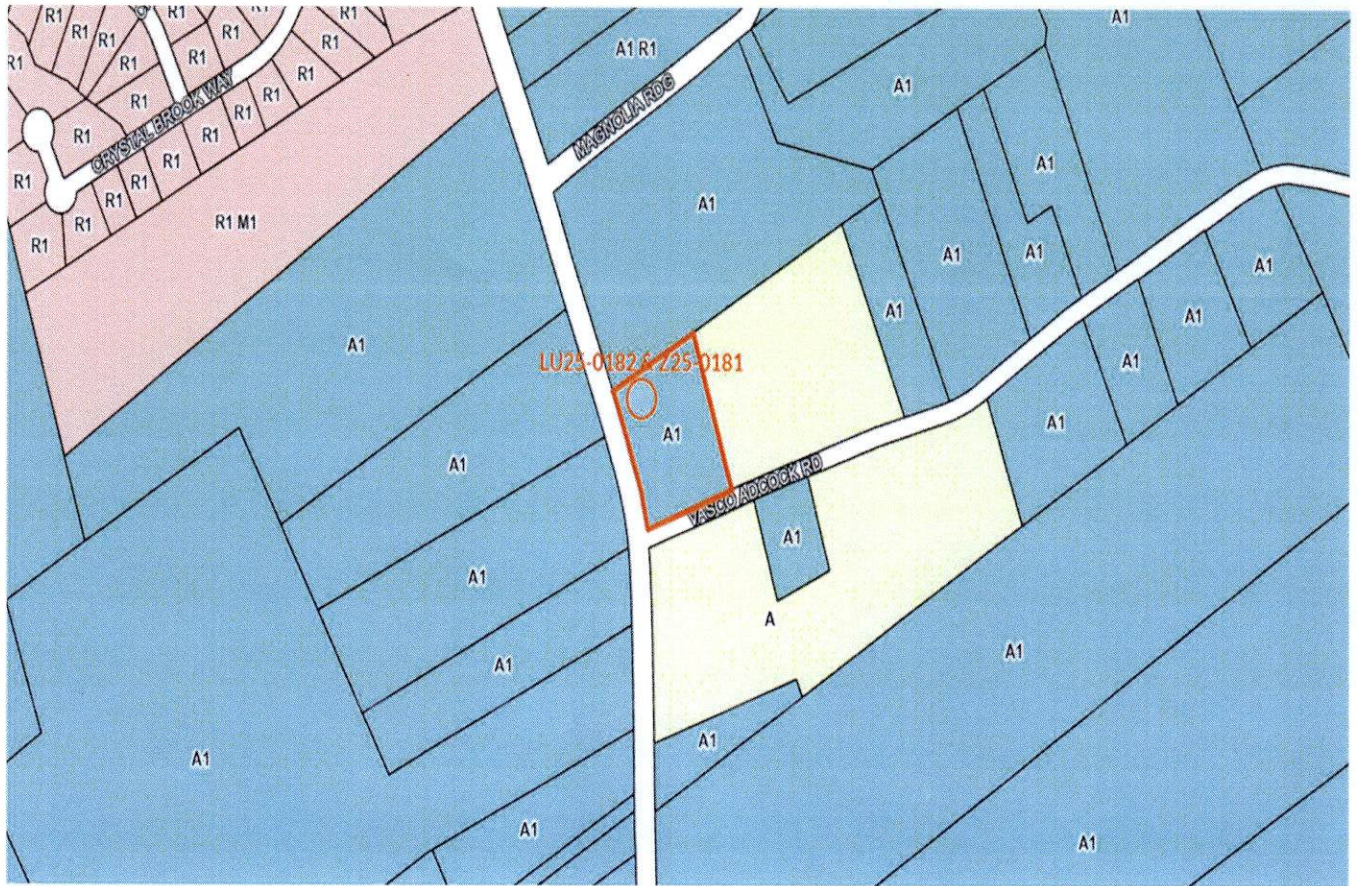
Character Area: Employment Center

District 6 Commissioner-Kirklyn Dixon      Planning Commission-Timothy J Kemp

Existing Site Conditions: Property consists of a house and barn.



The surrounding properties are zoned A1 and A.

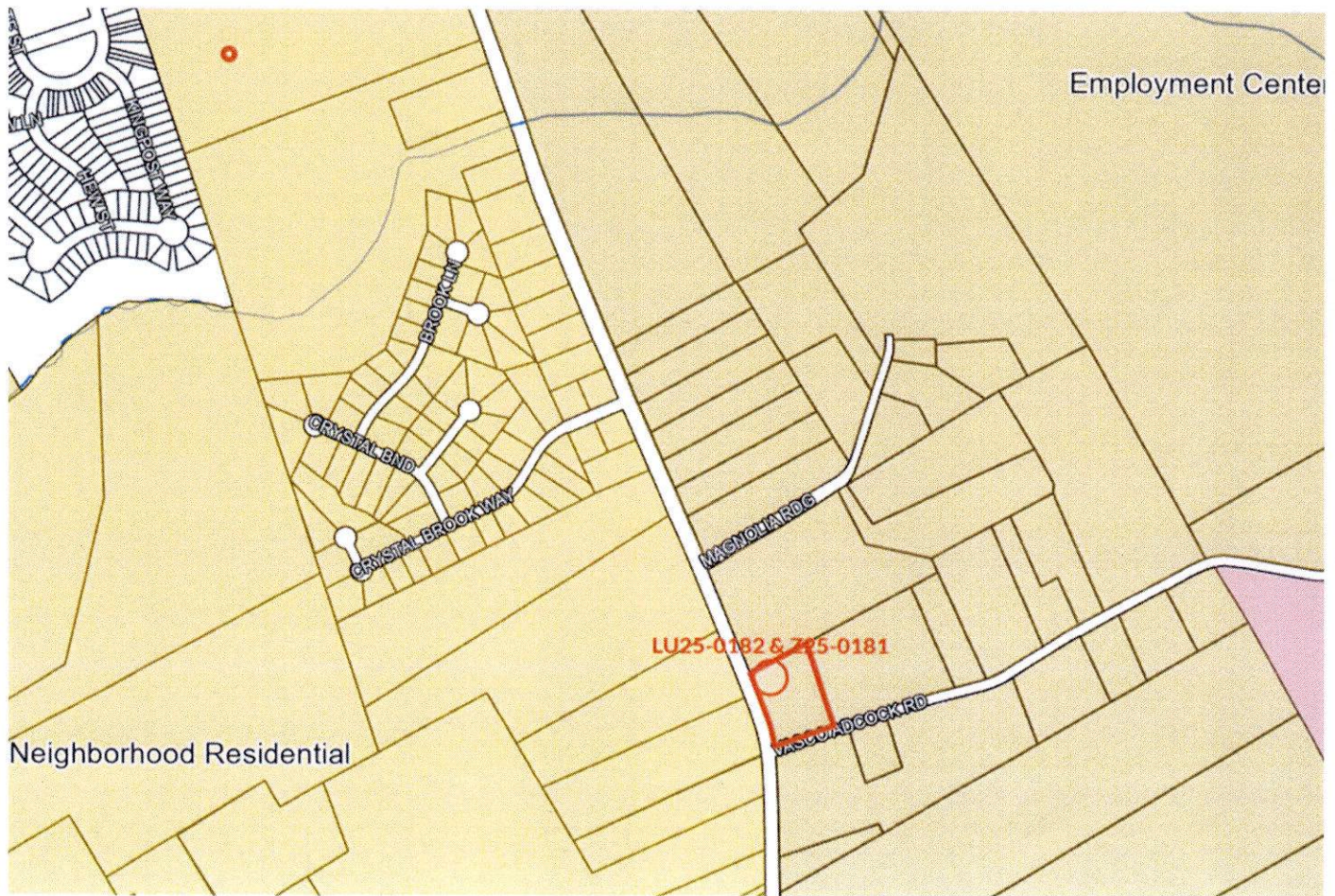


Subdivisions surrounding property:



The property is not in a Watershed.

The Future Land Use Map for this property is Employment Center.



**History:** No History

**Staff Comments/Concerns:** This is a Code Enforcement case. Applicant was advised to apply for a zoning of A to be in compliance with the Walton County Land Development Ordinance. If approved, Applicant must provide Department of Agriculture Certification and a Walton County Business License.

Ordinance requires areas maintaining animals outside must be 200 ft. from property lines or street right of way.

**Comments and Recommendations from various Agencies:**

**LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for dog training with customer contact- Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.**

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** No issues

**Water Authority:** This property is located within the City of Monroe Service Area.

**Fire Marshal Review:** Should they add or use any new or existing building on the property for customer access, it shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

**Fire Department Review:** No comments

**Board of Education:** No issues with the Walton County School System.

**GDOT:** Will not require coordination with Georgia DOT.

**City of Monroe:** No issues for City of Monroe Utilities Department.

**Comments and Recommendations from various Agencies:**

LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for dog training with customer contact-Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.

**Public Works:** Public Works has no issue with approval of this request.

**Sheriffs' Department:** No issues

**Water Authority:** This property is located within the City of Monroe Service Area.

**Fire Marshal Review:** Should they add or use any new or existing building on the property for customer access, it shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and International Fire Code.

**Fire Department Review:** No comments

**Board of Education:** No issues with the Walton County School System.

**GDOT:** Will not require coordination with Georgia DOT.

**City of Monroe:** No issues for City of Monroe Utilities Department.

**PC ACTION 6/5/2025:**

**LU25-0182 & Z25-0181-Land Use Change from Employment Center to Neighborhood Residential and rezone 3.00 acres from A1 to A for-dog training with customer contact and Variances on side setbacks and fencing requirements-Applicant/Owner: Beth A Farr located at 720 Gene Bell Rd/Vasco Adcock Rd/Parcel C1660111-District 6.**

**Presentation:** Brianne and Beth Farr represented the case. Brianne is a dog trainer, and they are requesting a land use change from employment center to neighborhood residential and rezone from A1 to A for dog training and customer contact. They are also requesting a Variance on the setbacks for a dog kennel and fencing requirements.

Timothy Kemp asked how many dogs and Brianne stated some days it is 1 or 2 for private lessons and other days when there are group classes it could be 2 or 3 dogs with 2 to 4 people, and she does this from 9:00 a.m. to 7:30 p.m.

Mr. Kemp asked if she boards them or do the owners bring them to training and Ms. Farr stated that they bring them for the training.

Mr. Kemp then asked about the fences and Ms. Farr stated that the entire property was recently fenced and there is also a fenced in area where she does the dog training.

**Speaking:** No one

**Recommendation:** Timothy Kemp made a motion to recommend approval as submitted with Land Use Change, Rezone and Variance and was seconded by Josh Ferguson. The Motion carried unanimously.

# Character Area Map Amendment

Application # LU25-0182

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Board of Comm. Meeting Room**

Board of Comm. Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

\*\*\*Please Type or Print Legibly\*\*\*

Map/Parcel C1660111

Applicant Name/Address/Phone #

Brianne Farr  
720 Gene Bell Rd  
Monroe, GA 30655

Property Owner Name/Address/Phone

Beth A. Farr  
720 Gene Bell Rd.  
Monroe, GA 30655  
(If more than one owner, attach Exhibit 'A')

Phone # 770 540-9128

Phone # 770 335-5724

E-mail Address: BethAFarr@gmail.com

Location: 720 Gene Bell Rd., Monroe Acreage 3

Existing Character Area: Employment Center

Proposed Character Area: Neighborhood Residential

Is this a Major or Minor amendment to the plan? minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? no

Proposed Development: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Industrial

Proposed Zoning: A Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

Public Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_ Septic Tank: ☒

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Beth A. Farr  
Signature

4/30/2025 \$ 250.00  
Date Fee Paid

**Rezone Application #** 225-0181  
**Application to Amend the Official Zoning Map of Walton County, Georgia**

Planning Comm. Meeting Date 06-05-2025 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2<sup>nd</sup> Floor)**

Board of Comm Meeting Date 07-08-2025 at 6:00PM held at **WC Historical Court House**

**You or your agent must be present at both meetings**

**Map/Parcel** C1660111

**Applicant Name/Address/Phone #**

**Property Owner Name/Address/Phone**

Brianne Farr

Beth A. Farr

720 Gene Bell Rd

720 Gene Bell Road

Monroe, GA 30655

Monroe, GA 30655

E-mail address: BethAFarr@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 770-540-9128

Phone # 770 335-5724

Location: 720 Gene Bell Rd Monroe Requested Zoning A Acreage 3

Existing Use of Property: Residential

Existing Structures: Single Family House, Garage, Utility Bldg, Fence

The purpose of this rezone is To be able to train dogs on my property as well as meet with clients and their dogs  
Variance to waive Section 6-1-470(c) as to front set back for Commercial Kennel.

Property is serviced by the following:

Public Water: yes Provider: Monroe Well: No

Public Sewer: No Provider: N/A Septic Tank: yes

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Beth A. Farr Date 6/9/2025 Fee Paid \$ 350.00

**Public Notice sign will be placed and removed by P&D Office**

Signs will not be removed until after Board of Commissioners meeting

**Office Use Only:**

Existing Zoning A1 Surrounding Zoning: North A1 South A1  
 East A1 West A1

Comprehensive Land Use: Employment Center **DRI Required?** Y    N   

Commission District: 6-Kirklin Dixon Watershed:    TMP   

I hereby withdraw the above application \_\_\_\_\_ Date \_\_\_\_\_

# AUTHORIZATION BY PROPERTY OWNER

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Brianne Farr  
 Address: 720 Gene Bell Rd., Monroe, GA 30655  
 Telephone: 770-540-9128  
 Location of Property: 720 Gene Bell Rd.  
Monroe, GA 30655  
 Map/Parcel Number: C1660111  
 Current Zoning: A1 Requested Zoning: A

Beth A. Farr  
 Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

Property Owner Signature

Print Name: Beth A. Farr

Address: 720 Gene Bell Rd.

Phone #: 770-335-5724

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Steve L. Malco  
 Notary Public

04-30-2025  
 Date

Article 4, Part 4, Section 160 Standard Review Questions:

**Provide written documentation addressing each of the standards listed below:**

1. Existing uses and zoning of nearby property;

Current zoning is A1 Residential Property with a single family home. Surrounding properties are zoned A and A1. Nearby properties include cattle and goat farming.

2. The extent to which property values are diminished by the particular zoning restrictions;

N/A None

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

N/A None

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Dog training and service dog training for the public of Walton County. No hardship of property owner.

5. The suitability of the subject property for the zoned purposes; and

Property is currently zoned as A1 want to  
rezone to A. majority of surrounding properties  
are zoned A and A1. Property is  
currently fully fenced.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

N/A

**Brianne Farr**

is approved as a

**CANINE GOOD CITIZEN<sup>®</sup>  
EVALUATOR**

**May 8, 2025**

for the

**AKC Canine Good Citizen<sup>®</sup> Test**

JUNE 30, 2027

Expiration Date

*Mary R. Burch*

Mary R. Burch, Canine Good Citizen Director

CKC/CJ (3/18)

# CERTIFICATE *of* ACHIEVEMENT

THIS ACKNOWLEDGES THAT

**Brianne Farr**

HAS SUCCESSFULLY COMPLETED THE

**DOG TRAINER FOUNDATION EXAM**



x *Melanie Benware*  
Melanie Benware, President

x *Mailey McLaughlin*  
Mailey McLaughlin, Education Certification Committee Chair



**Brianne Farr**

April 30, 2025

Brianne Farr  
720 Gene Bell Road  
Monroe, GA 30655

Walton County Planning and Development  
126 Court Street  
Walton County Annex 1  
Monroe, GA 30655

Dear Walton County Planning and Development,

I am writing to you to request a rezoning of our property at 720 Gene Bell Road.

My name is Brianne Farr, and I have been training dogs since 2005. I am a certified Canine Good Citizen evaluator with the American Kennel Club as well as a Certified Mentor Trainer through Animal Behavior College.

My primary goal as a dog trainer is teaching families responsible dog ownership skills, as well as providing basic obedience instruction. I also specialize in training service dogs, therapy dogs, and creating behavior modification programs for troubled dogs. I am passionate about helping people remedy their dog's behavior problems. I'm also honored to assist disabled individuals through training service dogs for Diabetic Alert, PTSD, cerebral palsy, POTS, and more.

At my residence on Gene Bell Rd., I conduct small group classes consisting of 2-4 people, as well as private, one-on-one lessons. On average I have 4 classes per day, 4 days per week. There are never more than four people at a time attending my group classes, so additional traffic would not be a concern. We have plenty of space for parking on our property to accommodate any student vehicles. I am the only employee and my pet dogs live inside the residence with me.

At this time, I do not offer any boarding or daycare services. However, I would like to request a variance on setback for future boarding services. Going forward, I will apply for a kennel license from the Georgia Department of Agriculture.

**Property: 720 Gene Bell Road, Monroe is currently a residential property with three acres, completely fenced. I am requesting rezoning from A1 to A to meet requirements to work with clients and their dogs on my property.**

Kind Regards,

Brianne Farr

May 5, 2025

Walton County Planning and Development  
126 Court St.  
Walton County Annex 1  
Monroe, GA 30655

To Whom it May Concern:

I am writing to support the rezoning application for Aurora Dog Training, located at 720 Gene Bell Rd. in Monroe.

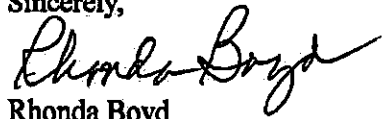
I could say that Aurora Dog Training clients patronize restaurants and other businesses in the Monroe community on their way to and from classes. That is, undoubtedly, true, but there is so much more that Brianne and Aurora Dog Training contribute to the community. She has placed and won with her dogs at the national level, making her a well-known and valuable resource for anyone who wants to compete successfully in dog sports. Students come from all over the greater metro Atlanta area, often multiple times each week, to take her classes, not only to learn and practice new skills, but also to figure out how to better connect with their dogs.

My dog, Gabby, and I first came to Aurora Dog Training over 2 years ago, after I heard what a great trainer Brianne is. She is a certified AKC Canine Good Citizen Evaluator, and having Gabby earn her CGC Good Citizen title was the first step needed in order for us to be certified as a therapy team to visit hospitals, nursing homes, schools, etc. Brianne's own dogs have been certified as therapy dogs, and, through her associations/friendships with other professionals in the local area, she was able to help connect me with an evaluator for Alliance of Therapy Dogs. This is just one small example of her commitment to helping people make a positive impact on the community with their dogs. Gabby is now a therapy dog. In fact, we volunteer with another dog/handler team trained by Brianne, but that was just the beginning of our journey. We have been taking classes in Rally, Obedience, and Scentwork ever since, competing in AKC trials once we gained skill and confidence.

Brianne offers small classes, not only allowing everyone to get lots of instruction and feedback, but also fostering friendships among human class members. In addition to classes at the training facility, we also train in Monroe and the surrounding community, giving our dogs the opportunity to practice being good citizens that everyone can enjoy, while honing new skills.

Please approve the re-zoning application for Aurora Dog Training so that students can continue to benefit from Brianne's training expertise and enthusiasm, and Walton county can continue to benefit from this small business that is committed helping the community thrive.

Sincerely,



Rhonda Boyd

Nancy J. Hammond  
6745 Mill Rock Court  
Hoschton, Georgia 30548

Walton County Planning and Development  
126 Court St.,  
Walton County Annex 1,  
Monroe, GA 30655

Greetings,

I have been a client of Brianne Farr's for ten years. Brianne's training is exceptional and I follow her in her various training venue's. Not only is Brianne a trainer, but she is an advocate of the dog and the relationship between the owner and the dog.

I have owned three Golden Retriever's. Brianne has helped and advised me with their training to be a better therapy dog. All three of my dogs have been certified under the Alliance of Therapy Dogs, Inc. It is through Brianne's guidance that I have formed a better therapy dog as I go to the NGHS Braselton Hospital to be a support to patients, family members and the hospital staff.

Driving to Monroe takes me 45 minutes. Along with my pup in training, we stop in town to refuel, rest and perhaps recharge with some food. A good thing to do in Monroe. It is a distance but it is a beautiful drive and the community is very friendly.

Sincerely,  
Nancy J. Hammond.

**Megan Bohinc**

2120 Heatherton Road  
Dacula, GA 30019  
megan.bohinc@gmail.com  
440-864-2587

May 5, 2025

**Walton County Planning and Development**

126 Court Street  
Monroe, GA 30655

Dear Walton County Planning and Development Committee,

I am writing to express my support for the development and implementation of a community-based dog training program within Walton County. I believe that such a program would offer numerous benefits not only for pet owners but for the community as a whole.

A well-structured dog training program can significantly enhance public safety. Trained dogs are less likely to exhibit aggressive behavior, wander off-leash, or act unpredictably in public spaces. This leads to fewer incidents involving bites or altercations, ultimately reducing the burden on animal control and emergency services.

Moreover, a community dog training initiative can strengthen the bond between residents and their pets. Through positive reinforcement and responsible pet ownership education, dog owners gain the tools necessary to manage their pets effectively, creating a more harmonious living environment.

Importantly, dog training classes can also have a positive impact on the mental health of community members. The companionship of well-behaved pets has been shown to reduce stress, anxiety, and feelings of isolation. Participating in structured training gives pet owners a sense of purpose, accomplishment, and routine—elements that are especially beneficial to individuals struggling with mental health challenges. Additionally, group classes promote social interaction and connection among residents, helping to combat loneliness and foster a sense of community belonging.

Aurora Dog Training Team has impacted my life for the last six years, and I am truly grateful for all they have done. I urge the county to consider supporting the development of a community dog training program. Such an initiative aligns with public safety interests, promotes responsible pet ownership, supports mental and physical health, and enhances community engagement.

Thank you for your attention to this matter. I would be happy to assist in any way or participate in future discussions on the topic.

Sincerely,

Megan Bohinc, LPC, PCC-S, MFT

Licensed Clinical Counselor and Marriage and Family Therapist

Alison Nairn  
404 Lindmar Ct.  
Athens, GA 30605

April 28, 2025

Walton County Planning and Development  
126 Court Street  
Walton County Annex 1  
Monroe, GA 30655

Dear Planning and Development Commission:

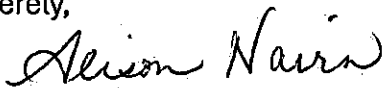
This letter is in support of the application to rezone the property at 720 Gene Bell Rd., Monroe, GA, 30655, to an agricultural business. I have been a student at the Aurora Dog Training Facility for the past 2 years. The breadth of training offered at this facility is far superior to training that I have received at facilities closer to my home in Athens, GA. I have enrolled in classes for dog Conformation, classical and Rally obedience, as well as having private lessons with Ms. Farr to work on specific behavioral issues. Having well-behaved dogs is extremely important to my family and an asset to the community in general.

Traveling between Athens and Monroe, I have also contributed to the local Monroe economy by purchasing gas and visiting restaurants in the area. I have also referred other dog enthusiasts in Athens-Clarke and Oconee counties to the Aurora Dog Training Facility which further supports the Walton County economy.

While taking classes at Aurora Dog Training Facility, I have seen Ms. Farr educating and certifying other dog trainers, who are then able to spread their knowledge to other businesses, which encourages responsible dog ownership in the community. Also, by offering a selection of "board and train" or "in-home training", Ms. Farr assists members of the community who cannot travel to her facility.

Thank you for your consideration in this matter.

Sincerely,



Alison Nairn

April 26, 2025

Dear Walton County Planning and Development,

I've been to Aurora Dog Training for classes to help me help my dog to live in my community, being an obedient companion who is a nuisance to no one. Brianne Farr and her Aurora Dog Training classes have helped me achieve that. My dog is a wonderful companion in public and in my home. I've been successful in American Kennel Club obedience trials at the most difficult level. I drive over an hour from Norcross each way, often stopping for lunch and gas each week.

I look forward to continuing training my new puppy and future puppies there.

Joan Dickerson

April 29, 2025

Dear Walton County Planning and Development,

I am writing you in support of Brianne Farr and Aurora Dog Training about their request for a change in zoning. Aurora Dog Training has been instrumental in providing training for both of my dogs. Both of my dogs have completed Brianne's Canine Good Citizen program, which has helped me train my dogs to behave in such a way that I can take them to parks and dog-friendly businesses. Our classes sometimes meet in the green spaces in Monroe, and we are always asked questions by others in the space, which encourages others to be responsible dog owners, as well.

Aurora Dog Training benefits Monroe and Walton County in more ways than just helping to create well behaved dogs. Coming to class several times a week has also allowed me to get to know the town of Monroe better and make friends in the area. Although I do not live far away, I was previously unaware of many of the businesses in Monroe that I now frequent.

Sincerely,

Michelle Hilton

**Kara Wheeler**  
 3023 Tennyson Dr.  
 Monroe, GA 30656  
 Benderkaral@gmail.com  
 (209) 640-6053

**May 8th, 2025**

Walton County Planning and Development  
 126 Court Street  
 Monroe, GA 30655

Dear Walton County Planning and Development Committee,

I am writing to express my wholehearted support for Aurora Dog Training, a local business that offers essential canine training services to Walton County and the surrounding communities.

As someone with a bachelor's degree in Sociology and a master's degree in Teaching, I deeply understand the importance of structured, community-centered programs—especially those that positively impact both human and animal wellbeing. Aurora Dog Training has provided such a space for the last three months that I've worked with them, and I plan to continue for the foreseeable future.

As the owner of working Australian Shepherds, I've witnessed firsthand the transformative effect of Aurora's training offerings. My dogs thrive when given a task, and our beginner agility classes have helped them channel their energy in productive, mentally enriching ways. These classes also provide dedicated time for us to bond, learn together, and build a stronger handler-dog relationship. I regularly apply what I've learned in class at home, further reinforcing the benefits.

Aurora Dog Training offers a wide array of programs—from obedience and behavioral modification to agility, rally, and beginner sports—catering to a variety of dog types and owner needs. I've seen rescue dogs and shy, insecure pets grow more confident in agility class, learning to trust their handlers and build resilience. The impact goes beyond dogs—it empowers owners, builds responsibility, and supports positive community engagement.

From a sociological perspective, programs like those offered by Aurora foster prosocial behavior in both humans and animals. They encourage inclusion, empathy, and a sense of purpose. Training classes become communal spaces where people from diverse backgrounds connect over a shared goal: improving their bond with their pets. Such spaces promote civic engagement, reduce social isolation, and support public safety by helping dogs become well-adjusted members of society.

In educational terms, Aurora's approach is rooted in experiential, hands-on learning. It reflects best practices in behavior management, differentiated instruction, and social-emotional development—not just for the dogs, but for the people working with them. These classes cultivate patience, consistency, and communication—skills that ripple into other areas of participants' lives.

Aurora Dog Training is more than a business; it is a community asset. I urge you to continue supporting its operation and potential growth within Walton County. This is the kind of program that uplifts families, improves quality of life, and creates a safer, more connected community.

Thank you for your time and consideration.

Sincerely,

Kara Wheeler

May 09, 2025

Dear Walton County Planning and Development,

My name is Terri Johnson. My daughter and I are both clients of Aurora Dog Training. We have had our dogs in training with Brianne for the past two years. Brianne Farr has been instrumental in the training of my rescue dog and my daughter's dachshund. Finding a trainer in Walton County that really understands dog behavior and how to help them become part of your family was impossible until Brianne moved her business to our county. I have worked with several other well-known trainers within the county and while they are good at some things they are not good at helping a dog and owner understand each other. Aurora Dog Training has truly helped me work through many behavioral issues with my rescue dog. He is now a well-adjusted happy member of our family. We also love the small class sizes and more one on one instruction Brianne gives. Since she offers class in the evenings, we can attend class and then make a stop by one of our favorite local restaurants to grab dinner on the way home. I feel her business is making a positive impact and helping to support not only the local families and their pets, which in turn helps to keep more dogs out of the shelters but her clients are also supporting other local businesses due to her location. Thank you for your time and consideration.

A Walton County Citizen,

Terri Johnson

May 9, 2025

**Walton County Planning and Development**

126 Court Street

Walton County Annex 1

Monroe, GA 30655

Subject: Support for Community-Based Dog Training Program in Walton County

Dear Walton County Planning and Development Committee,

I am writing to endorse the establishment of a community dog training program in Walton County.

As a volunteer with Canine Pet Rescue, a German Shepherd rescue, I foster dogs, primarily those with behavioral challenges. Since 2016, Aurora Dog Training has been instrumental in supporting my efforts to rehabilitate these dogs, transforming countless "unadoptable" dogs into adoptable pets. Their expertise has been invaluable in this collaborative process.

Additionally, Aurora Dog Training has greatly enhanced my relationship with my personal dogs. I compete in Rally with two of my dogs, and their guidance has strengthened our bond, leading to excellent performance in the ring. Their advice has been pivotal in fostering a deep connection with my dogs.

I strongly believe that Aurora Dog Training would be an asset to our community and wholeheartedly support their involvement in this program.

Sincerely,

Shelly Beaulieu

1215 James Walter Dr.

Loganville, GA 30052

Walton County

678-267-6466

prdt30052@gmail.com

**A.C.E.**  
**ALCOY CONSULTING ENGINEERING  
AND ASSOCIATES, LLC**  
P.O. BOX 11070  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
spacecad@gmail.com

© 2005  
Alcoy Consulting Engineering and Associates, LLC

This device and any permitted reproductions, in whole or in part, are the property of Alcoy Consulting Engineering and Associates, LLC. Any use not in the requested or accepted form of any copy of this device is prohibited. Alcoy Consulting Engineering and Associates, LLC.



## CONCEPTUAL PLAN

PROPOSED  
AURORA  
DOG TRAINING

PARCEL: C1660111  
LAND LOT: 105  
DISTRICT: 3rd  
7720 GENE BELL RD  
WALTON COUNTY, GA

DATE: 05/27/2025  
SCALE: 1"=30'

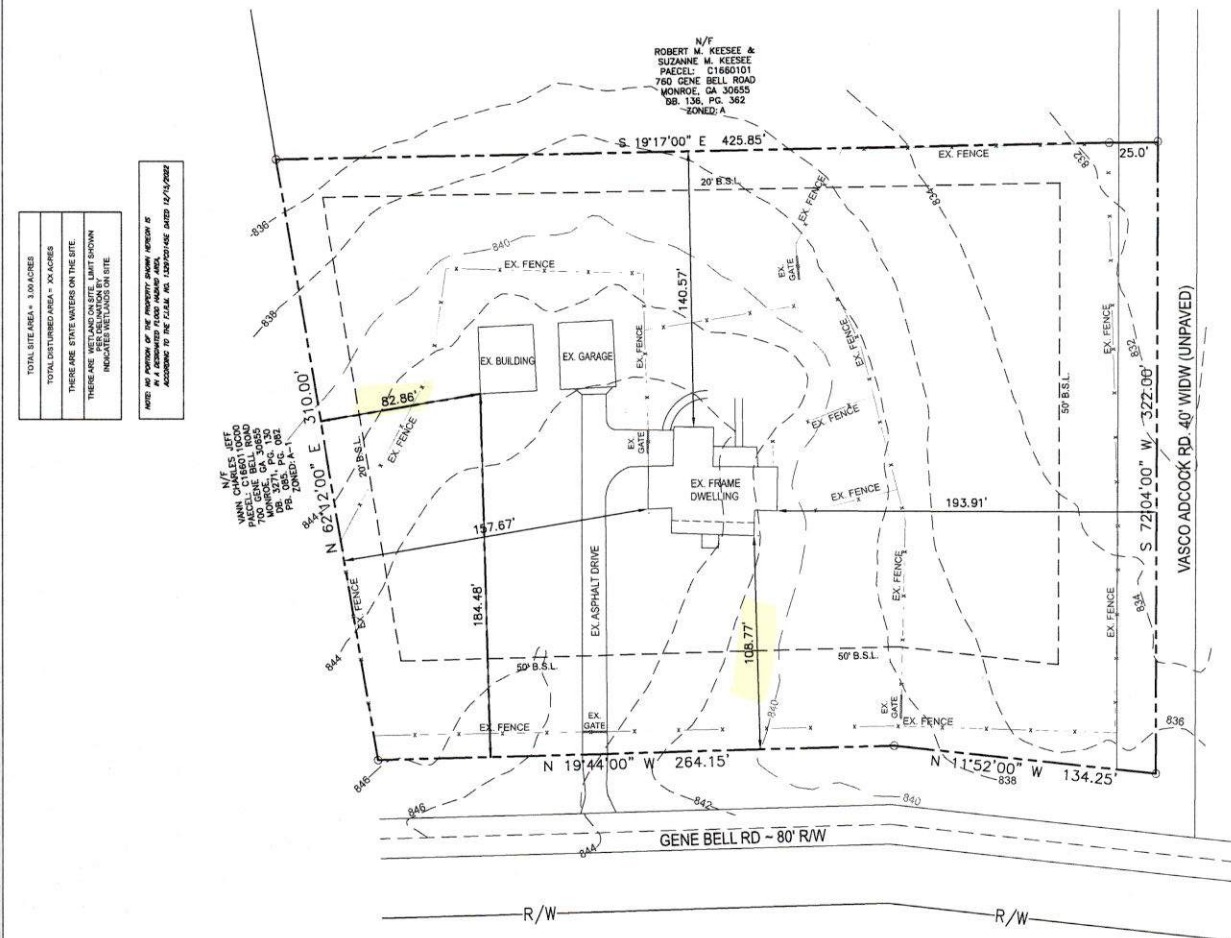
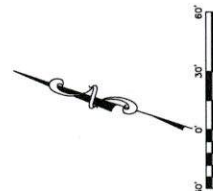
OWNER / DEVELOPER/  
PRIMARY PERMITTEE

BETH A. FARR  
720 GENE BELL RD  
MONROE, GA 30655

**BETH FARR**  
PHONE: 770-335-5724  
hefarrhouse@gmail.com

**BETH FARR**  
**PHONE: 770-335-5724**

REVISIONS	
NO.	DESCRIPTION

VICINITY MAP  
N.T.S.

**GEORGIA811**  
www.Georgia811.com





June 3, 2025

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 3, 2025 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Pete Myers, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker, Finance Director Jennifer Wall, PIO Ben Hammond, Major Scott Whisnant, Fire Chief Kevin Haney and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

## **PRESENTATIONS**

Carl Morrow and Joseph Whelchel recognized members of the Walton Citizen Corps Council and thanked them for their service. EMS Director Ronnie Almand recognized Josh Mobley for his leadership.

## **MEETING OPENING**

Chairman Thompson called the meeting to order at 6:09 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

## **ADOPTION OF AGENDA**

***Motion:** Commissioner Dixon made a motion, seconded by Commissioner Adams to adopt the agenda deleting Item 4, Proclamations, as there were no proclamations to be presented. All voted in favor.*

## **DISCUSSION**

### County Manager's Report/Update

County Manager John Ward gave an update and report on county matters to the Board.

## **PLANNING & DEVELOPMENT**

Planning Director Charna Parker presented the Planning Commission recommendations.

CU25-0120 - Conditional Use for outside storage - Applicants/Owners: Thomas Alan & Susan Atha - property located at 5395 Hwy. 20 & McCullers Road/Map/Parcel C0080003 - District 2

*Planning Commission recommended approval with conditions: 1) Only empty dumpsters to be on site; 2) no transfer station allowed; 3) no cleaning of dumpsters on site; 4) only C&D dumpsters can be used; 5) no more than 30 dumpsters stored on site at a time; 6) no dumpsters can be removed past 7:00 p.m.; 7) hours to be 7:00 a.m. to 7:00 p.m.*

County Attorney Chip Ferguson opened a public hearing on the matter. Applicant Alan Atha spoke in favor of the conditional use. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

***Motion:*** Commissioner Myers made a motion to approve per the Planning Commission recommendations. Commissioner Shelnett seconded the motion and all voted in favor.

Z25-0148 - Rezone 2.0 acres from A2 to B3 for towing company & vehicle storage - Applicant: Jody Whitlock/Owner: Jody & Ted Whitlock - property located at 3275 Broadnax Mill Road/Parcel C0440003 - District 1

*Planning Commission recommended approval with condition: Evergreen plantings around the perimeter.*

County Attorney Chip Ferguson opened a public hearing on the matter. Applicant Ted Whitlock spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

***Motion:*** Commissioner Warren made a motion to approve per the Planning Commission recommendation. Commissioner Myers seconded the motion and all voted in favor.

Z25-0153 - Rezone 7.52 acres from A1 to A for commercial kennel with Variance - Applicant/Owner: Michelle Brooks - property located at 689 Gene Bell Road/Parcel C1660006 - District 6

*Planning Commission recommended approval as submitted.*

County Attorney Chip Ferguson opened a public hearing on the matter. Applicant Michelle Brooks spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

***Motion:*** Commissioner Dixon made a motion to approve per the Planning Commission recommendation and that it be for a kennel only with no boarding allowed. Commissioner Adams seconded the motion and all voted in favor.

CU25-0157 & Z25-0158 - Rezone 1.0 acre from A1 to B2 for minor auto repair and Conditional Use for outside storage, Variance to reduce transitional buffer on easterly side from 50' to 25'- Applicant: Michael Greenlee/Owner: Emily Jamshedi - property located at 5495 Hwy. 20 & Lance Ct./Parcel C0070004 - District 2

*Planning Commission recommended approval with the following conditions: 1) Fencing and evergreens around property; 2) proper lighting inward and downward; 3) fencing to be kept in good repair and if the evergreens die, they will be replaced in a timely manner.*

County Attorney Chip Ferguson opened a public hearing on the matter. Applicant Michael Greenlee spoke in favor. There was no opposition present. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Myers made a motion to approve per the Planning Commission recommendations. Commissioner Warren seconded the motion and all voted in favor.

OA25-0159 - Amendments to the Walton County Land Development Ordinance as per amendment sheet dated 4/1/2025.

Amendment #1 - Chapter 18 Article II, Occupation Taxes, Section 18-33 to remove the amount of the "fee."

Amendment #2 - Amendment to Chapter 18, Article III to remove fee amount.

County Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Adams made a motion to approve amendment #1 and amendment #2. Commissioner Shelnutt seconded the motion; voted and carried unanimously.

Amendment #3 - Article 5, Part 5-1, Section 5-1-100, Personal Care Services

County Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon to approve amendment #3. All voted in favor.

Amendment #4 - Section 6-1-110 Airstrip, Helipad Private (9)

County Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Warren made a motion, seconded by Commissioner Myers to approve amendment #4. All voted in favor.

Amendment #5 - Section 4-2-170 Cornish Creek, Beaver dam Creek Watershed & Hard Labor Creek Overlay Protection District (W-P2)

County Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak. Attorney Ferguson closed the public hearing on the matter.

**Motion:** Commissioner Shelnutt made a motion, seconded by Commissioner Adams to approve amendment #5. All voted in favor.

Right of Way Acceptance - Arrington Woods Subdivision

**Motion:** Commissioner Shelnutt made a motion to accept the Right of Way of Arrington Woods Subdivision. Commissioner Adams seconded the motion; voted and carried unanimously.

## RESOLUTIONS

### Adoption Resolution - Capital Improvements Element Annual Update

Attorney Chip Ferguson opened a public hearing on the matter. There was no one present to speak. Attorney Ferguson closed the public hearing on the matter.

***Motion:*** Commissioner Adams made a motion, seconded by Commissioner Shelnett to adopt the Capital Improvements element Annual Update. All voted in favor.

Finance Director Jennifer Wall presented FY25 Budget Amendments.

### FY25 Budget Amendment

***Motion:*** Commissioner Shelnett made a motion, seconded by Chairman Thompson to approve the FY25 Budget Amendments. All voted in favor.

### Authorizing Chairman to amend the FY25 Budget as part of the fiscal year closing process

***Motion:*** Commissioner Dixon made a motion to adopt the Resolution authorizing the Chairman to amend the FY25 budget as part of the fiscal year closing process. Commissioner Adams seconded the motion; voted and carried unanimously.

## **ORDINANCE**

### Ordinance Amendment - Amending Chapter 34, Article III, Section 34-33 regarding the rules for Hard Labor Creek Reservoir

***Motion:*** Commissioner Adams made a motion, seconded by Commissioner Shelnett to approve the ordinance amendment updating the rules for Hard Labor Creek Reservoir. All voted in favor.

### Ordinance Amendment - Polling Places

***Motion:*** Commissioner Shelnett made a motion to approve the ordinance amendment giving the Board of Elections authority to designate polling place locations. Commissioner Myers seconded the motion; voted and carried unanimously.

## **ADMINISTRATIVE CONSENT AGENDA**

1. Approval of May 6, 2025 Meeting Minutes
2. Contracts & Budgeted Purchases of \$25000 or Greater
3. Declaration of Surplus - Vehicles
4. Approval of Uncollectable Property - Tax Commissioner
5. Walton County Water - 2025 Water Charge Offs
6. Agreement Renewal - Department of the Navy - Lease of Night Vision Equipment - Sheriff's Office
7. Acceptance of donation - Deputies Beyond the Badge - Armored Vehicle - Sheriff's Office
8. Request to Surplus and Transfer Multipurpose K9 - Sheriff's Office

**Motion:** Commissioner Dixon made a motion, seconded by Commissioner Adams, to approve the Administrative Consent Agenda. All voted in favor.

## CONTRACTS

### CGI Digital Agreement - Community Showcase Video Program

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon to approve the contract with CGI Digital. All voted in favor.

### AT&T Master Agreement - Upgrade E911 Equipment and Software

**Motion:** Commissioner Dixon made a motion, seconded by Commissioner Warren to table the matter. Major Scott Whisnant explained that the agreement was necessary for the equipment already purchased and he believed the cost to be \$21,500.14 per year. Commissioner Dixon withdrew his motion, Commissioner Warren withdrew his second. Commissioner Dixon made a motion to approve the agreement provided that the cost was accurate. Commissioner Shelnut seconded the motion; voted and carried unanimously.

### Mutual Aid Agreement with Rockdale County - Walton Co. Fire Rescue (updated)

**Motion:** Commissioner Bradford made a motion to approve the Mutual Aid Agreement with Rockdale County. Commissioner Adams seconded the motion and all voted in favor.

## ADJOURNMENT

**Motion:** Commissioner Adams made a motion, seconded by Commissioner Bradford, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:02 p.m.

All documents of record for this meeting are on file in either the addendum book or auxiliary file under this meeting date.

---

DAVID G. THOMPSON, CHAIRMAN

---

RHONDA HAWK, COUNTY CLERK

Walton County Board of Commissioners  
Purchases \$25,000.00  
Meeting

July 8, 2025

Department	Fund	Account Name	Description	Payee	Amount
Budget Year FY 25 & FY26					
	Various	Insurance	Insurance-For the Record	ACCG-IRMA PTSD Insurance	\$ 30,225.50
	100	Suppl. Life & Disability	Premium for June 2025-For the Record	One America	\$ 43,960.60
	Various	Group Insurance	Replenish Funds in Health Benefits-For the Record	Walton Co Health Benefits Trust	\$ 500,000.00
	Various	Workers Comp	Replenish Funds In Workers Comp-For the Record	Walton Co BOC	\$ 69,618.00
Law					
	1530	100	Legal	General Legal Fees-May-For the Record	Atkinson/Ferguson \$ 27,718.11
		100	Legal	General Legal Fees-June-For the Record	Atkinson/Ferguson \$ 26,342.55
Data Processing/MIS					
	1535	100	R&M-Service Agreement	County Cyber Protection Renewal	Shi International Corp \$ 42,571.04
	1535	100	R&M-Service Agreement	Google Workspace Renewal	Shi International Corp \$ 198,671.00
	1535	100	R&M-Service Agreement	Vmware vSphere 8 Renewal	Shi International Corp \$ 37,568.64
	1535	100	R&M-Service Agreement	Annual Maintenance Fee	Superion, LLC (Central Square) \$ 40,960.49
RDC Fees					
	1595	100	NE GA Regional Dev Auth	FY26 Per Capita Dues-For the Record	NEGRDC \$ 105,196.00
Jail					
	3325	100	Prisoner Housing Expense	Housed Out Inmates-May	Barrow Co BOC \$ 53,020.00
	3325	100	Physicians	Specialty Care Expense	Correct Health \$ 76,288.52
	3325	100	Physicians	Inmate Medical-July	Correct Health \$ 184,305.01
	3325	100	Jail Inmate Meals	Inmate Meals-May	Kimble's Food By Design \$ 84,525.06
	3325	100	Prisoner Housing Expense	Housed Out Inmates-April	Washington Co BOC \$ 39,875.00
	3325	100	Prisoner Housing Expense	Housed Out Inmates-May	Washington Co BOC \$ 35,360.00
Splost 2013					
	3325.13	322	Buildings	Engineering Services April-For the Record	McCarthy Barnsley II \$ 2,636,480.90
	3325.13	322	Buildings	Jail Access Road- For the Record	Precision Planning Inc \$ 2,026.78
	3325.13	322	Buildings	Public Safety Complex- For the Record	Precision Planning Inc \$ 98,045.59
	3325.13	322	Buildings	Temp Construction Road-For the Record	E.R. Snell Contractor, Inc \$ 8,587.22

Department	Fund	Account Name	Description	Payee	Amount
	3325.13	322	Buildings	Temp Construction Road-For the Record	E.R. Snell Contractor, Inc \$ 17,602.84
<b>Jail Bond 2021</b>					
	3325.22	315	Buildings	Transition Cost-For the Record	Comprehensive Program Services \$ 45,000.00
<b>Sheriff/Jail</b>					
	3335	214	Small Equipment	Fitness Equipment	Rogue Fitness \$ 32,787.31
<b>Unpaved Streets</b>					
	4222	100	Gen Supplies/Material	GAB Crusher Run	Heidelberg Materials Southeast Agg \$ 69,000.00
	4222	100	Dust Control	Liquid Calcium Chloride	Southeastern Road Treatment \$ 75,000.00
<b>Roadways and Walkways</b>					
	4220	100	Gen Supplies/Material	GAB Crusher Run	Heidelberg Materials Southeast Agg \$ 50,600.00
	4220	100	Gen Supplies/Material	Stock-Washed 57's	Heidelberg Materials Southeast Agg \$ 31,750.00
	4220	100	Gen Supplies/Material	Patching-9.5mm Asphalt	E.R. Snell Contractor Inc \$ 166,500.00
	4220	100	Gen Supplies/Material	Resurfacing-9.5mm Asphalt Type 2	E.R. Snell Contractor Inc \$ 59,456.25
<b>RDS &amp; Bridges Splost 2019</b>					
	4220.19	323	General Supplies/Material	9.5mm Asphalt Type 2	E.R. Snell Contractor Inc \$ 56,004.71
	4220.19	323	General Supplies/Material	9.5mm Asphalt Type 2	E.R. Snell Contractor Inc \$ 70,738.00
	4220.19	323	General Supplies/Material	9.5mm Asphalt Type 2	E.R. Snell Contractor Inc \$ 114,301.44
	4220.19	323	Contract Labor	Storm Drain Restoration	Utility Asset Management Inc \$ 67,780.00
	4220.19	323	Contract Labor	Storm Drain Restoration	Utility Asset Management Inc \$ 79,892.00
<b>Water</b>					
	4446	507	Water Purchase-Newton/Water Lab Fee	Water and Testing - For the Record	Cornish Creek Water Fund \$ 202,621.00
<b>Solid Waste Disposal</b>					
	4530	540	Landfill Tipping Fees	Tipping Fees-May	City of Monroe Public Works \$ 25,416.38
<b>Parks &amp; Rec</b>					
	6130	100	Cheerleading Costs	Cheerleading Package	Go Sports USA Inc \$ 34,000.00
<b>HLC Water Treatment Facility</b>					

Department	Fund	Account Name	Description	Payee	Amount
	504	CIP	Professional Engineering-For the Record	Archer Western Construction	\$ 1,250,972.55
	504	CIP	WTP Fee, Title Search & Attorney Fees-May 25- For the Record	Atkinson Ferguson LLC	\$ 7,222.50
	504	CIP	Professional Engineering - For the Record	Engineering Strategies Inc	\$ 6,397.00
	504	CIP	HLC Management-For the Record	Precision Planning Inc.	\$ 22,897.57
<b>Hard Labor Creek</b>					
4405	508	Contract Labor	Daily monitoring of traps & removal of animals- May-For the Record	Alan D Barton	\$ 2,250.00
4405	508	Contract Labor	HLC O&M-For the Record	Precision Planning Inc.	\$ 1,018.90
4405	508	Contract Labor	HLC O&M-For the Record	Schnabel Engineering, LLC	\$ 28,702.80
	508	CIP-Hard Labor Creek	Professional Engineer-For the Record	Jacob's Engineering	\$ 14,029.44
	508	CIP-Hard Labor Creek	HLC Management-For the Record	Precision Planning Inc.	\$ 430.00
					\$6,843,491.20

## Walton County Department Agenda Request

---

Department Name: **Facilities/Risk Mgmt.**

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **July 8, 2025**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Surplus**

Wording For Agenda: **Declaration of Surplus property**

This Request: Informational Purposes Only

Needs Action by Commissioners\* **Yes**

\*What action are you seeking from the Commissioners? **Declare items surplus and give permission to sell on Gov Deals and/or to metal company whichever is of greater value or if there is no value permission to discard of unusable/unsaleable items.**

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

---

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

# Walton County Miscellaneous Surplus

Item 6.3.

Items released as County Surplus Property on the \_1st\_ of \_July\_, 2025.

QTY	Dept. or ID #	Description (make/model/year if Applicable)	Serial / V.I.N.
1	FAC	Konica Minolta Cpoier	A0EDO13009022
1	Code Office	Desk Hutch With Light	
1	Code Office	Battery Surge Protection	3B0712X59703
1	Code Office	Black Arm Chair	
1	Code Office	Brown File Cabinet	
1	Code Office	Milner Copy Machine	31124752
1	IT	UPS	C11808180232
1	IT	UPs	C11808180238
1	IT	UPS	C11808180236
1	IT	UPS	C11808180725
1	IT	UPS	JS0819008722
1	IT	UPS	Q51246130603
1	IT	UPS	Q50440110836
1	Juvenile	Sound mate	1246
1	Juvenile	Telex	73285
1	Juvenile	Telex	73284
1	Juvenile	Telex	73283
1	Juvenile	Telex	73282
1	Juvenile	Telex	202368
1	Juvenile	Telex	202370
1	911	Lift Desk	
1	911	Desk	
1	Tax/Tag	Xerox Copier / Printer	Bow-867795
155	Elections	Sign Post (GOOD)	
2	Elections	Boxes of Various Cords	

**Walton County Miscellaneous Surplus**

Item 6.3.

Items released as County Surplus Property on the \_1st\_ of \_July\_, 2025.

<b>QTY</b>	<b>Dept. or ID #</b>	<b>DESCRIPTION (make/model/year if Applicable)</b>	<b>SERIAL / V.I.N. (if applicable)</b>
7	Elections	Keyboards	
20	Elections	Trail Cams	B18071888
			B180713006
			B180710118
			B180711898
			B180713735
			B180709665
			B180710080
			B180711905
			B180709655
			B180713712
			B180713630
			B180713635
			B180710088
			B180710085
			B180711907
			B180712976
			B1807710049
			B180709686
			B180712995
			B180713697
1	Elections	Printer	PHBB408976

**Walton County Miscellaneous Surplus**

Item 6.3.

Items released as County Surplus Property on the \_1st\_ of \_July\_, 2025.

1	Elections	laptop	5CD9070Q3D
1	Elections	laptop	5CD9111870
19	Elections	Broken Sign post	
1	Code Office	L Shape Desk	
1	Superior Court	Computer Monitor / Cord View Sonic	WF32238A8407
1	Superior Court	Typewriter	IBM
1	Superior Court	Bookcase- Wood	
1	Superior Court	Set of Headphones	Sony
1	Superior Court	Plantronics telephone earpiece #C054	OT852Y
1	Superior Court	Mouse pad/ Desk Pad	Universal
1	Superior Court	Wireless Keyboard	Logitech K750
1	Superior Court	Cable	
1	Superior Court	Hdmi Over Coax Reciever	



June 26, 2025

Board of Commissioners  
Walton County, Georgia  
303 South Hammond Drive, Suite 333  
Monroe, Georgia 30655

Attn: Jennifer Wall, Chief Financial Officer

We are pleased to confirm our understanding of the services we are to provide Walton County, Georgia (the County) for the fiscal year ended June 30, 2025.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements of Walton County, Georgia, as of June 30, 2025 and for the fiscal year then ended. We will obtain and place reliance on the report of other auditors for the Walton County Health Department, a discretely presented component unit of the County. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the County's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the County's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).
2. Schedule of Changes in the County's Net Pension Liability and Related Ratios.
3. Schedule of County Contributions – Pension Plan.
4. Schedule of Changes in the County's Net OPEB Liability and Related Ratios.
5. Budgetary comparisons for the General Fund and major special revenue funds.

## Walton County, Georgia - 2025 Engagement Letter

June 26, 2025

Page 2

We have also been engaged to report on supplementary information other than RSI that accompanies the County's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of expenditures of federal awards.
2. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
3. Combining and individual fund statements and schedules.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

1. Introductory section
2. Statistical section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on -

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Walton County, Georgia - 2025 Engagement Letter

June 26, 2025

Page 3

### **Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit**

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Walton County, Georgia - 2025 Engagement Letter

June 26, 2025

Page 5

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the County's compliance with provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the County's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the County's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

### **Other Services**

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the County in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements and Single Audit**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and

objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards;

take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current

findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

As an attest client, Mauldin & Jenkins, LLC cannot retain or store documents, data, or records on behalf of the County. This is in accordance with the ET section 1.295.143 of the *AICPA Code of Professional Conduct*. The County is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the County's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in increased fees.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the County; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or

Walton County, Georgia - 2025 Engagement Letter

June 26, 2025

Page 9

containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately September 2, 2025 and to issue our reports no later than December 31, 2025. Ryan Jones is the engagement director and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be \$97,000 for the fiscal year ended June 30, 2025. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. A service charge of 1.5% per month (18% annually) will be added onto any balances not paid within 30 days. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

### **Reporting**

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Members of the County Commission for Walton County, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending

Walton County, Georgia - 2025 Engagement Letter  
June 26, 2025  
Page 10

on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Walton County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC

A handwritten signature in dark ink, appearing to read 'Ryan W. Jones', with a stylized, flowing script.

Ryan W. Jones

Walton County, Georgia - 2025 Engagement Letter

June 26, 2025

Page 11

RESPONSE:

This letter correctly sets forth the understanding of the Walton County, Georgia.

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

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

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

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

## Walton County Department Agenda Request

---

Department Name: **Walton County Sheriff's Office**

Department Head/Representative: **Kim McCord**

Meeting Date Request: **07/08/2025**

Has this topic been discussed at past meetings?

If so, When?

TOPIC: **Skillet Amendment to Extend until 9/30/2025**

Wording For Agenda: **Skillet Amendment to Extend Agreement**

This Request:    Informational Purposes Only            Needs Action by Commissioners\* **Yes**

\*What action are you seeking from the Commissioners? **Acceptance**

Department Comments/Recommendation:

Additional Documentation Attached? **Copy of Agreement**

Is review of this request or accompanying documentation by the County Attorney required? **Yes**

If so, has a copy of the documentation been forwarded to County Attorney? **Yes**

Date forwarded to County Attorney: **06/24/2025**

Has the County Attorney review been completed? **Yes and Approved**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

---

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

**Walton County Sheriff's Office, Georgia**  
**Agreement To Provide Food Service**  
**AMENDMENT**

**THIS AMENDMENT** ("Amendment") is attached to and made part of that certain Agreement To Provide Food Service ("Agreement"), by and between Walton County Sheriff's Office, in the state of Georgia ("Facility"), and Skillet Kitchens, LLC. ("Provider").

**WHEREAS**, the Facility desires to amend the Agreement in order to extend the term of the Agreement.

**NOW, THEREFORE**, for the good and valuable consideration detailed below, the parties agree that the Agreement is modified as follows:

1. Extension of Term. The term of the Agreement shall be extended until September 30, 2025 ("Extended Term"). Upon the expiration of the Extended Term, County shall have right to extend the Agreement for month-to-month terms unless otherwise cancelled pursuant to the terms of the Agreement.

i. Either party shall have the right to terminate the Agreement upon thirty (30) days written notice to the other party.

2. Pricing. Pricing indicated on Attachment "A" to this Amendment shall reflect the current pricing invoiced to, and paid by, Facility. Contractor reserves the right to apply price increases as required by economic circumstances and operational cost increases, and each such price increase will be effective thirty (30) days after notice to the County.

3. No Other Changes. Unless specifically modified herein, all of the terms and conditions of the Agreement remain in full force and effect.

**Acknowledged and agreed:**

**Walton County Sheriff's Office, Georgia**

By: 

Print Name: Bobby K. Brooks

Date: 6/24/2025

**Skillet Kitchens, LLC.**

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

Dewey Wahlin

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

## Attachment "A" - Pricing Schedule

Inmates		Price Per Tray
Lower Range	Upper Range	Price
1	324	\$1.7659
325	349	\$1.7005
350	374	\$1.6496
375	399	\$1.6088
400	424	\$1.5754
425	449	\$1.5475
450	9999	\$1.5241

Officer Meals		Price Per Tray
Lower Range	Upper Range	Price
1	9999	\$4.5723

# **AIA** Document G701™ – 2017

## Change Order

**PROJECT:** (name and address)  
Walton County Public Safety Complex  
350 Georgia Ave  
Monroe, Georgia 30655

**CONTRACT INFORMATION:**  
Contract For: Construction Manager  
Date: 03/01/2022

**CHANGE ORDER INFORMATION:**  
Change Order Number: 018  
Date: 05/02/2025

**OWNER:** (name and address)  
Walton County Board of Commissioners  
111 South Broad Street  
Monroe, Georgia 30655

**ARCHITECT:** (name and address)  
Precision Planning, Inc.  
400 Pike Boulevard  
Lawrenceville, Georgia 30046

**CONTRACTOR:** (name and address)  
McCarthy Barnsley, A Joint Venture II  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339

The Contract is changed as follows:

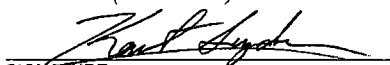
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Refer to the attached PCCO #018 dated May 2nd, 2025

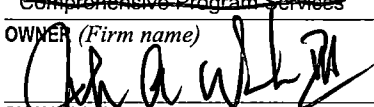
The original (Contract Sum) (Guaranteed Maximum Price) was	\$ 857,207.00
The net change by previously authorized Change Orders	\$ 135,479,263.93
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$ 136,336,470.93
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) <del>(decreased)</del> <del>(unchanged)</del> by this Change Order in the amount of	\$ 177,333.60
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	\$ 136,513,804.53
The Contract Time will be <del>(increased)</del> <del>(decreased)</del> (unchanged) by	( 0 ) days.
The new date of Substantial Completion will be	August 12th, 2025

*NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.*

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Precision Planning, Inc.  
ARCHITECT (Firm name)  
  
SIGNATURE  
B. Kent Snyder II, Vice President  
PRINTED NAME AND TITLE  
05/13/25  
DATE

McCarthy Barnsley, A Joint Venture II  
CONTRACTOR (Firm name)  
  
SIGNATURE  
  
PRINTED NAME AND TITLE  
  
DATE

Walton County, GA  
Comprehensive Program Services  
OWNER (Firm name)  
  
SIGNATURE  
John A. Worley  
PRINTED NAME AND TITLE  
6/24/25  
DATE

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



McCarthy + BARNsLEY A JOINT VENTURE

# PCCO #018

McCarthy Building Companies Inc.  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339  
Phone: (770) 980-8183

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Change Order #018: PCCO 018 - April 2025 Changes

<b>TO:</b>	<b>Walton County</b> Board of Commision - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe, Georgia 30655	<b>FROM:</b>	
<b>DATE CREATED:</b>	4/25/2025	<b>CREATED BY:</b>	Patrick Toomey (McCarthy Building Companies Inc)
<b>CONTRACT STATUS:</b>	Pending - In Review	<b>REVISION:</b>	0
<b>SCHEDULE IMPACT:</b>	0 days		
<b>CONTRACT FOR:</b>	1:Walton County Public Safety Complex	<b>TOTAL AMOUNT:</b>	\$177,333.60

### DESCRIPTION:

A portion of the amount of this change order is to be credited against the GMP contingency (construction contingency), although according to the contract, this change order should have resulted in an increase to the GMP. McCarthy is agreeable to charging the GMP contingency for the owner's convenience in consideration of the owner's commitment that in the event the remaining funds in the GMP contingency are not adequate, the owner agrees to add back to the GMP contingency an amount equal to the amount of this change order.

### ATTACHMENTS:

### POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
139	PCO 139 - RFI #507: Sheriff's Admin - Paint Clarifications in the High Bay Areas	0 days	\$0.00
142	PCO 142 - RFI #524 & RFI #527 Support Security Light Fixtures	0 days	\$18,334.79
143	PCO 143 - #534: Site/Plaza - Added Sidewalk & Drain Between Housing & Jail Support	0 days	\$0.00
144	PCO 144 - Vehicle Pole Barn - Colored Roof	0 days	\$0.00
145	PCO 145 - Housing Laundry Shelving	0 days	\$37,711.73
146	PCO 146 - Coroner OH Door - remote control	0 days	\$3,373.20
147	PCO 147 - #541: Jail Support - Dishwasher Exhaust Ductwork	0 days	\$91,027.36
148	PCO 148 - Paving Remediation North of Admin	0 days	\$0.00
149	PCO 149 - Labor for FF&E install	0 days	\$15,990.20
150	PCO 150 - Fiber Service Connection to Courthouse	0 days	\$10,896.32
<b>Total:</b>			<b>\$177,333.60</b>

### CHANGE ORDER LINE ITEMS:



McCARTHY + BARNSELEY A JOINT VENTURE

Item 7.1.

# PCCO #018

## PCO # 139 : PCO 139 - RFI #507: Sheriff's Admin - Paint Clarifications in the High Bay Areas

#	Cost Code	Description	Type	Amount
1	09900-09900.1000.00.00 - Painting & Wallco SC	Walls (182)	Subcontracts	\$16,962.28
2	01900-01900.0956.00.00 - Contingency		Allowances	(\$17,216.71)
Subtotal:				(\$254.43)
Sub Guard : 1.50% Includes Cost Type (1)				254.43
Bond: ≈ 0.56% Applies to All Line Items				0.00
Insurance : 1.35% Applies to All Line Items				0.00
Fee: 3.85% Applies to All Line Items				0.00
Grand Total:				\$0.00

## PCO # 142 : PCO 142 - RFI #524 & RFI #527 Support Security Light Fixtures

#	Cost Code	Description	Type	Amount
1	26000-26000.1000.00.00 - Electrical SC	RFI #524 - Furnish new security light fixtures	Subcontracts	\$26,209.00
2	09220-09220.1000.00.00 - Drywall SC	RFI #524 - Reframe 14 ceilings for security fixtures	Subcontracts	\$7,000.00
3	26000-26000.1000.00.00 - Electrical SC	RFI #527 - Shrink Wrap Power	Subcontracts	\$607.00
4	01900-01900.0956.00.00 - Contingency		Allowances	(\$17,000.00)
Subtotal:				\$16,816.00
Sub Guard : 1.50% Includes Cost Type (1)				507.24
Bond: ≈ 0.56% Applies to All Line Items				96.66
Insurance : 1.35% Applies to All Line Items				235.17
Fee: 3.85% Applies to All Line Items				679.72
Grand Total:				\$18,334.79

## PCO # 143 : PCO 143 - #534: Site/Plaza - Added Sidewalk & Drain Between Housing & Jail Support

#	Cost Code	Description	Type	Amount
1	03000-03000.1000.00.00 - Concrete SC	added sidewalk & drain at lint interceptor	Subcontracts	\$7,316.00
2	01900-01900.0956.00.00 - Contingency		Allowances	(\$7,425.74)
Subtotal:				(\$109.74)
Sub Guard : 1.50% Includes Cost Type (1)				109.74
Bond: ≈ 0.56% Applies to All Line Items				0.00
Insurance : 1.35% Applies to All Line Items				0.00
Fee: 3.85% Applies to All Line Items				0.00
Grand Total:				\$0.00

## PCO # 144 : PCO 144 - Vehicle Pole Barn - Colored Roof

#	Cost Code	Description	Type	Amount
1	10000-10000.1000.00.00 - McC Gen Wrks SC		Subcontracts	\$2,547.25
2	01900-01900.0956.00.00 - Contingency		Allowances	(\$2,585.46)
Subtotal:				(\$38.21)
Sub Guard : 1.50% Includes Cost Type (1)				38.21
Bond: ≈ 0.56% Applies to All Line Items				(0.00)
Insurance : 1.35% Applies to All Line Items				(0.00)
Fee: 3.85% Applies to All Line Items				(0.00)
Grand Total:				\$0.00



McCARTHY + BARNSELEY A JOINT VENTURE

Item 7.1.

# PCCO #018

## PCO # 145 : PCO 145 - Housing Laundry Shelving

#	Cost Code	Description	Type	Amount
1	11400-11400.1000.00.00 - Food Serv Equip SC	Laundry shelving	Subcontracts	\$35,104.56
Subtotal:				\$35,104.56
Sub Guard : 1.50% Includes Cost Type (1)				526.57
Bond: ≈ 0.56% Applies to All Line Items				198.82
Insurance : 1.35% Applies to All Line Items				483.70
Fee: 3.85% Applies to All Line Items				1,398.08
Grand Total:				\$37,711.73

## PCO # 146 : PCO 146 - Coroner OH Door - remote control

#	Cost Code	Description	Type	Amount
1	08330-08330.1000.00.00 - OH, Coiling Drs SC	2 remotes and 2 receivers for OH doors	Subcontracts	\$3,140.00
Subtotal:				\$3,140.00
Sub Guard : 1.50% Includes Cost Type (1)				47.10
Bond: ≈ 0.56% Applies to All Line Items				17.78
Insurance : 1.35% Applies to All Line Items				43.27
Fee: 3.85% Applies to All Line Items				125.05
Grand Total:				\$3,373.20

## PCO # 147 : PCO 147 - #541: Jail Support - Dishwasher Exhaust Ductwork

#	Cost Code	Description	Type	Amount
1	26000-26000.1000.00.00 - Electrical SC	Conduit Re-Work, Power to Exhaust Fans, Additional Breakers & disconnects	Subcontracts	\$9,318.31
2	23000-23000.1000.00.00 - HVAC SC	Install steel and aluminum duct connected to new exhaust fans	Subcontracts	\$55,960.71
3	09220-09220.1000.00.00 - Drywall SC	Remove and Replace ceiling grid	Subcontracts	\$4,134.09
4	22000-22000.1000.00.00 - Plumbing SC	Cut, raise, and re-insulate water lines above oven steel duct	Subcontracts	\$6,267.00
5	07500-07500.1000.00.00 - Membrane Roofing SC	Remove and reflash roof for exhaust fans	Subcontracts	\$5,451.58
6	21000-21000.2000.00.00 - Fire Protect Coord	Tie up and safe off sprinkler heads during duct install	Subcontracts	\$0.00
7	01250-01250.0272.00.00 - Overhead Protection	Floor Protection	Material	\$850.00
8	11400-11400.1000.00.00 - Food Serv Equip SC	Shroud above oven	Subcontracts	\$2,500.00
9	23000-23000.1000.00.00 - HVAC SC	Kitchen Equipment Controls	Subcontracts	\$17,940.00
10	01900-01900.0956.00.00 - Contingency		Allowances	(\$17,940.00)
Subtotal:				\$84,481.69
Sub Guard : 1.50% Includes Cost Type (1)				1,523.58
Bond: ≈ 0.56% Applies to All Line Items				479.91
Insurance : 1.35% Applies to All Line Items				1,167.55
Fee: 3.85% Applies to All Line Items				3,374.63
Grand Total:				\$91,027.36

## PCO # 148 : PCO 148 - Paving Remediation North of Admin

#	Cost Code	Description	Type	Amount
1	32120-32120.1000.00.00 - Asphalt Paving SC	Paving Remediate North Admin Road	Subcontracts	\$39,409.00
2	01900-01900.0956.00.00 - Contingency		Allowances	(\$40,000.14)
Subtotal:				(\$591.14)
Sub Guard : 1.50% Includes Cost Type (1)				591.14
Bond: ≈ 0.56% Applies to All Line Items				(0.00)
Insurance : 1.35% Applies to All Line Items				(0.00)
Fee: 3.85% Applies to All Line Items				(0.00)
Grand Total:				\$0.00



McCARTHY + BARNSELEY, A JOINT VENTURE

Item 7.1.

PCCO #018

PCO # 149 : PCO 149 - Labor for FF&E install

#	Cost Code	Description	Type	Amount
1	01100-01100.0117.00.00 - Field Engineer Labor	1 carpenter lead and 2 laborers for 15 work days	Material	\$15,108.00
Subtotal:				\$15,108.00
Sub Guard : 1.50% Includes Cost Type (1)				0.00
Bond: ≈ 0.56% Applies to All Line Items				84.30
Insurance : 1.35% Applies to All Line Items				205.10
Fee: 3.85% Applies to All Line Items				592.80
Grand Total:				\$15,990.20

PCO # 150 : PCO 150 - Fiber Service Connection to Courthouse

#	Cost Code	Description	Type	Amount
1	27000-27000.1000.00.00 - Communications		Subcontracts	\$10,143.00
Subtotal:				\$10,143.00
Sub Guard : 1.50% Includes Cost Type (1)				152.15
Bond: ≈ 0.56% Applies to All Line Items				57.45
Insurance : 1.35% Applies to All Line Items				139.76
Fee: 3.85% Applies to All Line Items				403.96
Grand Total:				\$10,896.32

The original (Contract Sum)	\$857,207.00
Net change by previously authorized Change Orders	\$135,479,263.93
The contract sum prior to this Change Order was	\$136,336,470.93
The contract sum would be changed by this Change Order in the amount of	\$177,333.60
The new contract sum including this Change Order will be	\$136,513,804.53
The contract time will not be changed by this Change Order by 0 days.	

Walton County

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe, Georgia 30655

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



		Allowance No.						PCCO-18 RFI		PCCO-18 RFI #534 -						RFI #542:	
Cat. No.	Cat. Name		Original Value	Current Value	Description	Notes	PCO 106 - GR Funding	PCCO-18 Admin Paint Walls Boxed Evidence	PCCO-18 RFI #524 - Security Light Fixtures in Padded Cells	Sidewalk and drainage at lint interceptor	PCCO-18 Vehicle Pole Barn - Roof Change	PCCO-18 Kitchen Equipment Controls	PCCO-18 - Paving North Admin	LVT direction in Admin corridor	Replace caulk at precast to CMU joints	Rework RPZ at CSI Lab and Booster Piping	
03000.2000.00.00	Foundation Over Excavation	1	\$ 75,000.00	\$ -													
31000.2000.00.00	Building Pad & Paving Over Excavation	2	\$ 65,000.00	\$ -													
31000.3000.00.00	Rock Excavation	3	\$ 25,000.00	\$ -													
31000.4000.00.00	Detention Pond De-Mucking	4	\$ 20,000.00	\$ 20,000.00													
03000.4000.00.00	Concrete Scanning & Coring		\$ 5,000.00	\$ 5,000.00			Reviewed with CPS 4/25	Reviewed PPI and CPS 3/13	Reviewed PPI and CPS 3/13	Reviewed CPS/PPI 4/2	Reviewed CPS/PPI 4/2	Reviewed PPI 4/23 & CPS 4/25	Reviewed PPI 4/23 & CPS 4/25	Pending	ROM	ROM	
01900.0956.00.00	Contingency	5	\$ 3,364,895.00	\$ 321,044.13			\$ 150,000.00	\$ 17,216.71	\$ 17,000.00	\$ 7,425.74	\$ 2,585.46	\$ 17,940.00	\$ 40,000.00	\$ 6,645.21	\$ 47,500.00	\$ 12,000.00	
SUBTOTALS			\$ 3,554,895.00	\$ 346,044.13			\$ 150,000.00	\$ 17,216.71	\$ 17,000.00	\$ 7,425.74	\$ 2,585.46	\$ 17,940.00	\$ 40,000.00	\$ 6,645.21	\$ 47,500.00	\$ 12,000.00	



McCarthy + Barnsley, A JOINT VENTURE

Item 7.1.

PCO #139

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #139: PCO 139 - RFI #507: Sheriff's Admin - Paint Clarifications in the High Bay Areas

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	139 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	2/27 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: PCO 139 - RFI #507: Sheriff's Admin - Paint Clarifications in the High Bay Areas

CHANGE REASON: Design Change

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #395 - RFI #507: Sheriff's Admin - Paint Clarifications in the High Bay Areas

Added paint to walls ONLY in Boxed Evidence Room per RFI #507.

### ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	09900-09900.1000.00.00 - Painting & Wallco SC	Walls (182)	Subcontracts	\$16,962.28
2	01900-01900.0956.00.00 - Contingency		Allowances	\$(17,216.71)
			Subtotal:	\$(254.43)
			Sub Guard :	\$254.43
			Bond:	\$0.00
			Insurance :	\$0.00
			Fee:	\$0.00
			Grand Total:	\$0.00



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #139

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

McCarthy Building Companies Inc.

SIGNATURE DATE

page 2 of 2

SIGNATURE DATE

Printed On: 2/27/ 2025 04 :43 PM



2360 Rockaway Industrial Bl  
 Conyers, GA 3001  
 770-760-1521

COP #: 19

DATE: 2/21/2025

Apex Job #: 24022

**COMPANY:** Barnsley/McCarthy  
**ATTN:** Patrick Toomey/ Josh Voss  
**via EMAIL:** [Patrick Toomey](#)  
**JOB NAME** Walton County Safety Complex  
**FROM:** Beth Thomas  
**LOCATION** Sheriff - Room 182 Boxed Evidence Storage  
  
**DESCRIPTION** Prep, blockfill and paint CMU with two coats of PreCat Epoxy in Room 182.  
**OF CHANGE:**

## WALLS

<b>LABOR:</b>	\$	5,802.30	105 MH Painter
<b>PUNCH:</b>	\$	552.60	10 MH
<b>MATERIAL</b>	\$	7,772.58	125 gal Blockfil, 48 gal Precat Epoxy plus sundries
<b>EQUIPMENT</b>	\$	350.00	Scissor
<b>MARK-UP</b>	\$	2,244.01	
<b>BOND:</b>	\$	240.79	1.44% Bond
<b>TOTAL</b>	\$	16,962.28	



McCarthy + Barnsley, A JOINT VENTURE

Item 7.1.

PCO #142

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #142: PCO 142 - RFI #524 & RFI #527 Support Security Light Fixtures

TO:	Walton County Board of Commision - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	142 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	3/12 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$18,334.79

POTENTIAL CHANGE ORDER TITLE: PCO 142 - RFI #524 & RFI #527 Support Security Light Fixtures

CHANGE REASON: RFI

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #401 - RFI #524 & RFI #527 Electrical Overhead Coordination

- RFI #524 - Light fixtures changed to detention in padded, slam, infirmary, and release rooms in jail support
- RFI #527 - Upsize electrical for FF&E inmate property sealer power.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	26000-26000.1000.00.00 - Electrical SC	RFI #524 - Furnish new security light fixtures	Subcontracts	\$26,209.00
2	09220-09220.1000.00.00 - Drywall SC	RFI #524 - Reframe 14 ceilings for security fixtures	Subcontracts	\$7,000.00
3	26000-26000.1000.00.00 - Electrical SC	RFI #527 - Shrink Wrap Power	Subcontracts	\$607.00
4	01900-01900.0956.00.00 - Contingency		Allowances	\$(17,000.00)
Subtotal:				\$16,816.00
Sub Guard :				\$507.24
Bond:				\$96.66
Insurance :				\$235.17
Fee:				\$679.72
Grand Total:				\$18,334.79



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #142

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

McCarthy Building Companies Inc.

SIGNATURE DATE

page 2 of 2

SIGNATURE DATE

Printed On: 3/12/ 2025 05 :02 PM

## Jones & Lanier Electric, Inc.



108 Parkwood Circle  
Carrollton, Georgia 30117

770-832-2902  
Fax -770-834-5500

February 27, 2025

### McCarthy / Barnsly Construction Group

Attn: Migual Matos  
Re: Walton County Jail – Change Request

Dear Migual,

We have reviewed drawing changes that we have been sent. Listed below is a breakdown of requested items for your review.

- Provide additional type U fixtures in the following areas:
- Provide type U fixture in lieu of type C fixture in padded cell areas. Rework conduits as required. Rooms 167, 168, 168, 170, 171, and 234 (265 and 266)  
**Total Cost \$13,497.00**
- Provide type U fixture in lieu of type C fixture in other listed cell areas. Rework conduits as required. Rooms 275, 276, 162, 163, 164, and 165  
**Total Cost \$12,712.00**

Note: Fixtures will take 4-6 weeks to ship once released.

If you have any questions concerning this proposal or if I can be of further assistance, please contact me. This pricing is firm for 30 days as listed above.

Sincerely,  
*Joseph Dedman*  
Joseph Dedman  
Vice President

<b>RFI #524</b>					
<b>167, 168, 169, 179, 171, and 234</b>					
265, 266					
<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>TOTAL</b>	<b>UNIT</b>	<b>TOTAL</b>
		<b>LABOR</b>	<b>LABOR</b>	<b>MATERIAL</b>	<b>MATERIAL</b>
			0		\$ -
Type U Fixture	13	1	13	350	\$ 4,550.00
Rework Conduits	7	8	56		\$ -
Rework Fixtures	12	1.5	18		\$ -
3/4" EMT		0.07	0	1.15	\$ -
3/4" EMT CONN			0	3	\$ -
3/4" EMT COUP			0	1	\$ -
3/4" EMT STRAP			0	1	\$ -
			0		\$ -
#12 THHN		0.007	0	0.2	\$ -
12/3 MC Cable	250	0.024	6		\$ -
MC Strap	40		0	0.75	\$ 30.00
1900 Box & Cover		0.25	0	5	\$ -
			0		\$ -
			0		\$ -
<b>TOTALS</b>			93		\$ 4,580.00
		TOTAL MATERIAL COST			\$ 4,580.00
		SALES TAX		0.07	\$ 320.60
		TOTAL LABOR		60	\$ 5,580.00
		SUPERVISION		90	\$ 1,255.50
		SUBTOTAL			\$ 11,736.10
		OVERHEAD & PROFIT		0.15	\$ 1,760.42
		TOTAL COST			\$ 13,496.52

<b>RFI #524 Fixture Change</b>					
<b>275, 276, 162, 163, 164, and 165</b>					
DESCRIPTION	QUANTITY	UNIT	TOTAL	UNIT	TOTAL
		LABOR	LABOR	MATERIAL	MATERIAL
			0		\$ -
Type U Fixture	14	1	14	350	\$ 4,900.00
Rework Conduits	7	8	56		\$ -
			0		\$ -
3/4" EMT		0.07	0	1.15	\$ -
3/4" EMT CONN			0	3	\$ -
3/4" EMT COUP			0	1	\$ -
3/4" EMT STRAP			0	1	\$ -
			0		\$ -
#12 THHN		0.007	0	0.2	\$ -
12/3 MC Cable	350	0.024	8.4		\$ -
MC Strap	60		0	0.75	\$ 45.00
1900 Box & Cover		0.25	0	5	\$ -
			0		\$ -
			0		\$ -
<b>TOTALS</b>			78.4		\$ 4,945.00
		TOTAL MATERIAL COST			\$ 4,945.00
		SALES TAX		0.07	\$ 346.15
		TOTAL LABOR		60	\$ 4,704.00
		SUPERVISION		90	\$ 1,058.40
		SUBTOTAL			\$ 11,053.55
		OVERHEAD & PROFIT		0.15	\$ 1,658.03
		TOTAL COST			\$ 12,711.58



McCarthy + Barnsley, A JOINT VENTURE

Item 7.1.

PCO #143

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #143: PCO 143 - #534: Site/Plaza - Added Sidewalk & Drain Between Housing & Jail Support

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	143 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/1 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: PCO 143 - #534: Site/Plaza - Added Sidewalk & Drain Between Housing & Jail Support

CHANGE REASON: RFI

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*  
CE #408 - #534: Site/Plaza - Added Sidewalk & Drain Between Housing & Jail Support

### ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	03000-03000.1000.00.00 - Concrete SC	added sidewalk & drain at lint interceptor	Subcontracts	\$7,316.00
2	01900-01900.0956.00.00 - Contingency		Allowances	\$(7,425.74)
			Subtotal:	\$(109.74)
			Sub Guard :	\$109.74
			Bond:	\$0.00
			Insurance :	\$0.00
			Fee:	\$0.00
			Grand Total:	\$0.00



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #143

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



**Metro Contracting**

100 HOSPITAL ROAD  
CANTON, GEORGIA 30114

## **CHANGE ORDER**

PROJECT:	WALTON COUNTY PSC.
PROJECT ADDRESS:	350 GEORGIA AVE.
PLANS DATED:	4/10/2024
REVISION:	
PROJECT LOG:	118-23
DATE QUOTED:	3/13/2025
SUBMITTED BY:	COREY CURRAN

## **CHANGE ORDER:**

<u>QUANTITY:</u>	<u>DESCRIPTION:</u>	<u>SIZE:</u>	<u>UNIT PRICE:</u>	<u>TOTAL:</u>
<b>ADDED DRAINAGE/ SIDEWALK/ C+G</b>				
71	6" PVC DRAIN + FITTINGS	LNFT	\$ 30.00	\$ 2,130.00
1	18X18 NDS GRATED INLET BOX	EACH	\$ 440.00	\$ 440.00
628	ADDED SIDEWALK	SQFT	\$ 7.00	\$ 4,396.00
1	DEMO EXISTING CURB TO DAYLIGHT NEW PIPE	LUMP	\$ 350.00	\$ 350.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>CHANGE ORDER GRAND TOTAL:</b>				<b>\$ 7,316.00</b>

**END OF CHANGE ORDER**

TITLE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

\*\*\* BY SIGNING YOU ARE AGREEING TO THE WORK AND THE PRICE ON THIS FORM \*\*\*



McCARTHY + BARNSELEY, A JOINT VENTURE

Item 7.1.

PCO #144

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #144: PCO 144 - Vehicle Pole Barn - Colored Roof

TO:	Walton County Board of Commision - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	144 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/1 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: PCO 144 - Vehicle Pole Barn - Colored Roof

CHANGE REASON: ASI

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #422 - Vehicle Pole Barn - Colored Roof

Change Pole barn roof from galvalume to colored.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	10000-10000.1000.00.00 - McC Gen Wrks SC		Subcontracts	\$2,547.25
2	01900-01900.0956.00.00 - Contingency		Allowances	\$(2,585.46)
			Subtotal:	\$(38.21)
			Sub Guard :	\$38.21
			Bond:	\$(0.00)
			Insurance :	\$(0.00)
			Fee:	\$(0.00)
			Grand Total:	\$0.00



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #144

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

McCarthy Building Companies Inc.

SIGNATURE DATE

page 2 of 2

SIGNATURE DATE

Printed On: 4/1/ 2025 07 :37 AM



McCARTHY + BARNSELEY, A JOINT VENTURE

Item 7.1.

PCO #145

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #145: PCO 145 - Housing Laundry Shelving

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	145 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/23 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$37,711.73

POTENTIAL CHANGE ORDER TITLE: PCO 145 - Housing Laundry Shelving

CHANGE REASON: ASI

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #425 - Housing Laundry Shelving

Provide and install L3, L5, L12 from laundry schedule for the Housing laundry room (Drawing 3.L4.1). Line item 87 not included. #87 is not shown on the floorplan.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	11400-11400.1000.00.00 - Food Serv Equip SC	Laundry shelving	Subcontracts	\$35,104.56
Subtotal:				\$35,104.56
Sub Guard :				\$526.57
Bond:				\$198.82
Insurance :				\$483.70
Fee:				\$1,398.08
Grand Total:				\$37,711.73



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #145

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

04/03/2025

## Quote

Project: WCPSC- Laundry Equipment Package

From: Boelter, LLC  
Russ Streett  
Boelter Companies  
3445 Breckinridge Blvd  
Duluth, GA 30096  
(630)632-6420  
rstreett@boelter.com

Job Reference Number: 129035

As trade policy continues to evolve, proposed tariffs could affect the cost of certain goods and materials. While the details of these tariffs are still being finalized, we are closely monitoring the situation to assess any potential impact on our pricing. Prices are subject to change as increases are passed along from manufactures and suppliers.

Item	Qty	Description	Sell	Sell Total
L3	9 ea	<b>CLEAN LAUNDRY CART</b> SOUTHEASTERN LAUNDRY EQUIPMENT SALES INC 51-2301 (DANDUX) MODEL 51-2301 - CLEAN LAUNDRY CART	\$2,063.00	\$18,567.00
L5	12 ea	<b>SOILED LAUNDRY CART</b> SOUTHEASTERN LAUNDRY EQUIPMENT SALES INC 40070016 (DANDUX) MODEL 40070016 - SOILED LAUNDRY CART	\$682.00	\$8,184.00
L12	1 ea	<b>FLOOR SCALE</b> Detecto FH-144-II (CARINAL-DETECTO) MODEL # FH-144-II	\$1,999.00	\$1,999.00
Z500	1 ea	<b>FREIGHT</b> FREIGHT	\$2,108.00	\$2,108.00
Z501	1 ea	<b>EQUIPMENT INSTALLATION</b> COMMERCIAL INSTALLATION SPECIALISTS	\$1,950.00	\$1,950.00
			Merchandise	\$32,808.00
			Subtotal	\$32,808.00
			Tax 7%	\$2,296.56
			Total	\$35,104.56



McCarthy + BARNsLEY, A JOINT VENTURE

Item 7.1.

PCO #146

McCarthy Building Companies Inc.  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339  
Phone: (770) 980-8183

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #146: PCO 146 - Coroner OH Door - remote control

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	146 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/23 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$3,373.20

POTENTIAL CHANGE ORDER TITLE: PCO 146 - Coroner OH Door - remote control

CHANGE REASON: Owner Directive

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #433 - Coroner OH Door - remote control  
Added 2 remote controls for Morgue OH doors.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	08330-08330.1000.00.00 - OH, Coiling Drs SC	2 remotes and 2 receivers for OH doors	Subcontracts	\$3,140.00
Subtotal:				\$3,140.00
Sub Guard :				\$47.10
Bond:				\$17.78
Insurance :				\$43.27
Fee:				\$125.05
Grand Total:				\$3,373.20

### Walton County

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



Metro Garage Doors  
P.O. Box 7  
Winston, GA 30187

Estimate 138832249  
Job  
Estimate Date 4/9/2025

#### Billing Address

McCarthy Building Companies, Inc.  
2727 Paces Ferry Road SE #Building Two - Suite 1600  
Atlanta, GA 30303

#### Job Address

Walton County Public Safety  
Baker Street  
Monroe, GA 30655 USA

#### Estimate Details

Receivers, Remotes : Install (2) receivers, (2) remotes

Service #	Description	Quantity	Your Price	Your Total
M04	Install (2) receivers and (2) remotes.	1.00	\$740.00	\$740.00
M04	Labor	1.00	\$2,400.00	\$2,400.00
<b>Potential Savings</b>				\$0.00
<b>Sub-Total</b>				\$3,140.00
<b>Tax</b>				\$0.00
<b>Total</b>				\$3,140.00

Thank you for choosing Metro Garage Doors

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Metro Garage Doors as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



McCarthy + Barnsley, A JOINT VENTURE

Item 7.1.

PCO #147

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #147: PCO 147 - #541: Jail Support - Dishwasher Exhaust Ductwork

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	147 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/23 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$91,027.36

POTENTIAL CHANGE ORDER TITLE: PCO 147 - #541: Jail Support - Dishwasher Exhaust Ductwork

CHANGE REASON: RFI

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #423 - #541: Jail Support - Dishwasher Exhaust Ductwork

1. Ivey: Two added exhaust fans, exhaust ductwork for dishwasher, black steel exhaust ductwork for oven, new sized MS-1 burglar bars, new transfer ductwork
2. Crabapple: cut open roof and reflash roof for two exhaust fans
3. WGE: interlock switches for exhaust fans on wall, power to exhaust fans
4. Mulkey: remove and replace ceiling grid
5. SOMECH: raise plumbing lines to make room for exhaust duct
6. Advantage: rework and safe off sprinkler heads to make room for exhaust duct
7. Boelter: Added shroud above oven to cover exhaust duct
8. Floor protection

### ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	26000-26000.1000.00.00 - Electrical SC	Conduit Re-Work, Power to Exhaust Fans, Additional Breakers & disconnects	Subcontracts	\$9,318.31
2	23000-23000.1000.00.00 - HVAC SC	Install steel and aluminum duct connected to new exhaust fans	Subcontracts	\$55,960.71
3	09220-09220.1000.00.00 - Drywall SC	Remove and Replace ceiling grid	Subcontracts	\$4,134.09
4	22000-22000.1000.00.00 - Plumbing SC	Cut, raise, and re-insulate water lines above oven steel duct	Subcontracts	\$6,267.00
5	07500-07500.1000.00.00 - Membrane Roofing SC	Remove and reflash roof for exhaust fans	Subcontracts	\$5,451.58
6	21000-21000.2000.00.00 - Fire Protect Coord	Tie up and safe off sprinkler heads during duct install	Subcontracts	\$0.00
7	01250-01250.0272.00.00 - Overhead Protection	Floor Protection	Material	\$850.00
8	11400-11400.1000.00.00 - Food Serv Equip SC	Shroud above oven	Subcontracts	\$2,500.00
9	23000-23000.1000.00.00 - HVAC SC	Kitchen Equipment Controls	Subcontracts	\$17,940.00



McCARTHY + BARNSELY, A JOINT VENTURE

Item 7.1.

PCO #147

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

#	Cost Code	Description	Type	Amount
10	01900-01900.0956.00.00 - Contingency		Allowances	\$(17,940.00)
Subtotal:				\$84,481.69
Sub Guard :				\$1,523.58
Bond:				\$479.91
Insurance :				\$1,167.55
Fee:				\$3,374.63
Grand Total:				\$91,027.36

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



McCarthy + BARNsLEY, A JOINT VENTURE

McCarthy Building Companies Inc.  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339  
Phone: (770) 980-8183

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Jail Support - Dishwasher Exhaust Ductwork

TO:	Kent Snyder Rasna Khosa Ricardo Garcia-Baez Leanne Exum	FROM:	Joshua Voss (McCarthy Building Companies Inc)
DATE INITIATED:	04/01/2025	STATUS:	Closed on 04/04/25
LOCATION:		DUE DATE:	04/08/2025
COST CODE:		REFERENCE:	Reference drawings 2.M2.2, 2.K1.2, & 2.K6.0
COST IMPACT:	Yes (Unknown)	SCHEDULE IMPACT:	TBD
DRAWING NUMBER:	2.M2.2, 2.K1.2, 2.K6.0	SPEC SECTION:	
LINKED DRAWINGS:			
CRITICAL:	Yes		
RECEIVED FROM:	Wooten Kip (Barnsley Construction Group)		
COPIES TO:			

### Question from Joshua Voss (McCarthy Building Companies Inc) at 01:14 PM on 04/01/2025

Reference drawings 2.M2.2, 2.K1.2, & 2.K6.0

Item 51 on drawing 2.K1.2 (Hobart Conveyor Dishwasher) is shown to have two vent hoods that enter the ceiling and connect to the building's ductwork. Detail 3/2.K6.0 details how the exhaust duct should connect to the dryer and exit through the ceiling. Drawing 2.M2.2 does not show overhead ductwork connecting to the dishwasher. Please provide drawings for the overhead ductwork to connect to the dishwasher, an exit location for the exhaust, and please advise if an exhaust fan is needed.

#### Attachments:

[RFI #541 -Jail Support - Dishwasher Exhaust Ductwork\\_TO AE.pdf](#)

**Official Response:** Leanne Exum () responded on Thursday, April 3rd, 2025 at 12:37PM EDT

Refer to attached revised sheets 2.M2.2, 2.M2.5, and 2.M5.1 and response from electrical engineer below.

**For the 1/2hp fan, I would feed from a 20A/1P in Panel LK and feed with 2#12,#12G in 0.75"C.**

**For the 1/6hp fan, I would feed from a 15A/1P in Panel LK and feed with 2#12,#12G in 0.75"C.**

#### Attachments:

[400 - 2.Mechanical - Rev #24.pdf](#)

### All Replies:

#### Response from Leanne Exum at 12:37 PM on 04/03/2025

Refer to attached revised sheets 2.M2.2, 2.M2.5, and 2.M5.1 and response from electrical engineer below.

**For the 1/2hp fan, I would feed from a 20A/1P in Panel LK and feed with 2#12,#12G in 0.75"C.**

**For the 1/6hp fan, I would feed from a 15A/1P in Panel LK and feed with 2#12,#12G in 0.75"C.**

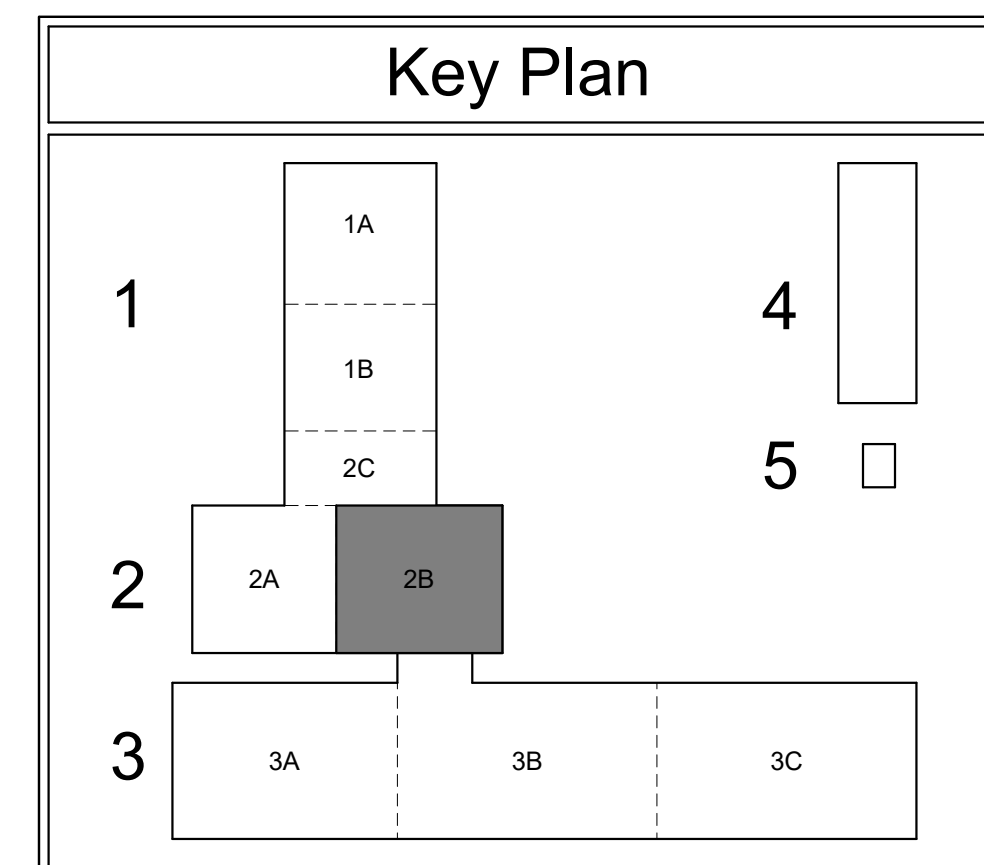
#### Attachments:

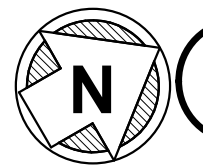
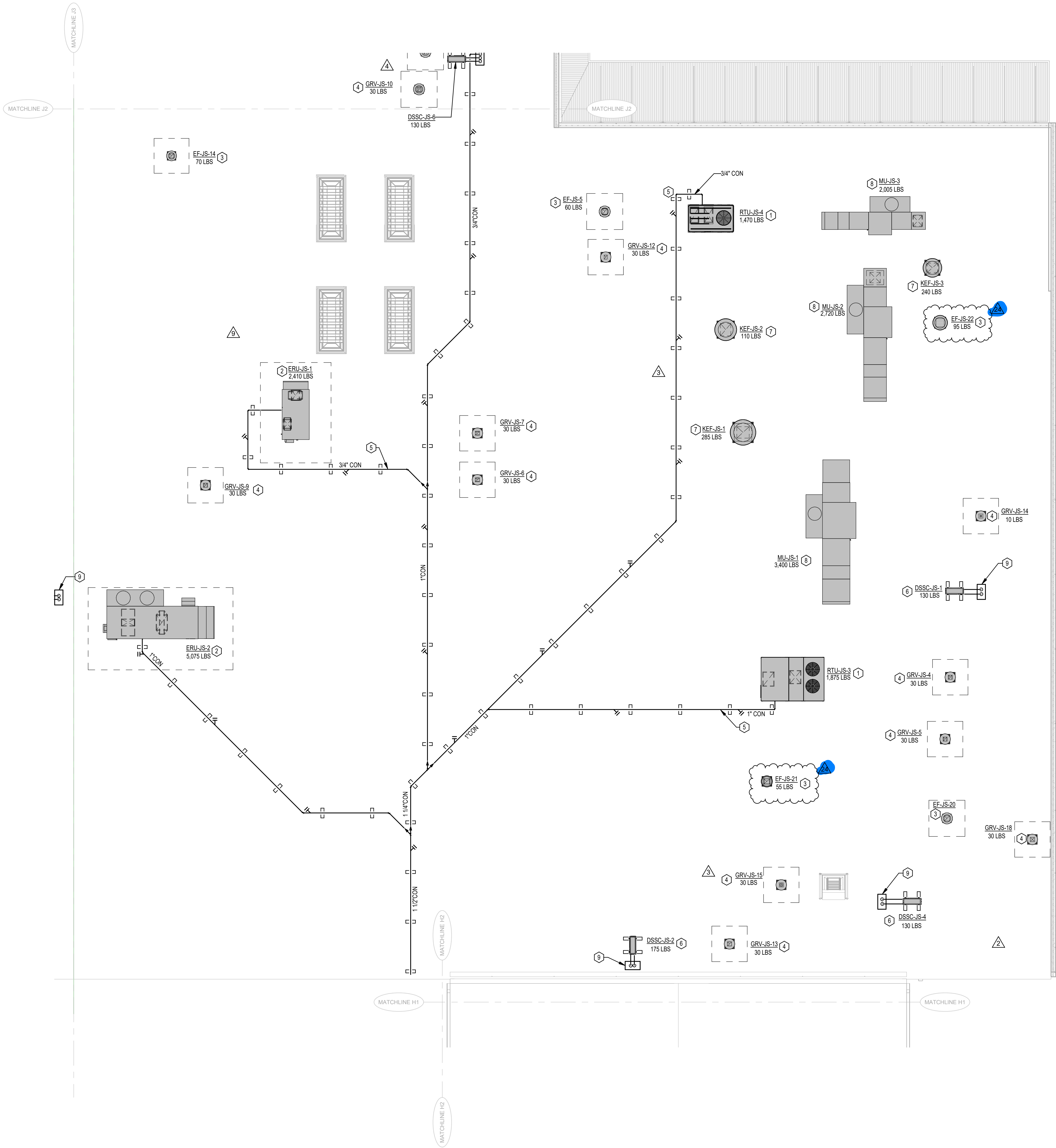
[400 - 2.Mechanical - Rev #24.pdf](#)

BY

DATE

COPIES TO



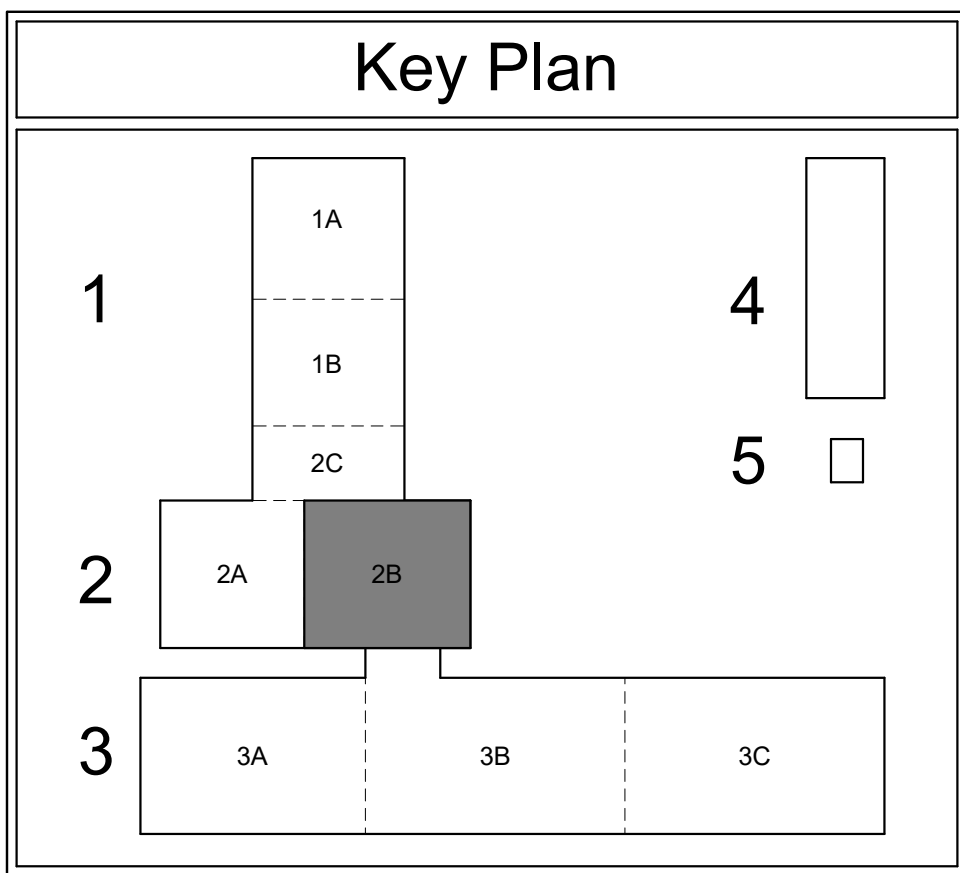


**1**  
SCALE: 1/8" = 1'-0"  
1/8" = 1'-0"  
SCALE  
FEET

**JAIL SUPPORT HVAC PART PLAN - ZONE B - ROOF**

**KEY NOTES - 1/2.M2.5**

- NEW ROOFTOP AIR CONDITION UNIT. SEE DETAILS 3 & 4 ON 2.M4.1 AND SCHEDULE ON 2.M5.1.
- NEW ENERGY RECOVERY UNIT. SEE DETAILS 3 & 4 ON 2.M4.1 AND SCHEDULE ON 2.M5.1.
- NEW ROOF MOUNTED EXHAUST FAN. SEE DETAIL 6 ON 2.M4.1 AND SCHEDULE ON 2.M5.1.
- NEW GRAVITY ROOF VENTILATOR. SEE SCHEDULE ON 2.M5.1.
- ROUTE CONDENSATE LINE TO NEAREST GUTTER. PROVIDE ROOF PIPE SUPPORTS AT EVERY 8'-0" INTERVAL IN ORDER TO MAINTAIN A SLOPE OF 1/8" PER 12". PROVIDE WYE FITTING AND CAP EVERY 20'-0" (+/- 4'-0") FOR CLEANOUT. COORDINATE ROUTING WITH ARCHITECTURAL AND PLUMBING PLANS. SEE DETAIL 5 ON 2.M4.1.
- NEW DUCTLESS SPLIT SYSTEM OUTDOOR UNIT. MOUNT UNIT ON SUPPORT RAILS. PROVIDE LEVEL INSTALLATION SO THAT THE SUPPORT RAILS ARE 2'-0" ABOVE THE HIGHEST POINT OF THE ROOF AT FINAL LOCATION. SEE DETAILS 15 & 16 ON 2.M4.1 AND SCHEDULE ON 2.M5.1.
- NEW KITCHEN EXHAUST FAN. SEE DETAIL 2 ON 2.M4.2 AND EXHAUST FAN SCHEDULE ON 2.M5.1.
- NEW MAKE-UP AIR UNIT. SEE DETAILS 3 & 4 ON 2.M4.1 AND SCHEDULE ON 2.M5.1.
- PROVIDE NEW ROOF PIPE VAULT FOR ROOF PIPING PENETRATIONS. BASIS OF DESIGN IS VAULT BY ROOF PENETRATION HOUSINGS.



© 2022  
PRECISION PLANNING, INC.  
ALL RIGHTS RESERVED.

THESE CONSTRUCTION DOCUMENTS  
AND ANY PARTS THEREOF ARE  
THE PROPERTY OF PRECISION  
PLANNING, INC. AND ARE TO BE  
USED ONLY FOR THE PROJECT AND  
SITE SPECIFICALLY IDENTIFIED  
HEREIN. ANY REUSE OR  
REPRODUCTION OF THESE  
DOCUMENTS WITHOUT THE  
WRITTEN PERMISSION OF  
PRECISION PLANNING, INC.  
IS PROHIBITED.

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
TIMOTHY L. WORTH  
14742

**STAMP**

**PRECISION**  
Planning Inc.  
planners • engineers • architects • surveyors  
400 Pike Boulevard, Lawrenceville, GA 30046  
770.338.8000 • www.ppai.us

**Walton County Public Safety Complex  
- Jail Support Building**  
BAKER STREET  
MONROE, GA 30655  
LAND LOTS 71, 72, 101 & 102, 3RD DISTRICT

**HVAC NEW WORK -  
ZONE B - ROOF**

DESIGN	CPA	CPA	TLN
DRAWN	CPA	CPA	TLN
CHECKED	CPA	CPA	TLN

DATE	DESCRIPTION
04/26/23	FIRE MARSHAL REVIEW SET
05/08/23	BUILDING PLAN REVIEW
09/29/23	FOUNDATIONS AND DEC DRAWINGS RELEASE
10/17/23	RELEASE FOR PERMIT
12/18/23	CONFORMED DOCUMENTS FOR CONSTRUCTION
05/03/24	HVAC COORDINATION - JAIL SUPPORT
04/02/25	KITCHEN REMEDIATION

12/18/23  
DATE  
A21-061  
PROJ. NUMBER  
FILE NAME  
FILE NUMBER

**2.M2.5**

**RELEASE**

**PROJECT TITLE**

**SHEET TITLE**

**99**

## ENERGY RECOVERY UNIT SCHEDULE

MARK	SERVES	LOCATION	TYPE	ENTHALPY WHEEL SECTION										EXHAUST FAN		COOLING COIL		HOT GAS REHEAT COIL		HEATING COIL				VOLTAGE	WEIGHT (LBS)	DESIGN BASIS	REMARKS			
				CFM	ESP	TYPE	HP	OSA SUPPLY FAN	LAT DB/WB	CFM	ESP	TYPE	HP	ERV EW EXH EAT DB/WB	TOTAL CAP / SENS. CAP. (MBH)	EAT (DB / WB)	LAT (DB / WB)	CAPACITY	LAT (DB / WB)	TYPE	INPUT / OUTPUT CAPACITY (MBH)	EAT (DB / WB)	LAT							
ERU-JS-1	HOLDING CELLS	ROOF	CV	1,635	1.0"	DIRECT DRIVE	1	SUMMER: 84°F / 74°F WINTER: 101°F		SUMMER: 83.9°F / 68.9°F WINTER: 53.7°F / 42.2°F	Δ	1,635	1.0"	DIRECT DRIVE	1-1/2	SUMMER: 80°F/66°F WINTER: 72°F/54°F	Δ	95.8/61.4	83.9°F/68.9°F	51.7°F/51.5°F	40 MBH	73.0°F / 58.7°F	NAT. GAS	100 / 80	53.7°F/42.2°F	89.2°F	480V/3Ø	2,410	TRANE OAB084	1, 2, 3, 4, 5, 6, 7, 9, 11, 12
ERU-JS-2	INFIRMARY	ROOF	VAV	4,560	1.0"	DIRECT DRIVE	3	SUMMER: 84°F / 74°F WINTER: 101°F		SUMMER: 83.9°F / 69.1°F WINTER: 53.6°F / 41.7°F	Δ	4,560	1.0"	DIRECT DRIVE	3	SUMMER: 80°F/66°F WINTER: 72°F/54°F		241.6 / 152.9	83.9°F/69.1°F	50.6°F/50°F	94 MBH	73.0°F / 60.1°F	NAT. GAS	200 / 160	53.6°F/41.7°F	55°F	480V/3Ø	5,075	TRANE OAD200	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12
ERU-JS-3	MEDICAL CELLS	ROOF	CV	2,610	1.0"	DIRECT DRIVE	2	SUMMER: 84°F / 74°F WINTER: 101°F		SUMMER: 83.9°F / 69.1°F WINTER: 53.5°F / 42.7°F		2,610	1.0"	DIRECT DRIVE	1-1/2	SUMMER: 80°F/66°F WINTER: 72°F/54°F		150.6/ 96.0	83.9°F/69.1°F	50.6°F/50.1°F	66 MBH	73.0°F / 59.0°F	NAT. GAS	150 / 120	53.5°F/41.7°F	95.9°F	480V/3Ø	4,770	TRANE OAD012	1, 2, 3, 4, 5, 6, 7, 9, 11, 12
ERU-JS-4	INMATE STORAGE	ROOF	CV	5,575	1.0"	DIRECT DRIVE	2 @ 6 HP	SUMMER: 84°F / 74°F WINTER: 101°F		SUMMER: 83.8°F / 68.8°F WINTER: 54.3°F / 42.7°F		5,575	1.0"	DIRECT DRIVE	2 @ 6 HP	SUMMER: 80°F/66°F WINTER: 72°F/54°F		307.2 / 199.9	83.8°F/68.8°F	51.2°F/50.1°F	130 MBH	73.0°F / 59.7°F	NAT. GAS	250 / 202.5	54.3°F/42.7°F	87.3°F	480V/3Ø	5,850	TRANE OAG300	1, 2, 3, 4, 5, 6, 7, 9, 10, 12

1. PROVIDE UNIT WITH 12" SOLID BOTTOM ROOF CURB, HINGED ACCESS PANELS, DIGITAL SCROLL COMPRESSOR, MODULATING HOT-GAS RE-HEAT COIL, THRU-BASE ELECTRICAL CONNECTION, SLOPED DRAIN PAN, SUPPLY AIR SMOKE DETECTOR, NON-POWERED CONVENIENCE OUTLET, AND DISCONNECT SWITCH.
2. FAN & PIPING DOES NOT INCLUDE FILTERS. SIZE FAN FOR MID-LEAF FILTER(S).
3. PROVIDE 2" FILTER RACK ON OUTSIDE AIR INTAKE AND EXHAUST AIR UPSTREAM OF HEAT WHEEL.
4. HEAT WHEEL SHALL BE ALUMINUM.
5. PROVIDE UNIT WITH FULL BACNET CAPABILITY.
6. PROVIDE 18" HIGH ROOF CURB SLOPED TO MATCH THE ROOF FOR A LEVEL INSTALLATION.
7. PROVIDE HAL GUARDS AND STAINLESS STEEL HEAT EXCHANGER.
8. PROVIDE CONTROLS AND ALL UNIT INFRASTRUCTURE FOR MULTI-ZONE VAV DISCHARGE AIR TEMPERATURE CONTROL WITH SUPPLY FAN VFD WITH SHAFT GROUNDING RING.
9. PROVIDE DUAL POINT POWER SUPPLY THROUGH UNIT BASE FOR SUPPLY AND EXHAUST FANS.
10. PROVIDE SINGLE POINT POWER SUPPLY THROUGH UNIT BASE.
11. PROVIDE MAXIMUM SECURITY BAR GRILLE AT DUCT CONNECTION. MAXIMUM SECURITY BAR GRILLE SHALL HAVE 3/4" RODS SPACED AT 6" ON CENTER VERTICALLY AND HORIZONTALLY. PROVIDE WITH 1-1/2" x 1-1/2" x 3/16" FILED WELDED SLEEVE SIZED TO MATCH UNIT CONNECTION.
12. PROVIDE UNIT MOUNTED VFD WITH NEMA 3 ENCLOSURE.

## ROOF TOP UNIT SCHEDULE

MARK	SERVES	TYPE	NOMINAL TONS	FAN					DX COOLING COIL			HOT GAS REHEAT		HEATING COIL				FILTER TYPE	OUTSIDE AIR			VOLTAGE	WEIGHT (LBS)	DESIGN BASIS	REMARKS	
				CFM	MIN. CFM	ESP	HP	RPM	EAT DB/WB	LAT DB/WB	CAPACITY (MBH) TOTAL/SENS	CAPACITY	LAT	TYPE	EAT DB	LAT DB	INPUT / OUTPUT CAPACITY (MBH)		MIN. CFM	SUMMER EAT DB	WINTER EAT					
RTUJS-1	JAIL ADMIN	VAV	25	7,445	1,875	2.0"	4.7	1,639	80°F/67°F	55°F	272.4/ 190.4	-	-	NAT. GAS	25°F	55°F	320.0 / 259.2	2"	MERV 8	1,500	94°F/74°F	10°F	480V/3Ø	2,745	TRANE YJS300	1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 15
RTUJS-2	JAIL INTAKE	VAV	20	6,700	1,750	2.0"	3.1	1,478	80°F/67°F	55°F	244.2/ 175.5	-	-	NAT. GAS	25°F	55°F	320.0 / 259.2	2"	MERV 8	1,390	94°F/74°F	10°F	480V/3Ø	2,680	TRANE YJS240	1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 15
RTUJS-3	KITCHEN	CV	15	4,335	1,085	2.0"	3.1	1,610	80°F/67°F	55°F	151.3/ 110.4	88.9 MBH	70°F	NAT. GAS	60°F	90°F	150.0 / 121.5	2"	MERV 8	810	94°F/74°F	10°F	480V/3Ø	1,875	TRANE YJS150	1, 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15
RTUJS-4	EMPLOYEE DINING	CV	7.5	2,870	720	1.5"	3.1	1,231	80°F/67°F	55°F	94.3/ 71.4	47.5 MBH	70°F	NAT. GAS	60°F	90°F	120.0 / 97.2	2"	MERV 8	570	94°F/74°F	10°F	480V/3Ø	1,470	TRANE YJS090	1, 2, 4, 5, 6, 9, 10, 11, 12, 13, 15

1. AMBIENT DESIGN CONDITIONS: 85°F DB/ 75°F WB, WINTER 10°F; SUMMER RETURN 77°F DB/ 64°F WB, WINTER RETURN 65°F DB & 39% RH.
2. PROVIDE UNIT WITH AIR-SIDE ECONOMIZER WITH MOTORIZED INTAKE & EXHAUST HOODS, MODULATING CONTROL DAMPERS FOR RETURN AND OUTSIDE AIR. ECONOMIZER SHALL BE 2022 ECC COMPLIANT FOR FAULT DETECTION AND DIAGNOSTICS FAN, TEMPERATURE AND CONTROL SENSORS, AND COMPATIBLE THERMOSTAT. ECONOMIZER SHALL HAVE A MINIMUM EFFICIENCY OF 80%.
3. PROVIDE UNIT WITH POWERED EXHAUST FANS FOR BAROMETRIC RELIEF.
4. PROVIDE HINGED ACCESS DOORS TO FAN, COILS, AND FILTERS FOR A TOOL-LESS ACCESS.
5. PROVIDE UNIT MOUNTED SMOKE DETECTOR ON SUPPLY AIR SIDE.
6. PROVIDE DUAL POINT POWER SUPPLY THROUGH UNIT BASE FOR COOLING AND HEATING.
7. PROVIDE SINGLE POINT POWER SUPPLY THROUGH UNIT BASE.
8. VAV ROOFTOP UNIT. PROVIDE CONTROLS AND ALL UNIT INFRASTRUCTURE FOR MULTI-ZONE VAV DISCHARGE AIR TEMPERATURE CONTROL WITH SUPPLY FAN VFD WITH SHAFT GROUNDING RING.
9. PROVIDE UNIT WITH HOT GAS DE-ALUMINATION.
10. PROVIDE UNIT WITH FULL BACNET CAPABILITY.
11. PROVIDE 18" HIGH ROOFTOP CURB SLOPED TO MATCH THE ROOF FOR A LEVEL INSTALLATION.
12. PROVIDE HAL GUARDS AND STAINLESS STEEL HEAT EXCHANGER.
13. PROVIDE FACTORY MOUNTED OUTSIDE AIR FLOW-MONITORING STATION.
14. PROVIDE MAXIMUM SECURITY BAR GRILLE AT DUCT CONNECTION. MAXIMUM SECURITY BAR GRILLE SHALL HAVE 3/4" RODS SPACED AT 6" ON CENTER VERTICALLY AND HORIZONTALLY. PROVIDE WITH 1-1/2" x 1-1/2" x 3/16" FILED WELDED SLEEVE SIZED TO MATCH UNIT CONNECTION.
15. PROVIDE UNIT MOUNTED VFD WITH NEMA 3 ENCLOSURE.

## MAKE-UP AIR UNIT SCHEDULE

MARK	FAN QUANTITY	CFM	ESP (IN. W.G.)	HP	HEATING COIL			VOLTAGE	WEIGHT (LBS)	DESIGN BASIS	NOTES	
					TYPE	TOTAL CAPACITY (INPUT / OUTPUT)	EAT					LAT
MU-JS-1	1	4,920	0.5"	5	NATURAL GAS	346.5 MBH / 318.8 MBH	10°F	70°F	480V/3Ø	1,250	GREENHECK DGX-P120	1, 2, 3, 4, 5, 6, 7
MU-JS-2	1	3,390	0.5"	2	NATURAL GAS	238.8 MBH / 219.7 MBH	10°F	70°F	480V/3Ø	880	GREENHECK DGX-P116	1, 2, 3, 4, 5, 6, 7
MU-JS-3	1	2,731	0.5"	2	NATURAL GAS	205.0 MBH / 188.6 MBH	10°F	70°F	480V/3Ø	1,170	GREENHECK DGX-P115	1, 2, 3, 4, 5, 6, 7

1. PROVIDE UNIT WITH INVERTER DUTY MOTORS SUITABLE FOR OPERATION WITH VARIABLE SPEED DRIVES.
2. PROVIDE FACTORY MOUNTED VFD'S WITH NEMA 3 ENCLOSURE.
3. PROVIDE FIELD MOUNTED SMOKE DETECTORS ON SUPPLY AIR DISCHARGE.
4. PROVIDE MOTORIZED BACKDRAFT DAMPER.
5. MANUFACTURER PROVIDED THERMOSTAT AND RELAY.
6. PROVIDE 12" HIGH ROOF CURB & SLOPED TO MATCH ROOF TO PROVIDE A LEVEL INSTALLATION.
7. UNIT SHALL INCLUDE BACNET CARD OR BE BACNET COMPATIBLE.

## PIU SCHEDULE

MARK	SERVED BY	INLET SIZE	PRIMARY VAV				FAN		ELECTRIC HEAT			BASIS OF DESIGN	REMARKS
			MAX CFM	MIN CFM	PRESS. DROP (IN. W.G.)	FAN CFM	HP	VOLTAGE	KW	STEPS	VOLTAGE		
PIU-JS-1-1	RTU-JS-1	8"	740	225	0.16"	445	1/3	277V/1Ø	5	2	480V/3Ø	TITUS DTOP	1, 2, 3
PIU-JS-1-2	RTU-JS-1	6"	225	70	0.18"	135	1/6	277V/1Ø	1	2	277V/1Ø	TITUS DTOP	1, 2, 3
PIU-JS-1-3	RTU-JS-1	10"	1,275	385	0.31"	765	1/3	277V/1Ø	8	2	480V/3Ø	TITUS DTOP	1, 2, 3
PIU-JS-1-4	RTU-JS-1	8"	645	195	0.22"	390	1/4	277V/1Ø	4	2	480V/3Ø	TITUS DTOP	1, 2, 3
PIU-JS-1-5	RTU-JS-1	10"	1,020	310	0.20"	610	1/3	277V/1Ø	6	2	480V/3Ø	TITUS DTOP	1, 2, 3
PIU-JS-2-1	RTU-JS-2	6"	230	70	0.24"	140	1/6	277V/1Ø	1	2	277V/1Ø	TITUS DTOP	1, 2, 3
PIU-JS-2-2	RTU-JS-2	10"	1,025	310	0.20"	615	1/3	277V/1Ø	6	2	480V/3Ø	TITUS DTOP	1, 2, 3
PIU-JS-2-3	RTU-JS-2	8"	590	180	0.19"	355	1/4	277V/1Ø	4	2	480V/3Ø	TITUS DTOP	1, 2, 3

1. PROVIDE MANUFACTURER'S HANGER BRACKET.
2. CONTRACTOR TO COORDINATE RIGHT HAND/LEFT HAND CONFIGURATIONS PRIOR TO ORDERING EQUIPMENT.
3. PROVIDE ACCESS DOOR, WITH QUARTER TURN SASH LATCHES, UPSTREAM OF THE HEATING COIL.

## UNIT HEATER SCHEDULE

MARK	SERVES	TYPE	FUEL TYPE	CAPACITY	VOLTAGE	DESIGN BASIS	REMARK
UHS-JS-1	208 - LOADING DOCK	STRUCTURE MOUNTED	ELECTRIC	5 KW	208V / 3Ø	QMARK MUH05-H1	1, 2
UHS-JS-2	262 - V. SALLYPORT	STRUCTURE MOUNTED	NAT. GAS	75.0 MBH / 62.25 MBH	120V / 1Ø	REZNOR UDX75	1, 2, 3, 4
UHS-JS-3	262 - V. SALLYPORT	STRUCTURE MOUNTED	NAT. GAS	75.0 MBH / 62.25 MBH	120V / 1Ø	REZNOR UDX75	1, 2, 3, 4
UHS-JS-4	262 - V. SALLYPORT	STRUCTURE MOUNTED	NAT. GAS	75.0 MBH / 62.25 MBH	120V / 1Ø	REZNOR UDX75	1, 2, 3, 4
UHS-JS-5	100 - VESTIBULE	CEILING MOUNTED	ELECTRIC	4 KW	208V / 1Ø	QMARK EFF4008	1, 2
UHS-JS-6	209 - BOLLER	STRUCTURE MOUNTED	ELECTRIC	5 KW	208V / 3Ø	QMARK MUH05-H1	1, 2

1. PROVIDE UNIT MOUNTED DISCONNECT.
2. PROVIDE UNIT MOUNTED THERMOSTAT.
3. PROVIDE STEPDOWN TRANSFORMER.
4. CAPACITIES SHOWN ARE INPUT / OUTPUT.

## GRAVITY ROOF VENTILATOR SCHEDULE

TAG	SERVES	AIR SYSTEM	CFM	MAX ESP	WIDTH	LENGTH	MODEL	NOTES
GRV-JS-1	EF-JS-1	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-2	EF-JS-2	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-3	EF-JS-3	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-4	EF-JS-4	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-5	EF-JS-5	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-6	EF-JS-6	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-7	EF-JS-7	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-8	EF-JS-8	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-9	EF-JS-9	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-10	EF-JS-10	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-11	EF-JS-11	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-12	EF-JS-12	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-13	EF-JS-13	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-14	EF-JS-14	EXHAUST	75	<0.01" W.G.	20"	20"	GREENHECK GRSR-8	1, 2
GRV-JS-15	DSSA-JS-4 & 5	OUTSIDE AIR	40	<0.01" W.G.	20"	20"	GREENHECK GRSI-8	1, 2, 3
GRV-JS-16	EF-JS-15/16	OUTSIDE AIR	4,955	0.12" W.G.	46"	46"	GREENHECK GRSI-36	1, 2, 3, 4
GRV-JS-17	EF-JS-16	OUTSIDE AIR	4,955	0.12" W.G.	46"	46"	GREENHECK GRSI-36	1, 2, 3, 4
GRV-JS-18	EF-JS-20	OUTSIDE AIR	310	0.12" W.G.	20"	20"	GREENHECK GRSI-8	1, 2, 3
GRV-JS-19	EF-JS-19	EXHAUST	75	0.12" W.G.	20"	20"	GREENHECK GRSR-8	1, 2

1. PROVIDE 12" HIGH ROOF CURB & SLOPED TO MATCH ROOF TO PROVIDE A LEVEL INSTALLATION.
2. PROVIDE 3/4" MESH BROSSCREEN AT DUCT CONNECTION.
3. PROVIDE GRAVITY BACKDRAFT DAMPER.
4. PROVIDE MAXIMUM SECURITY BAR GRILLE AT DUCT CONNECTION. MAXIMUM SECURITY BAR GRILLE SHALL HAVE 3/4" RODS SPACED AT 6" ON CENTER VERTICALLY AND HORIZONTALLY. PROVIDE WITH 1-1/2" x 1-1/2" x 3/16" FILED WELDED SLEEVE SIZED TO MATCH UNIT CONNECTION.

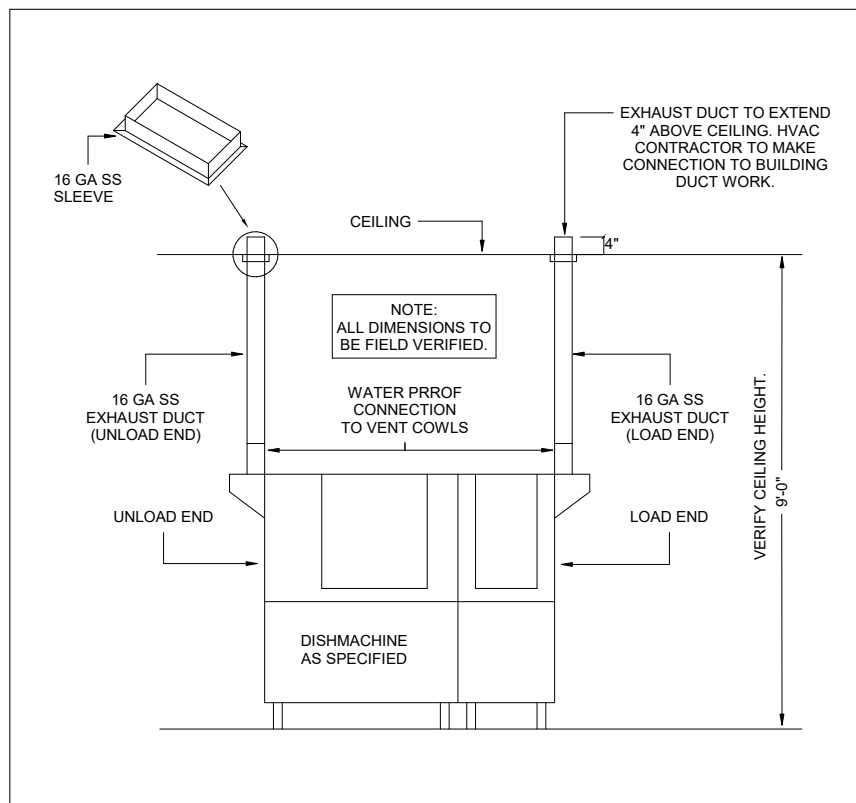
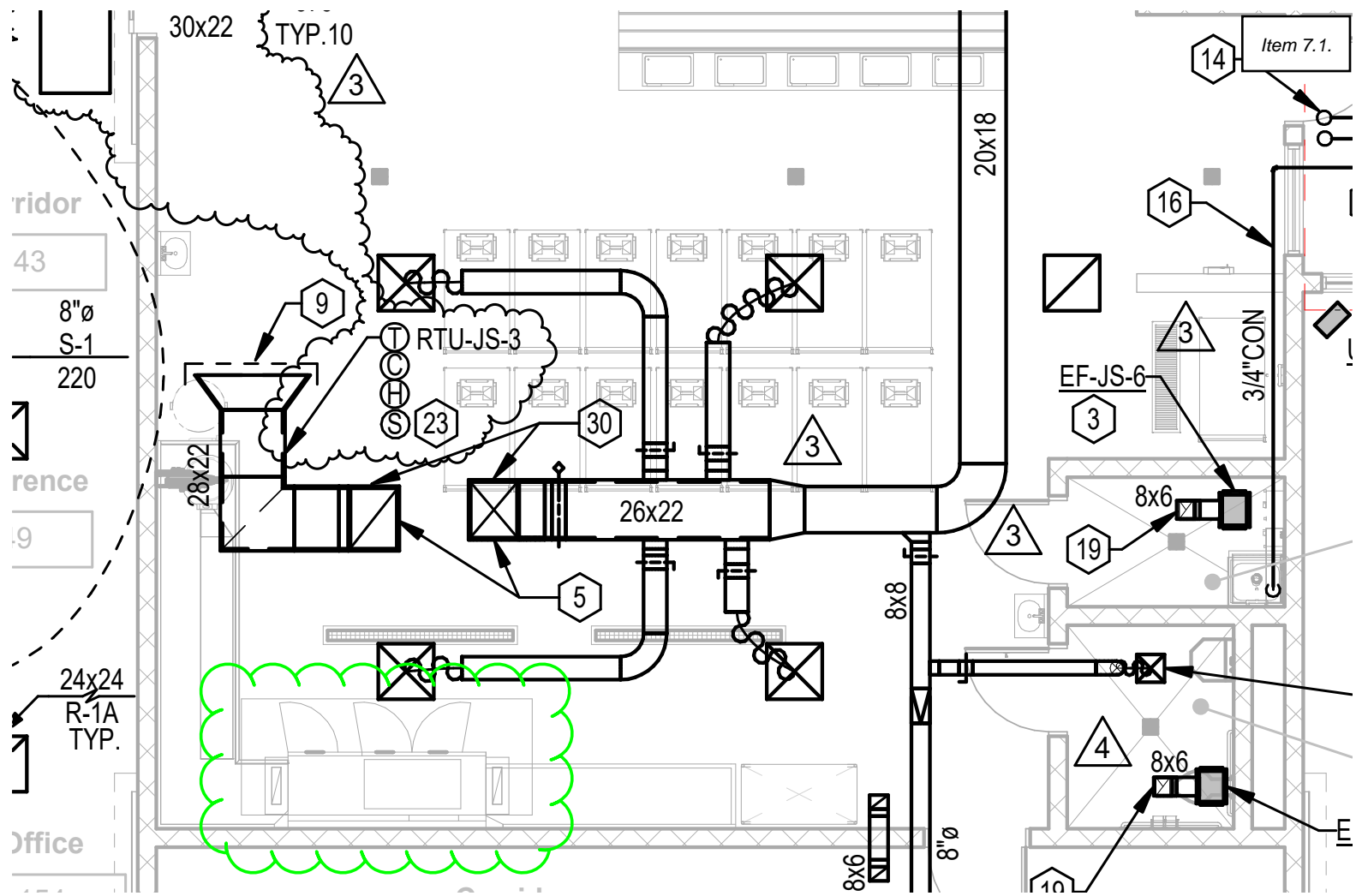
## DIRECT EXPANSION SPLIT SYSTEM SCHEDULE

MARK	SERVES	TYPE	CFM	COOLING CAPACITY TOTAL/SENSIBLE (BTUH)	HEATING CAPACITY TOTAL MAX (BTUH)	VOLTAGE	DESIGN BASIS	REMARKS
DSSA/DSSC-JS-1	215 - OFFICE	CEILING CASSETTE	285	10.8 / 3.5 MBH	14.5 / 3.0 MBH	208V/1Ø	SAMSUNG AC012/CNH18	1, 2, 3, 4, 5, 6
DSSA/DSSC-JS-2	205 - IT	HIGH WALL	540	24.0 / 8.0 MBH	-	208V/1Ø	SAMSUNG AC024/CNH24	1, 2, 3, 4, 5, 6
DSSA/DSSC-JS-3	263 - MDF	HIGH WALL	540	24.0 / 8.0 MBH	-	208V/1Ø	SAMSUNG AC024/CNH24	1, 2, 3, 4, 5, 6
DSSA/DSSC-JS-4	210 - MAINT.	LOW PROFILE	400	18.0 MBH / 5.5 MBH	20.0 MBH / 3.0 MBH	208V/1Ø	SAMSUNG AC010/CNH18	1, 2, 3, 4, 5, 6
DSSA/DSSC-JS-5	201 - ELECTRICAL	HIGH WALL	540	24.0 / 8.0 MBH	-	208V/1Ø	SAMSUNG AC024/CNH24	1, 2, 3, 4, 5, 6
DSSA/DSSC-JS-6	264 - ELECTRICAL	HIGH WALL	540	24.0 / 8.0 MBH	-	208V/1Ø	SAMSUNG AC024/CNH24	1, 2, 3, 4, 5, 6

1. PROVIDE MATCHING OUTDOOR CONDENSING UNIT TO PROVIDE CAPACITIES AS SCHEDULED. VOLTAGE OF OUTDOOR UNITS SHALL BE 208V/1Ø.
2. PROVIDE LOW AMBIENT WIND BAFFLE FOR OPERATION DOWN TO 0°F.
3. PROVIDE IN-PAN TYPE ACCESSORY CONDENSATE PUMP (LITTLE GIANT EC SERIES OR EQUIV.).
4. COOLING ONLY UNIT.
5. PROVIDE SPRING VENTILATOR SOLATOR FOR EACH SUPPORT LEG OF OUTDOOR UNIT. BASIS OF DESIGN IS MASON SLF WITH 1" DEFLECTION.
6. PROVIDE MANUFACTURER'S WALL MOUNTED 7-DAY PROGRAMMABLE THERMOSTAT.

## AIR CURTAIN SCHEDULE

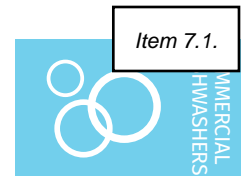
MARK	TYPE	SERVES	CFM	HP	NOZZLE VELOCITY	VOLTAGE	WEIGHT	LENGTH	DESIGN BASIS	REMARKS
AC-JS-1	WALL	208 - LOADING DOCK	2,884	2 @ 1/2 HP	4,247 FPM	208V/1Ø	135 LBS	96"	MARS STD296	1, 2, 3, 4, 5
AC-JS-2	WALL	208 - LOADING DOCK	2,884	2 @ 1/2 HP	4,247 FPM	208V/1Ø	135 LBS	96"	MARS STD296	1, 2, 3, 4, 5
AC-JS-3	WALL	208 - LOADING DOCK	1,379	1/2	5,960 FPM	208V/1Ø	60 LBS	36"	MARS STD236	1, 2, 3, 4, 5



TYPICAL DETAIL - NOT TO SCALE - REFER TO PLANS AND/OR WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION

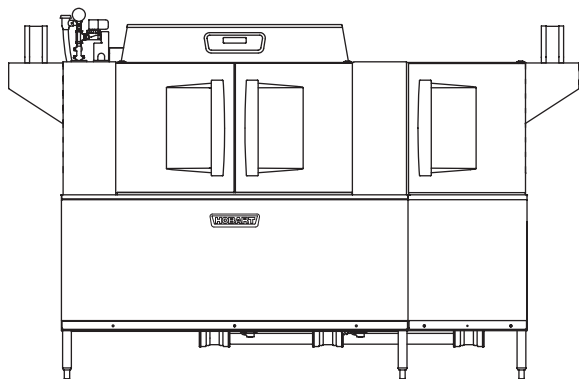


Project \_\_\_\_\_  
 AIA # \_\_\_\_\_ SIS # \_\_\_\_\_  
 Item # \_\_\_\_\_ Quantity \_\_\_\_\_ C.S.I. Section 114000



## CLPS86eN-BAS ELECTRIC

### High Temperature Rack Conveyor Dishwashing Machine



### SPECIFIER STATEMENT

Specified dishwasher will be Hobart CLPS86eN Base electric tank heat model with Opti-Rinse™. Includes 342 racks per hour capacity, 22" power scrapper, insulated ergonomic cabinet style doors, dirty water indicator, configurable "intelligent" de-lime notification, top mounted computer controls, and NSF approved pot and pan cycle mode. The wash tank utilizes durable precision pressure sensor monitors in lieu of conventional mechanical floats. The 19.5" standard chamber height will accommodate up to (6) standard sheet pans at a time on an open-end sheet pan rack.

### STANDARD FEATURES

- + 342 racks per hour
- + 22" power scrapper plus separate wash and rinse tanks
- + Opti-Rinse™ system
- + Rapid return conveyor drive mechanism
- + Large double door opening for ease of cleaning
- + Doors are insulated & hinged with door interlock switches
- + 19.5" chamber height opening (accepts sheet pans)
- + Top mounted micro-processor control module
- + Energy saver mode (programmable auto-shut down)
- + Dirty water indicator
- + Manager activated low temperature alert
- + NSF rated configurable pot and pan dwell mode
- + Configurable "intelligent" delime notification
- + Service diagnostics
- + Self-aligning wash manifolds
- + Stainless steel anti-clogging wash arms
- + Stainless steel self-draining pump and impeller
- + Single, sloping scrap screen and deep scrap basket
- + Stainless panels enclose perimeter and bottom
- + Door actuated drain closure
- + Convertible hot water or low temp final rinse
- + Vent fan control
- + Booster heater control
- + Power scrapper vent cowl curtain kit
- + ENERGY STAR® Certified

### OPTIONS & ACCESSORIES (Available at extra cost)

- ☐ Standard, short, and extended stainless steel vent hoods
- ☐ Internal stainless steel pressure-less 30 kW booster heater field convertible to 15 kW (booster includes PRV)
  - + Dual point electrical connection standard on 208/60/3 and 240/60/3 voltage machines, when equipped with internal booster; single point kits available (see page 3)
  - + Single point connection standard on 480/60/3 and 600/60/3 voltage machines, when equipped with internal booster
- ☐ Direct drive unloader – adds 38" length. Reference spec F39520 for more details
- ☐ Side loader – SL23 adds 23" length, SL30 adds 30" length. Reference specs F40926 and F40927 for more details
- ☐ Blower-dryer – adds 33¾" to length. Reference spec F40252 for more details (ships separate from dishmachine, contact Hobart Service for installation)
- ☐ Drain water tempering kit (field installed)
- ☐ Flanged feet kit (requires two kits)
- ☐ Higher than standard chamber (24" opening)
- ☐ Table limit switch with 10' wire
- ☐ Correctional package (contact Hobart for details)
- ☐ Pressure regulator valve (PRV), for use with external booster
- ☐ Water shock absorber kit
- ☐ Factory-mounted circuit breakers (contact Hobart for details)
- ☐ Field installed single point kits available for 208/60/3 and 240/60/3 machines when equipped with internal booster

Clen Series – CLPS86eN-BAS ELECTRIC

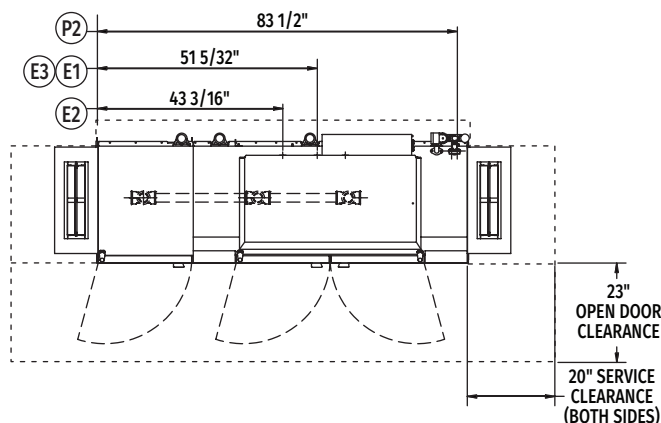
Approved by \_\_\_\_\_ Date \_\_\_\_\_ Approved by \_\_\_\_\_ Date \_\_\_\_\_



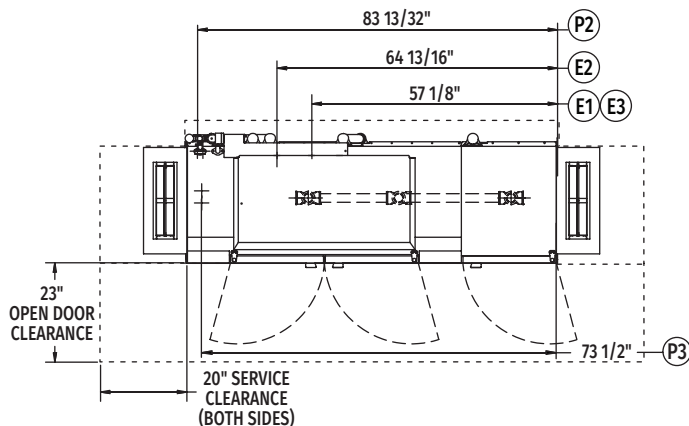
# CLPS86eN-BAS ELECTRIC

## High Temperature Rack Conveyor

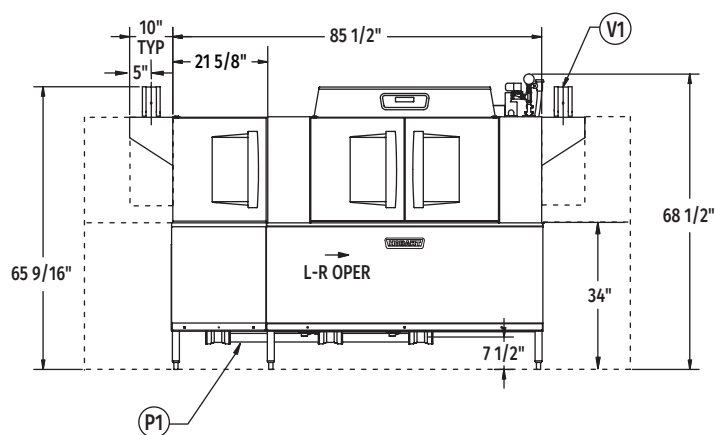
### Dishwashing Machine



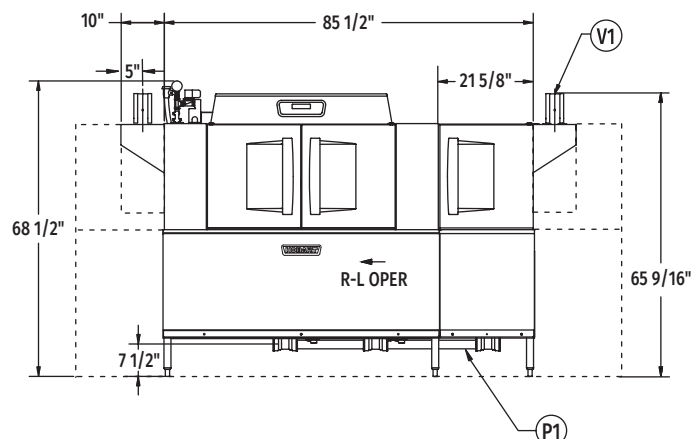
Top View Left to Right



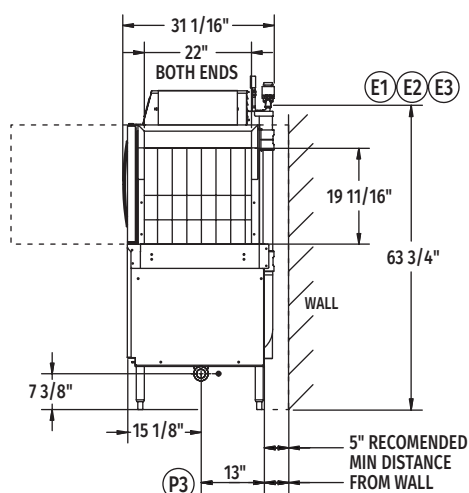
Top View Right to Left



Front View Left to Right

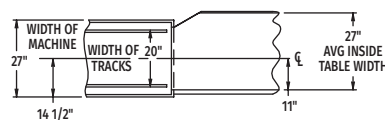


Front View Right to Left

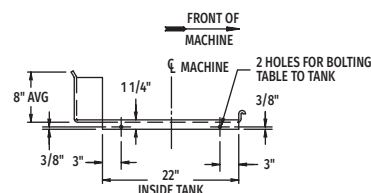


Side View

#### Tabling Connection: 86" inside tank (at table connection)



#### Suggested Track and Table Layout



View Showing Hole Locations in Turned Down Portion of Table

MODEL:  
CLPS86eN BASE  
L-R OPERATION  
D-974811  
REV B

MODEL:  
CLPS86eN BASE  
R-L OPERATION  
D-974810  
REV B



# CLPS86eN-BAS ELECTRIC

## High Temperature Rack Conveyor Dishwashing Machine

### LEGEND

Electrical Connections	
Required when machine equipped with <b>SINGLE POINT ELECTRICAL CONNECTION</b>	
<b>E1</b>	Tank heat, motors, controls AND 30kW booster heater – multiple knockouts provided, 63-3/4" AFF.
Required when machine equipped with <b>DUAL POINT ELECTRICAL CONNECTION</b>	
<b>E2</b>	Tank heat, motors and controls – multiple knockouts provided, 63-3/4" AFF.
<b>E3</b>	Internal 30kW booster heater – multiple knockouts provided, 63-3/4" AFF.
Multiple knockouts provided for 2", 1" and 1/2" trade size conduits.	
Plumbing Connections	
<b>P1</b>	Drain. May be drained to either side of valve, plug opposite side 2" FPT. Recommend a floor drain minimum of 12" from machine for access and maintenance. 7-3/8" AFF.
<b>P2</b>	Hot water. 1/2" FPT connection. 1/2", 11-3/16" AFF. See plumbing notes for required temperatures.
<b>P3</b>	Optional cold water connection for drain water tempering 1/2" FPT, cold water temperature 80°F, maximum 7-3/8" AFF.
Vent Connections	
<b>V1</b>	Optional vent hoods, 4" x 16" vent stack with damper.

### SPECIFICATIONS

#### Capacities

Racks per Hour (NSF rated)	342
Wash Tank (U.S. gallons)	23
Rinse Tank (U.S. gallons)	22
Power Scraper (U.S. gallons)	23
Conveyor Speed (feet per minute)	9.5

#### Motor Horsepower

Drive	1/6
Wash	2
Power Scraper	2
Rinse	2

#### Water Consumption

U.S. Gallons per Hour (maximum use at 20 PSI)	132
U.S. Gallons per Rack	0.39
Peak Drain Flow (U.S. gallons per minute)	38

#### Heating

Tank Heat, Electric (kW)	25
Optional Electric Booster (built-in) (kW for 40°F rise)	15
Optional Electric Booster (built-in) (kW for 70°F rise)	30

#### Venting

Load End (minimum CFM)	200
Unload End (minimum CFM)	400

**Shipping Weight (approximate)** . . . . . 991 lbs.

**Crated Dimensions.** . . . . . 96"L x 38"W x 78"H

<b>E1</b>	Single Point Electrical Connection with internal 30 kW Booster Heater		
Voltage	(E1) Tank Heat, Motors, Controls 30kW Booster Heater		Single Point Service Connection
	Rated Amps	Minimum Supply Circuit Ampacity / Maximum Protective Device	
208/60/3	180.1	200	Field Installed <b>SGLPT-KIT3-CLE</b> required, order separately
240/60/3	172.2	200	Field Installed <b>SGLPT-KIT3-CLE</b> required, order separately
480/60/3	87.7	100	Ships Standard, Factory Installed
600/60/3	63.7	80	Ships Standard, Factory Installed

<b>E2</b>	Dual Point Electrical Connection with Internal 30 kW Booster Heater				
<b>E3</b>	(For machines without internal booster heater, refer to E2, Tank Heat, Motors & Controls connection only)				
Voltage	(E2) Tank Heat, Motors, Controls		(E3) 30kW Booster Heater		Dual Point Service Connection
	Rated Amps	Minimum Supply Circuit Ampacity / Maximum Protective Device	Rated Amps	Minimum Supply Circuit Ampacity / Maximum Protective Device	
208/60/3	96.2	125	83.9	90	Dual Point Ships Standard
240/60/3	92.0	125	80.2	90	Dual Point Ships Standard
480/60/3	47.6	60	40.1	50	Field Convertible
600/60/3	34.5	50	26.9	40	Field Convertible



## CLPS86eN-BAS ELECTRIC

### High Temperature Rack Conveyor Dishwashing Machine

**WARNING:** Plumbing and electrical connections should be made by qualified personnel who will observe all the applicable plumbing, sanitary, safety codes and National Electrical Code.

**Plumbing Notes:** Minimum incoming water temperatures: 110°F for 30kW internal booster, 140°F for 15kW field converted internal booster, 180°F without internal booster. Building flowing water pressure to dish machine is 20 PSI, (+/- 5 PSI). For non-booster machines, a PRV with internal expansion bypass is required. When ordered as an accessory, ½" brass regulator must be installed before the booster. Water temperature to the regulator must not exceed 140°F.

Recommended water hardness to be 3 grains or less for best results.

**Electrical Note:** Dishmachine not provided with internal GFCI protection.

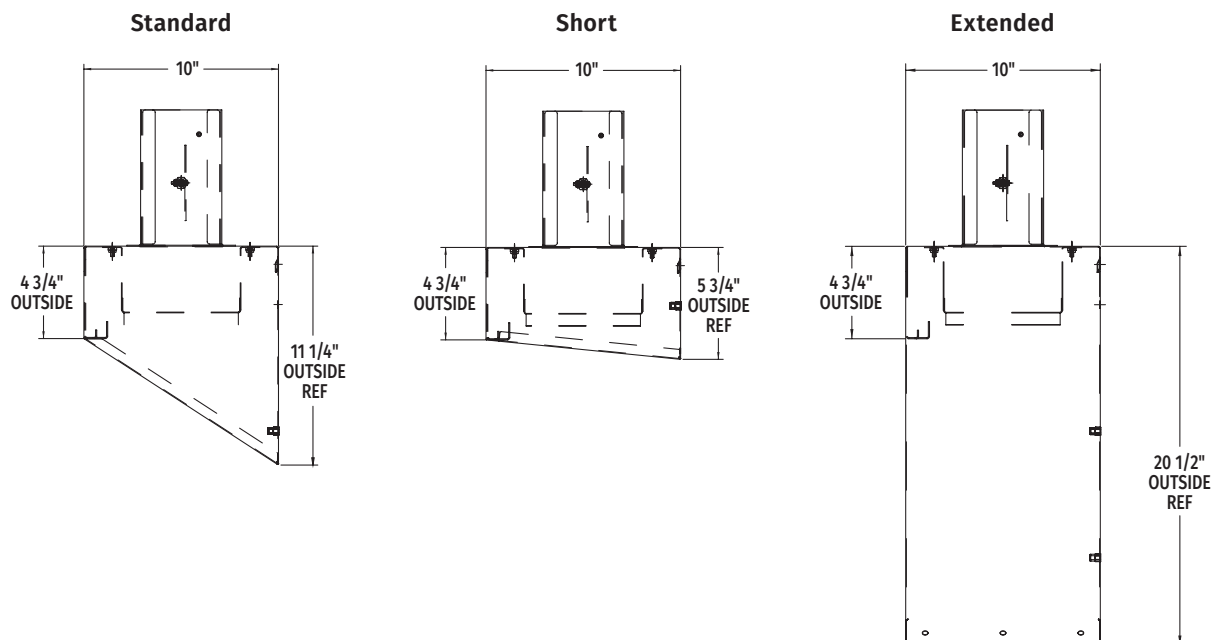
#### CLPS86eN-BAS Electric Heat Dissipation

Booster	BTU/HR.	
	Latent	Sensible
Without Booster	25,900	11,100
15kW Booster	39,400	16,900
30kW Booster	53,000	22,700

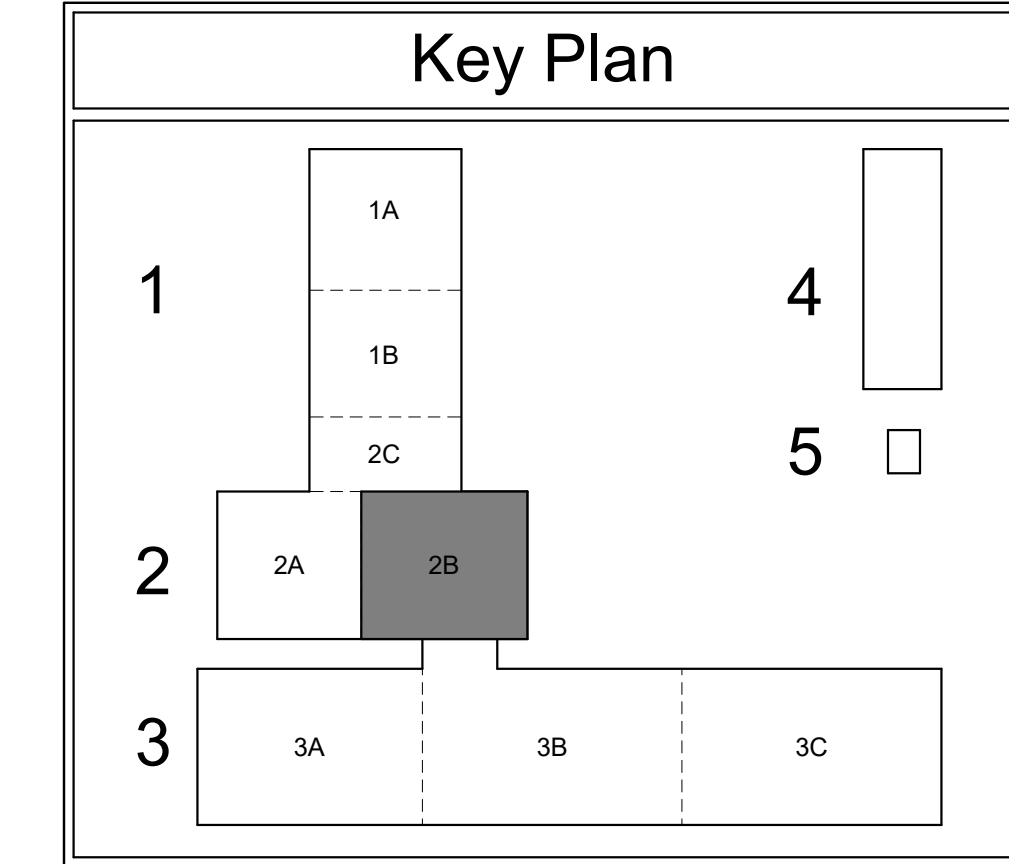
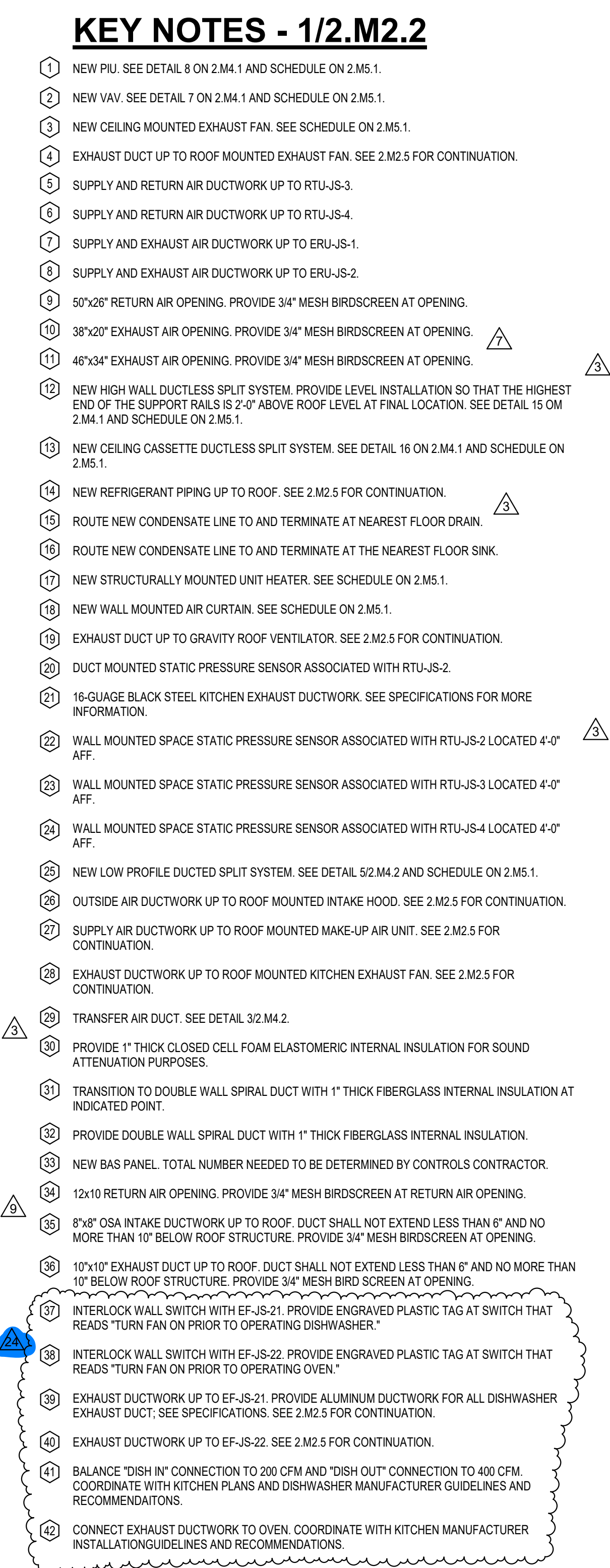
**NOTE:** 30kW Booster Heater field convertible to 15kW when 140°F incoming water provided. (Conversion instructions located in machine control box. Contact factory for 15kW booster amperage ratings.)

**NOTE:** Additional CLeN Voltages and Amperages are available, see document F40972.

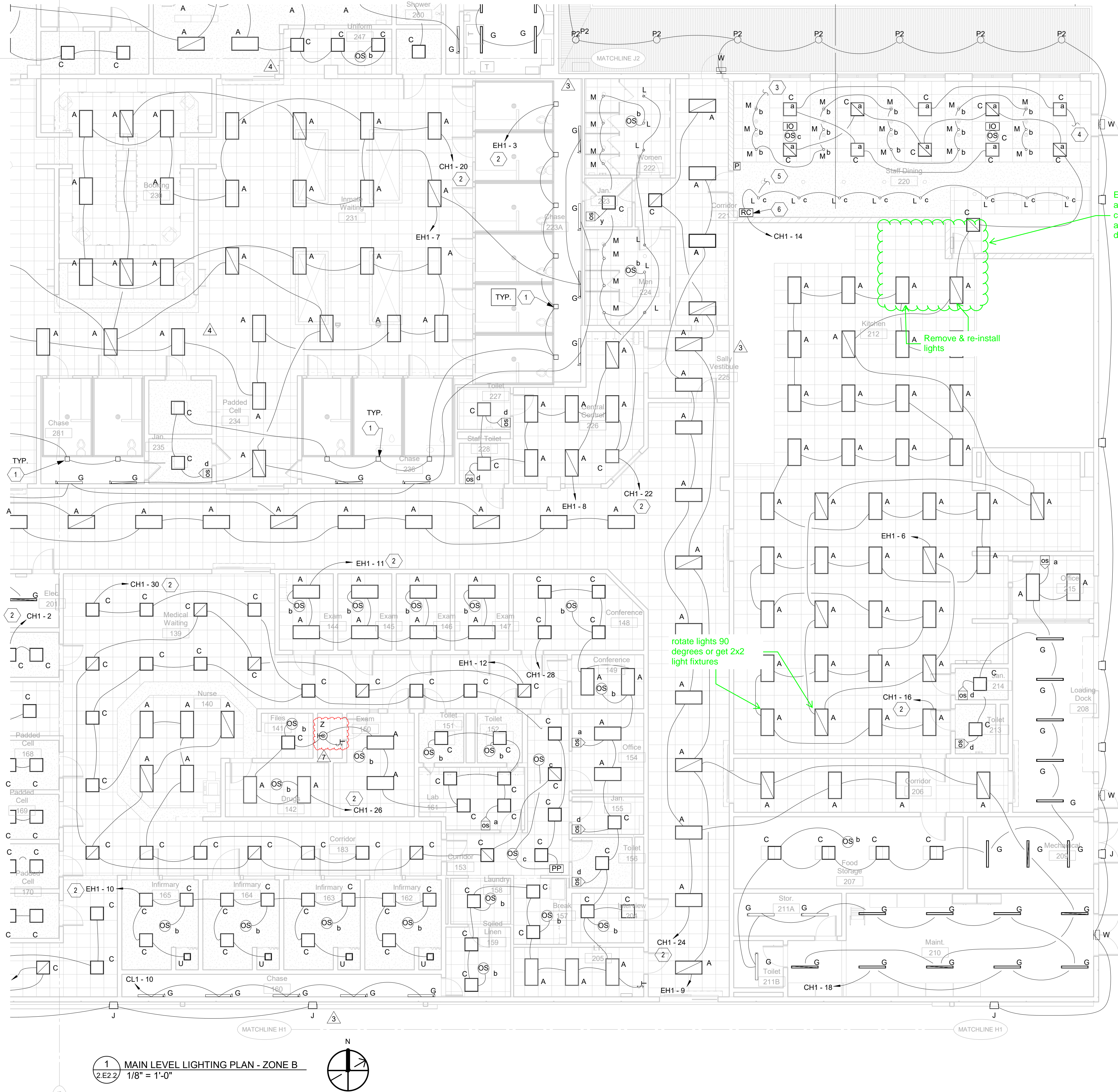
#### VENT HOOD OPTIONS (Adjustable, vent stack can be adjusted 1" to either side)











## General Notes

1. MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84 EXCEPT FOR TESTED AND LABELED WIRING, FIRE SPRINKLER PIPING, PNEUMATIC TUBING, AND ELECTRICAL EQUIPMENT. (IBC SECTIONS 716.5 AND 1017.4.1, IMC SECTION 602.02(1))
2. THE OCCUPANCY SENSOR LAYOUT INDICATED ON THE DRAWINGS IS SCHEMATIC IN NATURE. THE VENDOR SHALL PROVIDE THE QUANTITY OF OCCUPANCY SENSORS REQUIRED TO ENSURE FULL COVERAGE OF EACH INDIVIDUAL SPACE INDICATED ON THE DRAWINGS. VENDOR SHALL PROVIDE SHOP DRAWING LAYOUTS FOR ALL OCCUPANCY SENSORS WITH SUBMITTAL DOCUMENTS FOR APPROVAL PRIOR TO ORDERING.
3. CONTRACTOR SHALL PROVIDE ANY/ALL NECESSARY LOW VOLTAGE CABLING REQUIRED BETWEEN DIMMING CONTROLLED (I.E. DIMMER, LOW VOLTAGE CONTROLLER OR ROOM CONTROLLER) AND SPECIFIED DIMMABLE FIXTURES WITHIN OPEN AND INDIVIDUAL SPACES, UNLESS OTHERWISE NOTED.

## Keynotes

1. JUNCTION BOX INTEGRAL TO PRE-FABRICATED CELLS FOR CELL LIGHTING.
2. CIRCUIT VIA LIGHTING CONTROLS BY SECURITY ELECTRONICS.



## Walton County Public Safety Complex - Jail Support Building

BAKER STREET  
MONROE, GA 30655  
LAND LOTS 71, 72, 101 & 102, 3RD DISTRICT

## MAIN LEVEL LIGHTING PLAN - ZONE B

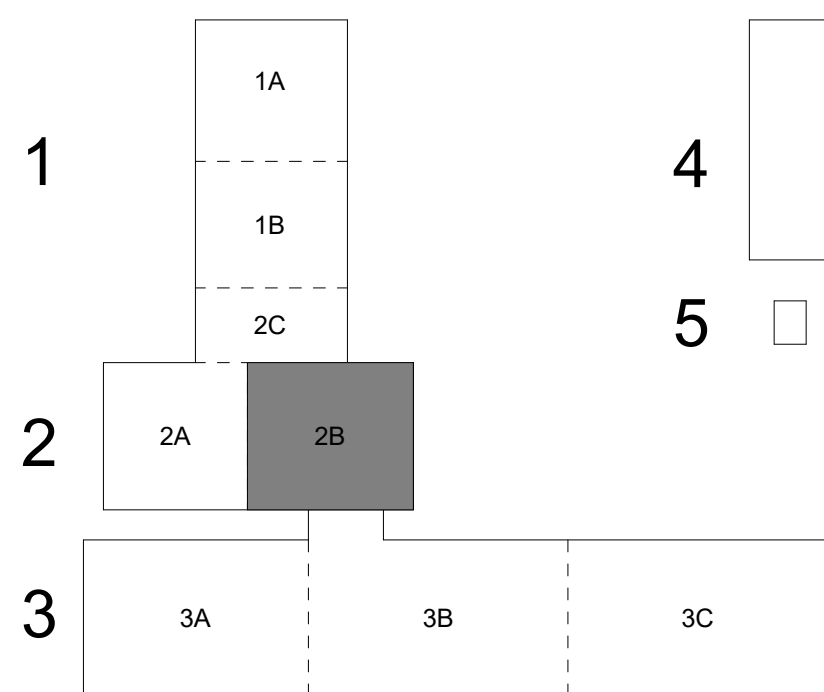
DESIGN PCE  
DRAWN CAD  
CHECKED PCE

## PROJECT



Phillips Consulting Engineers, LLC  
260 Beckenham Walk Drive  
Dacula, GA 30019  
Office: (404) 593-0903 Mobile: (770) 825-6159  
www.phillipsce.com

## Key Plan



DATE	NO.	DESCRIPTION
04/24/23	1	FIRE MARSHAL REVIEW SET
05/09/23	2	BUILDING PLAN REVIEW
08/29/23	3	FOUNDATIONS AND DEC DRAWINGS RELEASE
10/17/23	4	RELEASED FOR PERMIT
12/18/23	5	CONFORMED DOCUMENTS FOR CONSTRUCTION
03/08/24	7	WCPR #5 DENTAL CHAIR COORDINATION

12/18/23	DATE
A21-061	PROJ. NUMBER
	FILE NAME
	FILE NUMBER

2.E2.2

## Jones & Lanier Electric, Inc.



108 Parkwood Circle  
Carrollton, Georgia 30117

770-832-2902  
Fax -770-834-5500

April 11, 2025

### McCarthy / Barnsly Construction Group

Attn: Migual Matos  
Re: Walton County Jail – Change Request

Dear Migual,

We have reviewed drawing changes that we have been sent. Listed below is a breakdown of requested items for your review.

#### RFI #541 – Added Exhaust fan connections

- Provide connections to added exhaust fans
- Remove existing lighting fixtures and re-install as required
- Rework conduits where exhaust fans are being added

**Total Cost \$9,318.00**

Note: Fixtures will take 4-6 weeks to ship once released.

If you have any questions concerning this proposal or if I can be of further assistance, please contact me. This pricing is firm for 30 days as listed above.

Sincerely,  
*Joseph Dedman*  
Joseph Dedman  
Vice President

## CO Request

RFI #541 Unit Connections and Rework					
DESCRIPTION	QUANTITY	UNIT LABOR	TOTAL LABOR	UNIT MATERIAL	TOTAL MATERIAL
			0		\$ -
Rework Lighting & Conduits	3	20	60		\$ -
Unit Roof Connection	2	2	4	125	\$ 250.00
Unit Connection	2	1.5	3	75	\$ 150.00
2P 20 Amp Breaker	2	1	2	105	\$ 210.00
30A 3P F N3R Disconnect	2	2	4	165	\$ 330.00
			0		\$ -
3/4" EMT	150	0.1	15	1.15	\$ 172.50
3/4" EMT CONN	15		0	3	\$ 45.00
3/4" EMT COUP	15		0	1	\$ 15.00
3/4" EMT STRAP	15		0	1	\$ 15.00
			0		\$ -
#12 THHN	500	0.007	3.5	0.2	\$ 100.00
			0		\$ -
			0		\$ -
			0		\$ -
			0		\$ -
			0		\$ -
<b>TOTALS</b>			91.5		\$ 1,287.50
		TOTAL MATERIAL COST			\$ 1,287.50
		SALES TAX			0.07 \$ 90.13
		TOTAL LABOR			60 \$ 5,490.00
		SUPERVISION			90 \$ 1,235.25
		SUBTOTAL			\$ 8,102.88
		OVERHEAD & PROFIT			0.15 \$ 1,215.43
		TOTAL COST			\$ 9,318.31



4/15/2025

McCarthy Barnsley A Joint Venture  
Patrick Toomey  
Walton County Public Safety Complex  
350 Georgia Avenue  
Monroe, GA 30655

Re: Walton County Public Safety Complex  
Dishwasher and Oven Change

Dear Patrick,

We have reviewed the changes associated with the added ductwork for the dishwasher and oven. This number excludes all controls and electrical work. This number includes saw cutting but not scanning or locating. Ivey will do our best to not damage existing work but will not be held responsible for any damage. Lastly, this excludes any work or cost associated with cutting or patching the roof membrane.

### ***Pricing***

The total requested for this work is:

Total Cost:	\$48,661.49
OH&P:	\$7,299.22
Total Change Amount:	\$55,960.71

See attached sheets for breakdown and back up.

Please contact me with any questions or concerns.

Sincerely,

*Ammar Cuskovic*

Ammar Cuskovic  
Assistant Project Manager  
Ivey Mechanical

**IVEY MECHANICAL COMPANY**  
2535 Royal Place  
Tucker, Ga. 30084  
404.298.6040

**IVCOR NUMBER:** 4682-027  
**LABOR, MATERIAL & SUBCONTRACTOR BREAKDOWN**  
**IVEY PROJECT:** 4682  
**PROJECT:** Walton County Public Safety Complex  
**CHANGE TO SCOPE:** Mechanical  
**SUBJECT:** Dishwasher/Oven Add



	Manhours	UNIT PRICE	TOTAL
Welder	40	\$ 85.00	\$3,400.00
Sheetmetal Journeyman	400	\$ 64.48	\$25,792.00
Apprentice	0	\$ 53.89	\$0.00
Foreman		\$ 81.94	\$0.00
Superintendent		\$ 102.80	\$0.00
Project Manager		\$ 114.87	\$0.00
<b>LABOR TOTAL</b>	0		<b>\$29,192.00</b>
<b>Materials</b>	<b>QTY</b>	<b>Unit</b>	
Transfer Duct	1.0	lbs	\$300.00
Black Iron Duct		feet	\$0.00
WC-4 Vent Cover			\$0.00
RoofGooseJack RJ4			\$0.00
<b>Equipment/Fixtures</b>	<b>QTY</b>	<b>Unit</b>	
Exhaust Fans	2.0		\$4,835.00
VAV Boxes			
Air Devices, Security Bars, Dampers	1 lot		\$1,340.00
Misc material for installation			\$300.00
Rentals and ODC			
<b>Other Misc Expense</b>	<b>Description</b>		
	Wall tags, equipment tags & fire blankets		\$400.00
	Rentals and Fuel		\$840.58
	Tools		\$875.76
			\$0.00
			\$0.00
			\$0.00
<b>DRAFTING</b>			
Composite Cleanup	0.0		\$0.00
Tax 7%			\$622.39
<b>LABOR &amp; MATERIAL TOTAL</b>			<b>\$38,705.73</b>
<b>CLEAN-UP</b>			<b>\$291.92</b>
<b>INSURANCE</b>			
Warranty and startup			\$583.84
<b>MISCELLANEOUS TOTAL</b>			<b>\$875.76</b>
Insulation			\$5,280.00
Coring/cutting			\$2,800.00
Controls			\$0.00
Drafting and Engineering			\$1,000.00
<b>SUBCONTRACTOR TOTAL</b>			<b>\$9,080.00</b>
Total Cost			\$48,661.49
O&P 15%			\$7,299.22
<b>TOTAL AMOUNT OF THIS CHANGE ORDER</b>			<b>\$55,960.71</b>



## Project Number 23025

## Jail Support Remove &amp; Replace Act ceiling grid &amp; tile Per RFI # 541

4/14/2025

## MATERIAL

Item Description	Qty	Type	Unit Cost	Subtotal
1 15/16" Reg. Main tee	5	PCS	9.14	45.70
2 15/16" Reg. 4ft Cross Tee	26	PCS	3.05	79.30
3 15/16" Aluminum Main Tee	1	CTN	411.84	411.84
4 15/16" Aluminum 4ft Tee	1	CTN	411.84	411.84
5 Clean Tile 868	2	CTN	116.30	232.60
6 Hilti CLG Wires 6ft	40	PCS	1.33	53.20
8 15/16" Aluminum 2ft tee	1	CTN	205.92	205.92
9				0.00
Subtotal				1,440.40
Sales Tax (If not included)			7.0%	100.83
Total Material				1,541.23

## LABOR

Item Description	Qty	Type	Unit Cost	Subtotal
1 Mechanic	40	hrs	32.00	1,280.00
2 Labor	3	hrs	20.00	60.00
3 Foreman	3	hrs	53.00	159.00
Subtotal				1,499.00
Labor Burden			37.0%	554.63
Total Labor				2,053.63

## EQUIPMENT

Item Description	Qty	Type	Unit Cost	Subtotal
1		i.e. day		0.00
2		i.e. week	65.00	0.00
3		i.e. month		0.00
Total Equipment				0.00

## TIERED SUBCONTRACTORS

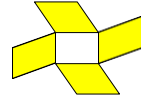
Tiered Subcontractor	Subtotal
1	
2	
3	
Total Tiered Subcontractor Cost	0.00

## TOTALS

Subtotal Subcontractor's Work		3,594.86
OH & P on Subcontractor's Work	15%	539.23
Total Subcontractor's Work		4,134.09
P&P Bond	0%	0.00
Subtotal on Tiered Subcontractor Work		0.00
Sub's Markup on Tiered Subcontractors	5.0%	0.00
Total Tiered Subcontractor Work & Markup		0.00
<b>Total</b>		<b>\$4,134.09</b>

I do solemnly swear to the best of my knowledge, information, and belief, that the costs shown hereinabove do not exceed the current costs for like services or materials in the locality of the Project, and in the case of a Force Account, the costs represented do not exceed the actual costs to CM/GC; and that the quantities do not exceed actual requirements.

# SOUTHERN MECHANICAL CONTRACTORS, INC



April 16, 2025

Mr. Toomey Patrick  
McCarty Building Companies Inc.  
2727 Peaces Ferry Rd Se #1600  
Atlanta, Ga. 30339

**RE: ~~OB~~ Walton County Jail –RFI 541 Kitchen Changes**

Dear Patrick,

We are requesting a change order to for the following changes in scope from the latest plans and specifications dated (10/17/23):

Our scope of work is as follows:

Scope:

1. Provide and install appropriately 200ft of ¾” domestic water piping above ground.
2. Insulate Piping.
3. Cleanup.

Our price for the above work is **\$6,267 A complete breakdown is attached for your review.**

If you have any questions, please let me know.

Sincerely,

Southern Mechanical Contractors, Inc.

Jasmin Jasarevic  
Project Manager

**SOUTHERN MECHANICAL CONTRACTORS, INC.**  
**REQUEST FOR CHANGE ORDER SUMMARY**

Item 7.1.

<b>CONTRACT COMPANY:</b>	McCarthy Building Companies Inc.		
<b>PROJECT:</b>	ANGC MOA	<b>DATE:</b>	4/16/2025
<b>LOCATION:</b>	Augusta, GA	<b>PCO#</b>	29
<b>DRAWING NUMBER:</b>			
<b>SCOPE DESCRIPTION:</b>	RFI 541		

<b>Hydrant Install</b>			
0	0	<b>ADD</b>	
	0		\$0.00
Pipe Materials			\$2,708.82
Duct Materials			\$0.00
Plumbing Fixtures			\$0.00
Specialties			\$0.00
Misc. Consumables (Solder, Flux, Glue, Gasket, Caulk, Etc.)			\$27.09
Sub-Total			\$2,735.91
Sales Tax	7.00%		\$191.51
Total After Tax			\$2,927.42
Overhead and Profit	15.00%		\$439.11
<b>TOTAL MATERIAL COST</b>			<b>\$3,366.54</b>

<b>LABOR</b>	<b>RT</b>	<b>Total Rate Per Hour</b>	<b>Hours</b>	<b>ADD</b>
Laborer Time Manhours	RT	\$38.25	0.00	\$0.00
Laborer Time Manhours	OT	\$57.38		\$0.00
Journeyman Time Manhours	RT	\$70.55	20.00	\$1,411.00
Journeyman Time Manhours	OT	\$105.83		\$0.00
Working Foreman Time Manhours	RT	\$87.55	0.00	\$0.00
Working Foreman Time Manhours	OT	\$131.33		\$0.00
Superintendent Time Manhours	RT	\$96.30	0.00	\$0.00
Superintendent Time Manhours	OT	\$144.45		\$0.00
BIM Technician Time Manhours	RT	\$96.30	0.00	\$0.00
Jobsite Safety Requirements				\$42.33
Overhead and Profit	15.00%			\$218.00
<b>TOTAL LABOR COST</b>				<b>\$1,671.33</b>

<b>ADDITIONAL COSTS</b>				<b>ADD</b>
Rental Equipment	<b>QTY</b>	<b>Duration</b>	<b>Cost</b>	\$0.00
Scissor Lift	0.00		\$0.00	\$0.00
All Terrain Scissor Lift	0.00		\$0.00	\$0.00
Excavator	0.00		\$0.00	\$0.00
Mini Excavator	0.00	Day	\$625.00	\$0.00
All Terrain Lull	0.00		\$0.00	\$0.00
Tamp	0.00	Day	\$395.00	\$0.00
Subsistence	0		\$12.50	\$0.00
Delivery/Courier Cost				\$0.00
Pipe ID/Valve Tags				\$0.00
Tool & Truck Expense				\$0.00
Excavation				\$0.00
Safety Materials				\$0.00
Warranty Reserve Labor				\$25.07
Drafting/Modeling				\$0.00
Sub-Total				\$25.07
Overhead and Profit	15.00%			\$3.76
<b>TOTAL ADDITIONAL COSTS</b>				<b>\$28.83</b>

<b>TOTAL IN HOUSE PRICE</b>				<b>\$5,066.69</b>
-----------------------------	--	--	--	-------------------

<b>SUBCONTRACTS</b>	<b>ADD</b>
Sheet Metal	\$0.00
Insulation	\$1,000.00
Firestop	\$0.00
Concrete Cutting	\$0.00
BIM	\$0.00
Overhead and Profit	15.00%
TOTAL SUBCONTRACT PRICE	\$1,150.00
GENERAL LIABILITY INSURANCE	\$50.67

<b>GRAND TOTAL</b>	<b>\$6,267.36</b>
--------------------	-------------------

NOTES: THIS PROPOSAL MAY BE WITHDRAWN BY SOUTHERN MECHANICAL, CONTRACTORS, INC. IF NOT ACCEPTED BY THE CONTRACT COMPANY WITHIN 10 DAYS

**SOUTHERN MECHANICAL CONTRACTORS, INC.**  
**REQUEST FOR CHANGE ORDER DETAIL- PIPE MATERIAL**

<b>CONTRACT COMPANY:</b> <b>PROJECT:</b> <b>LOCATION:</b> <b>SYSTEM:</b>	McCarthy Building Companies Inc.		
	<b>ANGC MOA</b>	<b>DATE:</b>	<b>4/16/2025</b>
	Augusta, GA	<b>RFCO #</b>	<b>29</b>
	<b>PLUMBING- Housing</b>		

[illegible]







SELECTED JOB

SOUTHERN MECHANICAL CONTR INC  
Main Account - 46452

SELECTED STORE

Norcross, GA - WW  
NORCROSS, GA 30071-2810  
4655 BUFORD HIGHWAY

ITEMS IN YOUR CART

#	Image	Product Code	Description	QTY	Net Price	Total Price
1		FNW7001ECF	FNW® 3/4 in. Epoxy Copper Split Ring Hanger	10	\$3.81	\$38.10
2		FNWX411CK	FNW® Figure X411C 2 in Brass Full Port Sweat 600# Ball Valve	1	\$172.34	\$172.34
3		CCF	3/4 in. Copper Coupling with Dimple Stop (7/8 in. OD)	10	\$3.52	\$35.20
4		C9F	3/4 in. Copper 90° Elbow (7/8 in. OD)	50	\$5.03	\$251.50
5		GLHARDF10	3/4 X 10 L Hard Copper Tube	200	\$10.8414	\$2,168.28
6		GATRC10	3/8 in. x 10 ft. Zinc Plated All Thread Rod	50	\$0.868	\$43.40

Estimated Tax:

Item 7.1.

Total:

\$2,925.53

---

For help or to place your order, please call us at

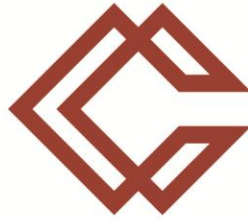
**1-888-222-1785**

---

**[www.ferguson.com](http://www.ferguson.com)**

LEAD LAW WARNING: In accordance with the US Federal or other States laws It is illegal to install products that are not "lead free" certified in potable water systems anticipated for human consumption. Refer to your local plumbing inspector or manufacturer for more details.

---



Date: 04.04.25  
Attn: McCarthy

Re: RFI#541 – Jail Support Kitchen – Added Curbs for Exhaust Work

Scope of work- RFI#541 – Jail Support Kitchen – Added Curbs for Exhaust Work will include the following:

- Note our change order consists of flashing two additional curbs that are being added to the Jail Support Kitchen Building
  - Note this change order consists of prepping curb with primer in order to apply bonding adhesive to the membrane
  - Note this change accounts for proper flashing purposes for preventing leaks around the curb
  - Note this change order accounts for rigid insulation going under the two curb units
- Break Out:
    - Low Slope Metal Material = \$2,300.00
    - Total Tax on Low Slope Roofing Materials= \$195.50
    - Low Slope Metal Labor = \$880.00
  - Supervision = \$680.00
  - Equipment: \$685.00
  - Mark Up (15%) = 795.08

The proposed scope of work will result in a change order in the amount of **\$5,451.58**

Qualifications:

1 – Due to volatility in the roofing industry our prices can only be honored for thirty (30) days

Should you need any additional information, please contact Crabapple. Thank you.



McCarthy + Barnsley, A JOINT VENTURE

Item 7.1.

PCO #148

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #148: PCO 148 - Paving Remediation North of Admin

TO:	Walton County Board of Commision - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	148 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/25 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: PCO 148 - Paving Remediation North of Admin

CHANGE REASON: No Change Reason

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*  
CE #300 - Paving Remediation North of Admin

### ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	32120-32120.1000.00.00 - Asphalt Paving SC	Paving Remediate North Admin Road	Subcontracts	\$39,409.00
2	01900-01900.0956.00.00 - Contingency		Allowances	\$(40,000.14)
			Subtotal:	\$(591.14)
			Sub Guard :	\$591.14
			Bond:	\$(0.00)
			Insurance :	\$(0.00)
			Fee:	\$(0.00)
			Grand Total:	\$0.00



McCARTHY + BARNESLEY, A JOINT VENTURE

Item 7.1.

PCO #148

**Project:** 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

**Walton County**

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



McCarthy + BARNsLEY, A JOINT VENTURE

Item 7.1.

PCO #149

McCarthy Building Companies Inc.  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339  
Phone: (770) 980-8183

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #149: PCO 149 - Labor for FF&E install

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	149 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/25 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$15,990.20

POTENTIAL CHANGE ORDER TITLE: PCO 149 - Labor for FF&E install

CHANGE REASON: Owner Directive

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #427 - Labor for FF&E install

**Does not include GC's for staffing or labor past July 31st, 2025.**

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	01100-01100.0117.00.00 - Field Engineer Labor	1 carpenter lead and 2 laborers for 15 work days	Material	\$15,108.00
Subtotal:				\$15,108.00
Sub Guard :				\$0.00
Bond:				\$84.30
Insurance :				\$205.10
Fee:				\$592.80
Grand Total:				\$15,990.20

### Walton County

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

# McCarthy Self Perform

4/21/2025

Scope of Work	Unit of Measure		Unit Cost	Total Amount	Total Amount
Materials / Miscellaneous					
	LS			\$ -	
	LS			\$ -	
				\$ -	
				\$ -	
Total Materials				\$ -	
Taxes				\$ -	
Subtotal				\$ -	
Labor					
Carpenter	Hr	120	47.52	\$ 5,702.40	
Laborer	Hr	120	39.19	\$ 4,702.80	
Laborer		120	39.19	\$ 4,702.80	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
Total Labor				\$ 15,108.00	
Equipment					
				\$ -	
				\$ -	
				\$ -	
Total Equipment				\$ -	
Taxes				\$ -	
Subtotal				\$ -	
Markup			15%		
			Adjustment	\$ -	
Total Subcontract				\$ -	
Total				\$ 15,108.00	



McCarthy + BARNsLEY, A JOINT VENTURE

Item 7.1.

PCO #150

McCarthy Building Companies Inc.  
2727 Paces Ferry Rd SE Building 2, Suite 1600  
Atlanta, Georgia 30339  
Phone: (770) 980-8183

Project: 093001.000 - Walton County Public Safety Complex  
2727 Paces Ferry Rd. SE ,  
Atlanta, Georgia 30339

## Prime Contract Potential Change Order #150: PCO 150 - Fiber Service Connection to Courthouse

TO:	Walton County Board of Commison - Attn Donna Hawk111 South Broad St - Historic Walton Co CourtHouse Monroe Georgia, 30655	FROM:	
PCO NUMBER/REVISION:	150 / 0	CONTRACT:	1 - Walton County Public Safety Complex
REQUEST RECEIVED FROM:		CREATED BY:	Patrick Toomey (McCarthy Building Companies Inc)
STATUS:	Pending - In Review	CREATED DATE:	4/25 /2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:			
SCHEDULE IMPACT:	0 days		
		TOTAL AMOUNT:	\$10,896.32

POTENTIAL CHANGE ORDER TITLE: PCO 150 - Fiber Service Connection to Courthouse

CHANGE REASON: No Change Reason

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*  
CE #436 - Fiber Service Connection to Courthouse

### ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	27000-27000.1000.00.00 - Communications		Subcontracts	\$10,143.00
Subtotal:				\$10,143.00
Sub Guard :				\$152.15
Bond:				\$57.45
Insurance :				\$139.76
Fee:				\$403.96
Grand Total:				\$10,896.32

### Walton County

Board of Commison - Attn Donna Hawk111  
South Broad St - Historic Walton Co  
CourtHouse  
Monroe Georgia 30655

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE





**SHERIFF KEITH BROOKS**  
**WALTON COUNTY SHERIFF'S OFFICE**  
1425 South Madison Avenue, Monroe, Georgia 30655  
Office (770) 267-6557  
Fax (770) 267-1500



June 25, 2025

To: Walton County Board of Commissioners

Reference: Food Service Contract Selection

Dear Commissioners,

On June 25, 2025, proposals were evaluated for the new jail food service contract.

Summit Correctional Services was selected as the most favorable choice for the county.

Regards,

A handwritten signature in black ink, appearing to be "K. Brooks", written over a horizontal line.

Sheriff Keith Brooks

## SPECIFICATION COMPLIANT PRICING FORM—RFP MENU

DocuSign Envelope ID: C48CFE99-9D43-428E-909F-FF429CC231E5

## PROPOSAL FORM

Proposal #2025-06 Walton County Public Safety Complex – Inmate Food Services**DUE: Tuesday, June 24<sup>th</sup>, 2025 by 10:00 a.m.**

Inmate Cost Per-Meal: Breakfast \$ 1.547  
 Lunch \$ 1.547  
 Dinner \$ 1.547  
 Packout Meal \$ 1.547  
 Special Diet Surcharge \$ 0.100

Staff Cost Per-Meal: Breakfast \$ 5.500  
 Lunch \$ 5.500  
 Dinner \$ 5.500  
 Evening Snack \$ 3.500

Staff Dining Area: Beverage Cooler Costs \$ Billing based on actual usage.  
 Coffee Station Costs \$ Coffee station costs are included not an extra charge for the County.

Contractor Affidavit attached: ✓4 Copies of Proposal: ✓References attached: ✓Acknowledgement of Addendum # 1: **YES** or NO

Company Name and Address:

Summit Food Service, LLC500 East 52nd Street NorthSioux Falls, SD 57104Roshon Cody - PresidentAuthorized Representative  
(Print)

Signed by

Roshon CodyAuthorized Representative  
(Signature)

## PRICING SCALE—RFP MENU

**RFP MENU—  
MEAL PRICE MATRIX**

<b>Meals Served Per Meal Period</b>	<b>Price Per Meal</b>
< 400	To Be Negotiated
400-424	\$1.776
425-449	\$1.729
450-474	\$1.688
475-499	\$1.650
500-524	\$1.616
525-549	\$1.584
550-574	\$1.555
575-599	\$1.534
600-624	\$1.514
625-649	\$1.496
650-674	\$1.480
675-699	\$1.465
700-724	\$1.451
725-749	\$1.437
750-774	\$1.426
775-799	\$1.416
800 +	\$1.408
Staff Breakfast	\$5.500
Staff Lunch	\$5.500
Staff Dinner	\$5.500
Staff Evening Snack	\$3.500

## SPECIFICATION COMPLIANT PRICING FORM—ALTERNATE MENU

DocuSign Envelope ID: C48CFE99-9D43-428E-909F-FF429CC231E5

## PROPOSAL FORM

Proposal #2025-06 Walton County Public Safety Complex – Inmate Food ServicesDUE: Tuesday, June 24<sup>th</sup>, 2025 by 10:00 a.m.

Inmate Cost Per-Meal: Breakfast \$ 1.510  
 Lunch \$ 1.510  
 Dinner \$ 1.510  
 Packout Meal \$ 1.510  
 Special Diet Surcharge \$ 0.100

Staff Cost Per-Meal: Breakfast \$ 5.500  
 Lunch \$ 5.500  
 Dinner \$ 5.500  
 Evening Snack \$ 3.500

Staff Dining Area: Beverage Cooler Costs \$ Billing based on actual usage  
 Coffee Station Costs \$ Coffee station costs are included, not an extra charge for the County

Contractor Affidavit attached: ✓4 Copies of Proposal: ✓References attached: ✓Acknowledgement of Addendum # 1: **YES** or NO

Company Name and Address: Summit Food Service, LLC  
500 East 52nd Street North  
Sioux Falls, SD 57104

Roshon Cody - President  
 Authorized Representative  
 (Print)

Signed by  
Roshon Cody  
 Authorized Representative  
 (Signature)

## PRICING SCALE—ALTERNATE MENU

**ALTERNATE MENU—  
MEAL PRICE MATRIX**

<b>Meals Served Per Meal Period</b>	<b>Price Per Meal</b>
< 400	To Be Negotiated
400-424	\$1.739
425-449	\$1.693
450-474	\$1.651
475-499	\$1.613
500-524	\$1.579
525-549	\$1.547
550-574	\$1.518
575-599	\$1.498
600-624	\$1.478
625-649	\$1.460
650-674	\$1.443
675-699	\$1.428
700-724	\$1.414
725-749	\$1.401
750-774	\$1.389
775-799	\$1.378
800 +	\$1.368
Staff Breakfast	\$5.500
Staff Lunch	\$5.500
Staff Dinner	\$5.500
Staff Evening Snack	\$3.500