

AGENDA

To: **Mayor & City Council Members**

From: Clerk of Council

cc: City Manager, City Attorney, & Department Directors

Date: January 9, 2026

Re: **City Council Workshop – Monday, January 12, 2026 @ 5:30 p.m.**

- Capital Project Item(s):
 - New Recreation Complex Change Order ([Attachment](#))
 - Proposal for Traffic Engineering Services ([Attachment](#))
- IT Department Item(s):
 - Camera Replacement Proposal ([Attachment](#))
- Planning, Zoning & Building Item(s):
 - Board of Appeals/ Planning Commission Cases ([Attachment](#))
 1. PC-11-25-1143: Roberts Civil Engineering, requests a zoning map amendment for 61 Brampton Road & 55 Brampton Road, PIN: 60015 03033 60015 03032 for a town home development from R-1 to R-I-N. *Planning Commission Recommendation: Denial due to opposition from GC residents in the area regarding the development.*
 2. PC-11-25-1146: Integrated Civil Solutions LLC requests approval of a general development plan for 0 Prosperity Drive, PIN: 60877 01001, for a heavy machine shop. *Planning Commission Recommendation: Approve with conditions contingent on approval of the Georgia Power agreement.*
 3. PC-11-25-1147: Maupin Engineering, Inc. requests approval of a general development plan for 2782 US-80 Highway, PIN 60927 01042, for commercial flex space. *Planning Commission Recommendation: Approve as submitted.*
 4. PC-10-25-1148: Maupin Engineering, Inc. requests approval of a general development plan for 5119 Augusta Road, PIN 60007 01004, for an electrical contractor's office. *Planning Commission Recommendation: Approve pending engineering review and façade approval by city staff.*

5. PC-11-25-1142 (Tabled from November): Integrated Civil Solutions LLC, requests a general development plan approval for 4885 Old Louisville Rd, PIN: 60969 02009, for a maintenance shop. *Planning Commission Recommendation: Approve as submitted.*
6. PC-01-26-1152: Thomas & Hutton Engineering Co. requests approval of a general development plan for 47 Telfair Place, PIN 60799 02002A, for the redevelopment of an existing asphalt plant. *Planning Commission Recommendation: Approve pending approval of the Landscaping Plan by city staff.*
7. PC-01-26-1153: The City of Garden City, Georgia requests a text amendment to the city ordinance to comply with changes to zoning procedures laws implemented by Georgia House Bill 155. *Planning Commission Recommendation: Approve as submitted.*
 - Proposed Restructuring of BOA/Planning Commission and Member Appointments ([Attachment](#))
 - Board of Appeals/Planning Commission Ordinance Revisions Proposed by Councilmember Bruner ([Attachment](#))
- Municipal Court Item(s):
 - Prosecuting Attorney & Public Defender Contract Renewals ([Attachment](#))
 - Resolutions for Prosecuting Attorney & Public Defender Associates ([Attachment](#))
 - Probation Services Contract Renewal ([Attachment](#))
- Legislative Item(s):
 - Professional Lobbyist Services Contract for 2026 Legislative Session ([Attachment](#))
- Mayor's Updates
- City Council's Updates
- City Manager's Updates



Memo

To: Rhonda Ferrell-Bowles

From: Leon Davenport, P.E.

Date: January 8, 2026

Re: Recreation Complex – Change Orders #1 & 2

Change Order #1 (Project Delays and Cost Adjustments)

The contractor faced delays on the project mainly due to weather and the time it took to get the pool permit approved. Here's a summary of the pool permit process:

- On March 5, 2025, the initial permit application was prepared and sent to the Department of Public Health (DPH).
- We believe the application was delivered to DPH on March 7, 2025, but this is still being confirmed.
- DPH responded with questions and comments on June 27, 2025.
- We held a conference call with DPH on July 1, 2025, to discuss their feedback. There was one point of disagreement that DPH did not change.
- On August 13, 2025, we sent a revised application and updated plans to DPH.
- DPH sent additional questions on September 18, 2025, and October 1, 2025, and we responded promptly each time.
- By October 29, 2025, DPH requested final printed plans, which were submitted on October 31, 2025.

This extended review process led to significant delays in getting the final pool permit. DPH explained that staffing shortages contributed to the slow review timeline. The contractor was hired as a Construction Manager at Risk, and the project's Guaranteed Maximum Price (GMP) was set based on plans that were about 80% complete, which is a common practice. Because

Change Order

PROJECT Garden City Gymnasium & Multipurpose Recreational Complex	CHANGE ORDER NUMBER: ONE DATE: 11/21/25	Owner <input type="checkbox"/>
		Architect <input type="checkbox"/>
		Contractor <input type="checkbox"/>
TO CONTRACTOR John E. Lavender & Associates, Inc. PO Box 1654 - 300 Pulaski Hwy Statesboro, GA 30458	CONTRACT DATE: August 19, 2024 CONTRACT FOR: Gym & Rec Complex	Field <input type="checkbox"/>
		Other <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

Add MEP & Pool Modifications and extended General Conditions cost per Revised Drawings issued on 8/26/2025 and per attached Documents.

Original Contract Sum:	\$ 17,871,914.00
Total Previous Changes:	\$ 0.00
Total This Change:	\$ 329,090.66
New Contract Amount:	\$ 18,201,004.66

The Contract Time will be increased by **One Hundred Forty-Eight (148)** days.

The date of Substantial Completion as of the date of this Change Order therefore is: **August 27, 2026**

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

John E. Lavender & Associates, Inc. CONTRACTOR (Firm name)	Garden City, GA OWNER (Firm name)	CHA ARCHITECT (Firm name)
PO Box 1654 - Statesboro, GA 30458	100 Central Ave - Garden City, GA 31405	317 Tattnall St - Savannah, GA 31401
ADDRESS	ADDRESS	ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
John E. Lavender, President (Typed name)	 (Typed name)	 (Typed name)
DATE	DATE	DATE

November 21, 2025

Patrick Graham
CHA
317 Tattnall Square
Savannah, GA 31401

**RE: Garden City Gym & Multipurpose Recreation Center
Change Order Request #1-REVISED**

Description: MEP & Pool Modifications per Revised Drawings Issued 8.26.25 (ASI Set) and Additional Water Supply per RFI 085 Dated 10/8/25.

I. Subcontract		
Augusta Aquatics	\$ 53,574.30	
HA Sack	\$ 20,534.63	
Davis Heating & Air	\$ 18,610.64	
Pace Electric	\$ 82,601.00	
GMA Masonry	\$ 1,710.00	
	Total Subcontract:	\$177,030.57
II. Other		
Blue Prints	\$ 1,800.00	
Extended General Conditions*	\$105,315.00	
Photo Doc – 5 Months @ \$1,075/month	\$ 5,375.00	
Extended B. Risk – 5 Months	\$ 14,000.00	
	Total Other:	\$126,490.00
	Subtotal:	\$303,520.57
	Bond Premium (.08%):	\$ 2,610.28
	OH & Profit (7.5%):	\$ 22,959.81
	Total Cost:	\$329,090.66

**Based on receipt of the Pool & Splash Pad permits on November 21, 2025, a time extension of 148 calendar days is required to incorporate the drawing revisions noted above. This time extension also encompasses delays related to RFI's 056, 057, 059, 063, 065, & 067.*

Sincerely,

Eddie Potts, Jr.

Eddie Potts, Jr.
Vice President

File: 733-300.04

Cc: Brandon McDaniel / John Lavender

**Garden City Gym
General Conditions**

Item	Monthly Cost
- Field Office	\$ 1,200.00
- Temp Sanitary	\$ 800.00
- Temp Water	\$ 300.00
- Dumpsters	\$ 500.00
- Rental Equipment	\$ 2,500.00
- Project Manager	\$ 7,200.00
- Exec Project Manager	\$ 4,100.00
- Superintendent	\$ 5,300.00
- Trucks / Fuel	\$ 3,800.00
- Insurance	\$ 2,400.00
- Misc. Labor	<u>\$ 2,000.00</u>
Total Gen Conditions	\$30,100.00 = \$1,003.00/Day

AUGUSTA AQUATICS, INC.
18 HOLLY CIRCLE
N. AUGUSTA, SC 29860
(803) 819-3957
(803) 279-5733 Fax
dknight@augustaaquaticsinc.com

July 15, 2025

CHANGE ORDER PROPOSAL #1 UPDATED

Lavendar and Associates
Attn: Eddie Potts
300 Pulaski Hwy
Statesboro, GA 30459
912.489.4677
eddie@lavendar.associates

RE: Garden City Complex
Swimming Pool
Health Department Changes

Eddie,

The following is our change order proposal #1 to reflect the changes required by the health department on the Garden City Complex swimming pool:

- | | |
|--|--------------|
| 1. ADD a custom fiberglass zero entry trough drain with grating (material only) | \$31,900.00 |
| 2. ADD labor for custom fiberglass zero entry trough drain with grating (labor cost) | |
| a. 2 workers @ \$125/hr. for 3 days | \$6,000.00 |
| 3. ADD (3) additional skimmers (misc. fittings for skimmers included) (material only) | \$815.00 |
| 4. ADD labor for additional skimmers (labor cost) | |
| a. 1 worker @ \$125/hr. for 3 hours | \$375.00 |
| 5. ADD water make-up grate and fittings (material only – no additional labor cost) | \$250.00 |
| 6. ADD for pool overflow piping and waterslide feed piping
(material only – no additional labor cost) | \$600.00 |
| 7. ADD for upsizing piping @ return and suction lines
(material only – no additional labor cost) | \$11,060.00 |
| 8. DEDUCT price from original pipe sizes @ return and suction lines
(material only – no additional labor cost) | (\$5,210.00) |

Subtotal:	\$45,790.00
Tax (7%):	\$3,205.30
10% Overhead/Profit:	<u>\$4,579.00</u>
GRAND TOTAL:	\$53,574.30

Sincerely,

Augusta Aquatics, Inc.
By: Glenda D. Knight, President



Date: 10/10/2025

Project: Garden City Gym

Attn: Eddie Potts

Subject: Revision 1 Drawing Changes-Revised

Description of Work: Additional outside shower and drain for concession area outside, Additional drain boxes and associated supply and drainage piping for 5 new and 1 relocated wall boxes in concession building, Delete 1 P-9 and install 1 owner supplied P-24 sink in new location, add drain line for new sink location and additional floor drain and clean out at this location, this work includes all concrete and excavation work required for new drains in room 150, relocate wall box piping that was already installed for new wall box location from room 151 to 150, Add additional under ground piping to new floor drains and additional cleanout in concession building kitchen, additional water piping for relocated ice maker in concession kitchen.

Revision deletes new floor drain and cleanout, saw cutting and excavation work at P-24 sink location. Adds pool fill line to 5' outside underground as shown, additional waterlines for 3 additional hose bibbs and insulation for such piping on drawing dated 10/6/25 from RFI 85.

· Material.....	\$3578.49
· Tax (8%)	\$286.28
· Markup (10%)	\$386.48
· Materials total.....	\$4251.25

Insulation	\$1275.75
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Travel Expenses	\$1147.08
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LABOR

· Labor	\$8690.00
· Burden	\$3910.50
· Labor Profit.....	\$1260.05

-Grand Total for the above.....	<u>\$20,534.63</u>
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-Add 1% if bond is needed.....	\$205.35
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Please issue a change order for this work to be completed. If you have any questions or concerns with the above, give me a call.

Sincerely, Erik Gunn

#REF!

[illegible]

Hangers	5	3.00	15.00	0.30	1.50		
1 1/2"							
Pipe	40	0.80	32.00	0.08	3.20		
Fittings	8	2.25	18.00	0.20	1.60		
Hangers	10	3.00	30.00	0.30	3.00		
						Manhours	27.10
						Material	362.50

Total Manhours158.20

Total Material4,793.49



October 9, 2025

Garden City Gym Complex
Garden City, GA

CHANGE ORDER PROPOSAL

We propose to provide all labor and materials for the revisions to the mechanical plans dated 8.26.25.

Labor: 160 Man Hours @ \$50/Hour.....\$8,000.00

Materials:\$7,239.86

(25) sheets 24g galvanized metal, (15) sheets 22g galvanized metal, (2) rolls 1" duct liner, (800') TDC flanges, (1) box TDC corners, (1) box TDC cleats, (1) box TDC gasket, (7) Titus grilles, (1) exhaust fan with speed controller, backdraft damper, metal grille, and thermostat, and (1) gravity relief hood with gravity damper and pitched roof curb

Sales Tax:\$579.19

Total:\$15,819.05

GPM: 15%.....\$2,791.59

Change Order Total:.....\$18,610.64

Kevin Davis

Kevin Davis

Accepted By

Date

***QUOTE VALID FOR 30 DAYS**

1060 East Hiawatha Street • Metter, GA • 30439
(912) 685.7576 • (912) 685.6435 FAX

PACE ELECTRICAL CONTRACTORS, INC

131 SOUTHERN BLVD | SAVANNAH GA 31405 | WWW.PACEECI.COM
912-920-7324 PHONE | 912-920-7323 FAX



SEPTEMBER 17, 2025

LAVENDER AND ASSOCIATES

Attention: EDDIE POTTS

Re: GARDEN CITY GYM ELECTRICAL CHANGES AUGUST 2025 REVISION 1

Dear EDDIE:

Pace Electrical Contractors, Inc. thanks you for the opportunity to quote the above-mentioned project. We are quoting the electrical complete as per drawing changes dated 08-07-2025 to E003, E101, E102, E103, E104, E201, E202, E203, E204, E401.

SCOPE OF WORK

Lighting Fixtures

- E003. Add (7) N1E, (3) PP.
- E101. Add (2) N1E.
- E102. Add (5) N1, (1) N1E.
- E103. Add (7) N1. (1) N1E.
- E103. General notes add test light switches for all emergency lighting in hard ceiling areas.
- E104. Add (28) A2, (7) A2E, (6) N1, (1) S1.
- E104. Delete (16) K2, (11) K2E, (1) A1E, (1) occ sensor.
- E201. Numerous circuits changed from LA1 to LA1A. No cost.
- E202. Numerous circuits changed around. No cost.
- E203. Vending area reduced receptacle count from (6) to (1).
- E204. Add (2) circuits and E-stops for pool pumps.
- E204. Relocate pad mount transformer from the floor to ceiling mounted.
- E204. Add (6) 120-volt circuits in concessions area.
- E204. Add (2) 120/208-volt circuits in concessions area.
- E401. Conduit and wire upsized from the transformer to LA1 from 250 alum to 300 alum wire in 4" conduit.
- Deleted
- E401. New panel LA3 added. It is being fed from the Main switchboard to a new 30 Kva transformer.

• Light fixture changes cost.....	\$14,330.00
• Light fixture materials.....	\$10,200.00
• Light fixture labor.....	\$8,100.00
TOTAL LIGHTING CHANGE.....	\$32,630.00

• Panels, enclosed circuit breaker, breakers, transformer cost.....	\$17,400.00.
• Conduit, wire, boxes, and hardware.....	\$20,460.00.
• Labor	\$12,111.00.
TOTAL GEAR CHANGE.....	\$49,971.00.

TOTAL FOR ALL REVISED CHANGES..... **\$82,601.00**

We look forward to working with you on this project, if there are any questions, please do not hesitate to contact us via email: larryf@paceeci.com office phone (912) 920-7324 or my cell (912) 313-7679.

Respectfully Submitted, LARRY FORBES



GARDEN CITY GYM COMPLEX					
PACE ELECTRIC					
9/10/2025					
CHANGES TO DRAWINGS AUGUST 2025 REVISIONS LIGHTING CHANGES					
MATERIAL					
	Item Description	Qty	Type	Unit Cost	Subtotal
1			FT.		
2			EA.		0.00
3			FT.		0.00
4			EA.		0.00
5			EA.		0.00
					0.00
	Sales Tax (If not included)			8.0%	0.00
	Total Material				0.00
LABOR					
	Item Description	Qty	Type	Unit Cost	Subtotal
1	ELECTRICIAN	91 hours		45.00	4,095.00
2	ELEC. HELPER	91 hours		30.00	2,730.00
3	SUPERVISION	9 hours		60.00	540.00
	Subtotal				7,365.00
	Labor Burden			0.0%	0.00
	Total Labor				7,365.00
EQUIPMENT					
	SCISSOR LIFT	Qty	Type	Unit Cost	Subtotal
	Total Equipment				
SUBCONTRACTORS					
	Subcontractor (work performed by your subs)				Subtotal
1					0.00
2					
3					
	Total Subcontractor Cost				0.00
TOTALS					
	Subtotal CP's Self Performed Work				7,365.00
	OH & P on CP's Self Performed Work (per subcontract terms)			10%	736.50
	Total Change Proposal's Self Performed Work				8,101.50
	Subtotal on Subcontractor Work				0.00
	Markup on Subcontractors (per subcontract terms)			7.5%	0.00
	Total Subcontractor Work & Markup				0.00
	Total Cost of Change				\$8,100.00

Respectfully Submitted,

Name

Name LARRY FORBES
Title V/P COMMERCIAL OPERATIONS



GARDEN CITY GYM COMPLEX					
PACE ELECTRIC					
9/10/2025					
CHANGES TO DRAWINGS AUGUST 2025 REVISIONS PANEL CHANGES					
MATERIAL					
	Item Description	Qty	Type	Unit Cost	Subtotal
1			FT.		
2			EA.		0.00
3			FT.		0.00
4			EA.		0.00
5			EA.		0.00
					0.00
	Sales Tax (If not included)			8.0%	0.00
	Total Material				0.00
LABOR					
	Item Description	Qty	Type	Unit Cost	Subtotal
1	ELECTRICIAN	164 hours		45.00	7,380.00
2	ELEC. HELPER	163 hours		30.00	4,890.00
3	SUPERVISION	41 hours		60.00	2,460.00
	Subtotal				14,730.00
	Labor Burden			0.0%	0.00
	Total Labor				14,730.00
EQUIPMENT					
	SCISSOR LIFT	Qty	Type	Unit Cost	Subtotal
	Total Equipment				
SUBCONTRACTORS					
	Subcontractor (work performed by your subs)				Subtotal
1					0.00
2					
3					
	Total Subcontractor Cost				0.00
TOTALS					
	Subtotal CP's Self Performed Work				14,730.00
	OH & P on CP's Self Performed Work (per subcontract terms)			10%	1,473.00
	Total Change Proposal's Self Performed Work				16,203.00
	Subtotal on Subcontractor Work				0.00
	Markup on Subcontractors (per subcontract terms)			7.5%	0.00
	Total Subcontractor Work & Markup				0.00
	Total Cost of Change				\$16,111.00

Respectfully Submitted,

Name

Name LARRY FORBES
Title V/P COMMERCIAL OPERATIONS

5902 HWY 21S
Rincon, GA 31326
Phone 912-665-6962
Gma-masonry@live.com

DATE 10/13/25

TO
Lavender & Associates
300 Pulaski Rd.
Statesboro, GA 30458

FOR Garden City Gym

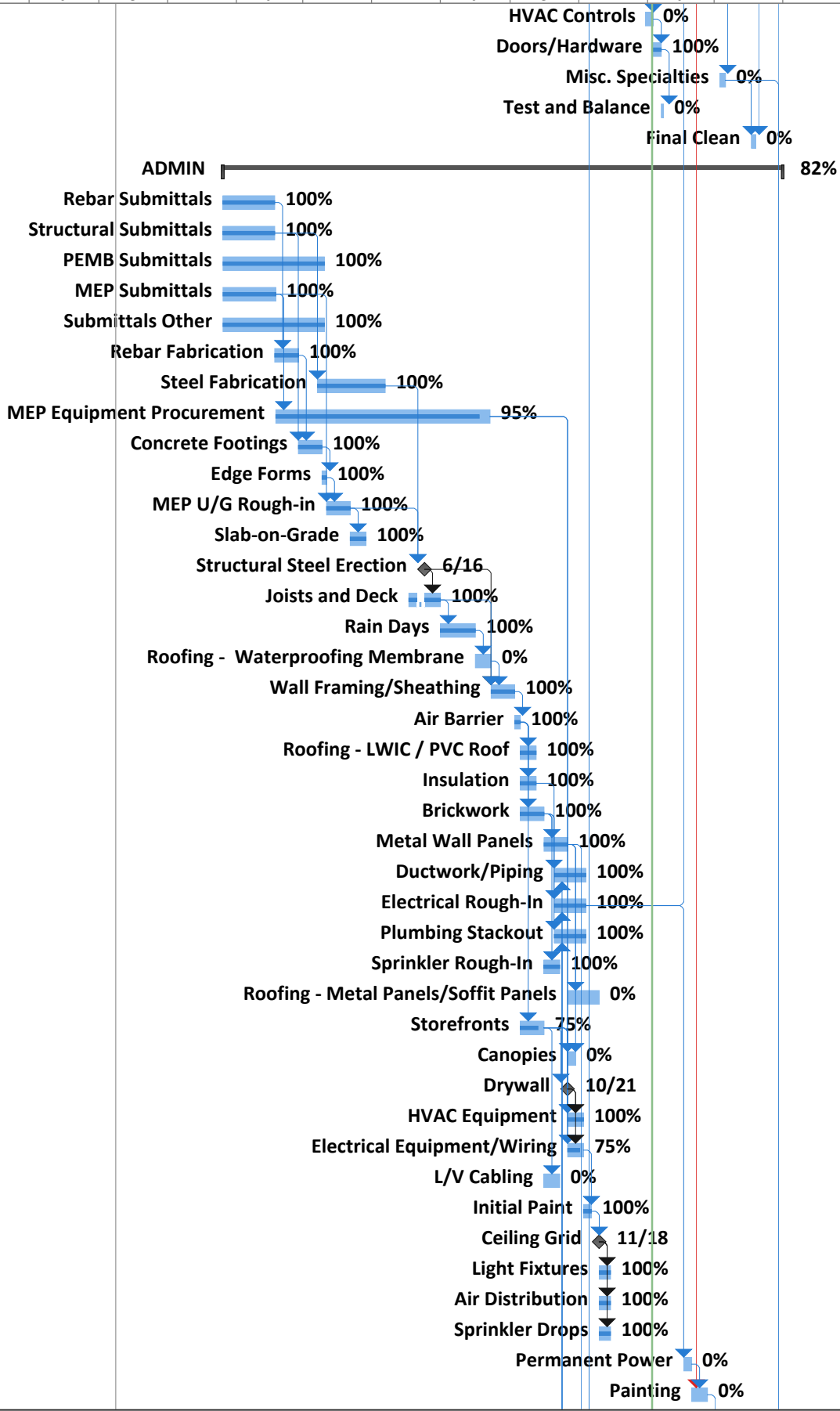
Description	Amount
Hours for Demo & Toothing In for New Wall Layout 18 hrs. x \$95	\$1,710.00
Total	1,710.00

If you have any questions concerning this invoice, contact Cipriano Martinez
912-665-6962
gma-masonry@live.com

THANK YOU FOR YOUR BUSINESS!

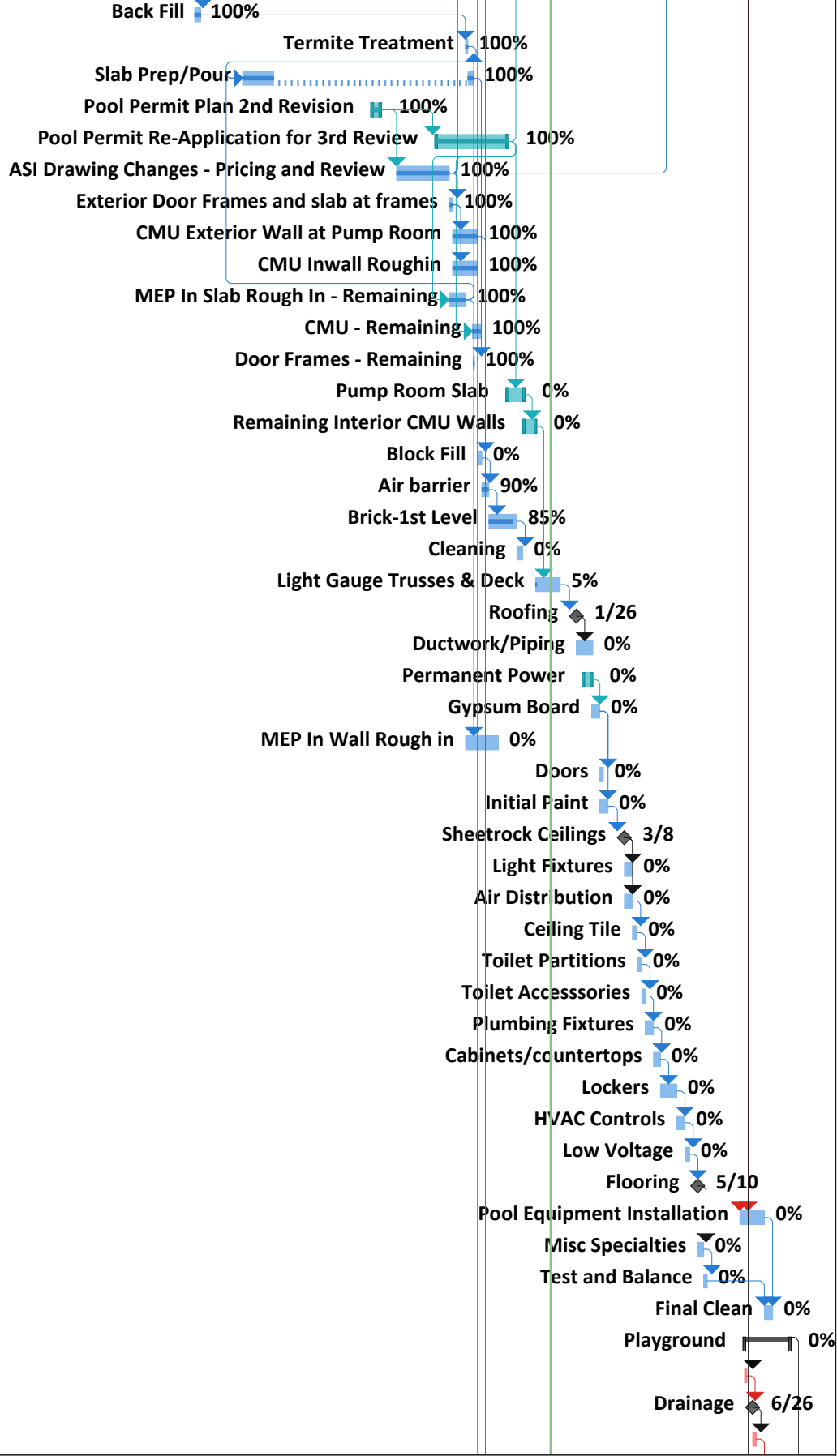
ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026		
							J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	J	
1	GARDEN CITY GYM COMPLEX	721 days	Mon 9/16/24	Sun 9/6/26			GARDEN CITY GYM COMPLEX																	
2	PHASE 1 CIVIL / SITE UTILITIES	290 days	Mon 9/16/24	Wed 7/2/25			PHASE 1 CIVIL / SITE UTILITIES																	
24	PHASE 2 GYM/ADMIN	497 days	Fri 12/20/24	Thu 4/30/26			PHASE 2 GYM/ADMIN																86%	
25	GYM	473 days	Fri 12/20/24	Mon 4/6/26			GYM																91%	
26	Rebar Submittals	46 days	Fri 12/20/24	Mon 2/3/25	14		Rebar Submittals																100%	
27	Structural Submittals	46 days	Fri 12/20/24	Mon 2/3/25	14		Structural Submittals																100%	
28	PEMB Submittals	90 days	Fri 12/20/24	Wed 3/19/25	14		PEMB Submittals																100%	
29	MEP Submittals	47 days	Fri 12/20/24	Tue 2/4/25	14		MEP Submittals																100%	
30	Submittals Other	90 days	Fri 12/20/24	Wed 3/19/25	14		Submittals Other																100%	
31	Rebar Fabrication	21 days	Tue 2/4/25	Mon 2/24/25	26		Rebar Fabrication																100%	
32	Steel Fabrication	60 days	Fri 3/14/25	Mon 5/12/25	27		Steel Fabrication																100%	
33	PEMB Fabrication	150 days	Thu 3/20/25	Sat 8/16/25	28		PEMB Fabrication																100%	
34	MEP Equipment Procurement	190 days	Wed 2/5/25	Wed 8/13/25	29		MEP Equipment Procurement																100%	
35	Concrete Footings	40 days	Tue 2/25/25	Sat 4/5/25	27,31		Concrete Footings																100%	
36	Edge Forms	4 days	Tue 3/18/25	Mon 4/7/25	35		Edge Forms																100%	
37	MEP U/G Rough-in	21 days	Sat 3/22/25	Mon 4/21/25	29,36		MEP U/G Rough-in																100%	
38	Slab-on-Grade	14 days	Mon 4/21/25	Mon 5/5/25	37		Slab-on-Grade																100%	
39	PEMB Erection	21 days	Sun 8/17/25	Sat 9/6/25	28,38,33		PEMB Erection																100%	
40	Roofing w/ Simple Saver	28 days	Sun 9/28/25	Sat 10/25/25	41		Roofing w/ Simple Saver																10/25	
41	Wall Framing/Sheathing	21 days	Sun 9/7/25	Sat 9/27/25	39		Wall Framing/Sheathing																100%	
42	Air Barrier	4 days	Sun 9/28/25	Wed 10/1/25	41		Air Barrier																100%	
43	Insulation	4 days	Thu 10/2/25	Sun 10/5/25	42		Insulation																100%	
44	Brickwork	14 days	Mon 10/6/25	Sun 10/19/25	43		Brickwork																100%	
45	Metal Wall Panels	14 days	Mon 10/20/25	Sun 11/2/25	44		Metal Wall Panels																100%	
46	Ductwork/Piping	14 days	Mon 10/6/25	Sun 10/19/25	43		Ductwork/Piping																100%	
47	Electrical Rough-In	14 days	Mon 10/6/25	Sun 10/19/25	43		Electrical Rough-In																100%	
48	Plumbing Stackout	7 days	Mon 10/6/25	Sun 10/12/25	43		Plumbing Stackout																100%	
49	Sprinkler Rough-In	14 days	Mon 10/6/25	Sun 10/19/25	43		Sprinkler Rough-In																100%	
50	Storefronts	14 days	Mon 10/20/25	Sun 11/2/25	46		Storefronts																100%	
51	Canopies	7 days	Mon 11/3/25	Sun 11/9/25	50		Canopies																0%	
52	Drywall	21 days	Mon 11/3/25	Sun 11/23/25	50		Drywall																11/23	
53	HVAC Equipment	14 days	Mon 11/24/25	Sun 12/7/25	50,34,52		HVAC Equipment																100%	
54	Electrical Equipment/Wiring	14 days	Mon 11/24/25	Sun 12/7/25	50,34,52		Electrical Equipment/Wiring																100%	
55	L/V Cabling	3 days	Mon 11/24/25	Wed 11/26/25	52		L/V Cabling																0%	
56	Dryfall Ceiling	7 days	Mon 12/8/25	Sun 12/14/25	54		Dryfall Ceiling																100%	
57	Initial Paint	7 days	Mon 12/15/25	Sun 12/21/25	56		Initial Paint																100%	
58	Light Fixtures	8 days	Mon 12/22/25	Mon 12/29/25	57		Light Fixtures																100%	
59	Air Distribution	8 days	Mon 12/22/25	Mon 12/29/25	57		Air Distribution																0%	
60	Sprinkler Drops	8 days	Mon 12/22/25	Mon 12/29/25	57		Sprinkler Drops																0%	
61	Permanent Power	4 days	Mon 2/2/26	Thu 2/5/26	97																			
62	Painting	14 days	Fri 2/6/26	Thu 2/19/26	61																			
63	Gym Equipment	14 days	Fri 2/20/26	Thu 3/5/26	62																		Gym Equipment	0%
64	Gym Flooring	14 days	Fri 3/6/26	Thu 3/19/26	63																		Gym Flooring	3/19
65	Telescoping Stands	14 days	Fri 3/20/26	Thu 4/2/26	64																		Telescoping Stands	0%
66	Plumbing Fixtures	3 days	Fri 2/20/26	Sun 2/22/26	62																		Plumbing Fixtures	0%
67	Fire Alarm Devices	7 days	Mon 12/22/25	Sat 2/21/26	62																		Fire Alarm Devices	75%

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
							J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	
68	HVAC Controls	7 days	Tue 12/30/25	Mon 1/5/26	59																		
69	Doors/Hardware	7 days	Tue 1/6/26	Mon 1/12/26	68																		
70	Misc. Specialties	5 days	Fri 3/6/26	Tue 3/10/26	63																		
71	Test and Balance	2 days	Tue 1/13/26	Wed 1/14/26	69																		
72	Final Clean	4 days	Fri 4/3/26	Mon 4/6/26	70,65																		
73	ADMIN	497 days	Fri 12/20/24	Thu 4/30/26																			
74	Rebar Submittals	46 days	Fri 12/20/24	Mon 2/3/25	14																		
75	Structural Submittals	46 days	Fri 12/20/24	Mon 2/3/25	14																		
76	PEMB Submittals	90 days	Fri 12/20/24	Wed 3/19/25	14																		
77	MEP Submittals	47 days	Fri 12/20/24	Tue 2/4/25	14																		
78	Submittals Other	90 days	Fri 12/20/24	Wed 3/19/25	14																		
79	Rebar Fabrication	21 days	Tue 2/4/25	Mon 2/24/25	74																		
80	Steel Fabrication	60 days	Fri 3/14/25	Mon 5/12/25	75																		
81	MEP Equipment Procurement	190 days	Wed 2/5/25	Wed 8/13/25	77																		
82	Concrete Footings	21 days	Tue 2/25/25	Mon 3/17/25	75,79																		
83	Edge Forms	4 days	Tue 3/18/25	Fri 3/21/25	82																		
84	MEP U/G Rough-in	21 days	Sat 3/22/25	Fri 4/11/25	77,83																		
85	Slab-on-Grade	14 days	Sat 4/12/25	Fri 4/25/25	84																		
86	Structural Steel Erection	35 days	Tue 5/13/25	Mon 6/16/25	80,84																		
87	Joists and Deck	21 days	Tue 6/3/25	Mon 6/30/25	86																		
88	Rain Days	31 days	Tue 7/1/25	Thu 7/31/25	87																		
89	Roofing - Waterproofing Membrane	14 days	Fri 8/1/25	Thu 8/14/25	88																		
90	Wall Framing/Sheathing	21 days	Fri 8/15/25	Thu 9/4/25	86,87,89																		
91	Air Barrier	5 days	Fri 9/5/25	Tue 9/9/25	90																		
92	Roofing - LWIC / PVC Roof	14 days	Wed 9/10/25	Tue 9/23/25	91																		
93	Insulation	14 days	Wed 9/10/25	Tue 9/23/25	91																		
94	Brickwork	21 days	Wed 9/10/25	Tue 9/30/25	91																		
95	Metal Wall Panels	21 days	Wed 10/1/25	Tue 10/21/25	94																		
96	Ductwork/Piping	28 days	Fri 10/10/25	Thu 11/6/25	93,186																		
97	Electrical Rough-In	28 days	Fri 10/10/25	Thu 11/6/25	94,186																		
98	Plumbing Stackout	28 days	Fri 10/10/25	Thu 11/6/25	94,186																		
99	Sprinkler Rough-In	14 days	Wed 10/1/25	Tue 10/14/25	94																		
100	Roofing - Metal Panels/Soffit Panels	28 days	Wed 10/22/25	Tue 11/18/25	95																		
101	Storefronts	21 days	Wed 9/10/25	Tue 9/30/25	91																		
102	Canopies	7 days	Wed 10/22/25	Tue 10/28/25	95,101																		
103	Drywall	21 days	Wed 10/1/25	Tue 10/21/25	101																		
104	HVAC Equipment	14 days	Wed 10/22/25	Tue 11/4/25	81,101,103																		
105	Electrical Equipment/Wiring	14 days	Wed 10/22/25	Tue 11/4/25	81,101,103																		
106	L/V Cabling	14 days	Wed 10/1/25	Tue 10/14/25	101																		
107	Initial Paint	7 days	Wed 11/5/25	Tue 11/11/25	105																		
108	Ceiling Grid	7 days	Wed 11/12/25	Tue 11/18/25	107																		
109	Light Fixtures	10 days	Wed 11/19/25	Fri 11/28/25	108																		
110	Air Distribution	10 days	Wed 11/19/25	Fri 11/28/25	108																		
111	Sprinkler Drops	10 days	Wed 11/19/25	Fri 11/28/25	108																		
112	Permanent Power	7 days	Mon 2/2/26	Sun 2/8/26	97																		
113	Painting	14 days	Mon 2/9/26	Sun 2/22/26	112,61																		

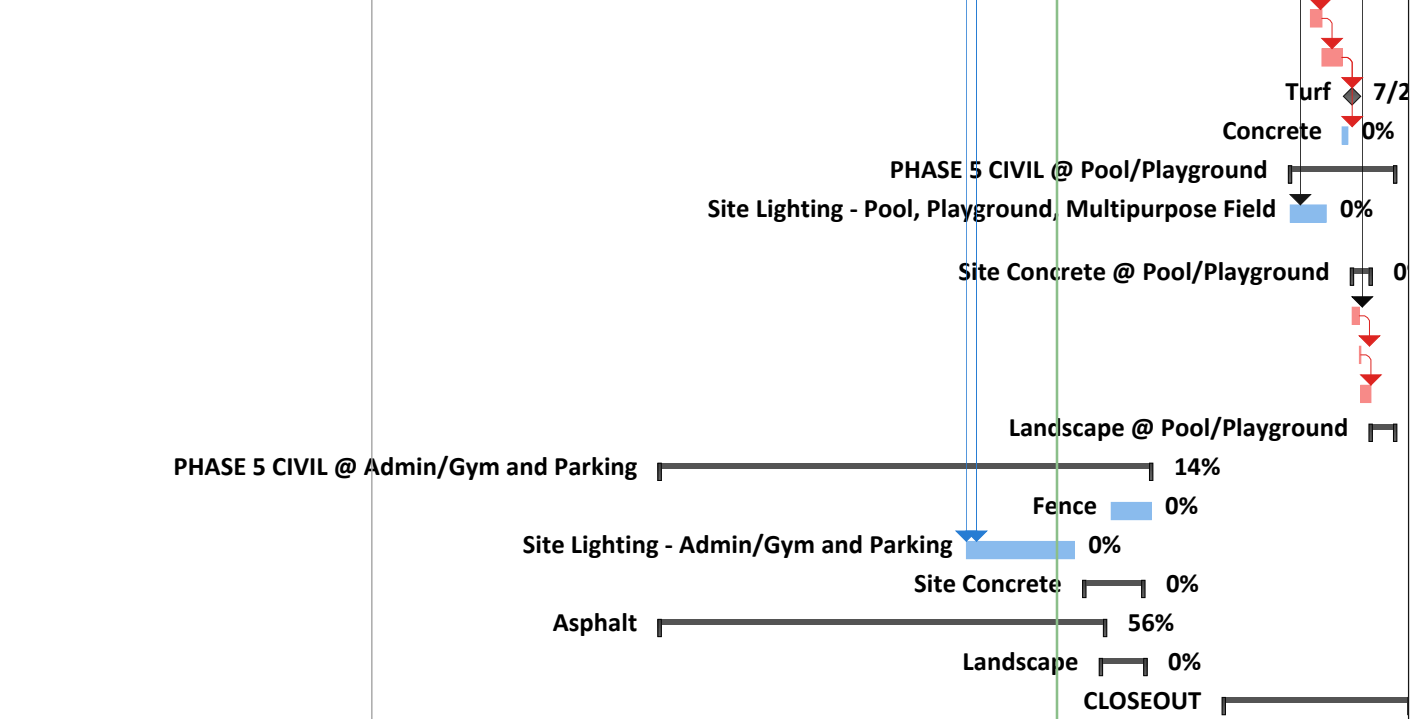


ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
							J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	M
114	Tiling	9 days	Mon 2/23/26	Tue 3/3/26	113														Tiling	0%			
115	Ceiling Tile	7 days	Wed 3/4/26	Tue 3/10/26	114														Ceiling Tile	0%			
116	Toilet Partitions	3 days	Wed 3/11/26	Fri 3/13/26	114,115														Toilet Partitions	0%			
117	Toilet Accessories	3 days	Sat 3/14/26	Mon 3/16/26	115,116														Toilet Accessories	0%			
118	Cabinets/Millwork	14 days	Wed 3/11/26	Tue 3/24/26	115														Cabinets/Millwork	0%			
119	Plumbing Fixtures	10 days	Wed 3/25/26	Fri 4/3/26	118														Plumbing Fixtures	0%			
120	Fire Alarm Devices	7 days	Wed 3/11/26	Tue 3/17/26	115														Fire Alarm Devices	0%			
121	HVAC Controls	7 days	Wed 3/11/26	Tue 3/17/26	115														HVAC Controls	0%			
122	Ceiling Clouds	21 days	Wed 3/11/26	Tue 3/31/26	115														Ceiling Clouds	0%			
123	Doors/Hardware	7 days	Wed 3/11/26	Tue 3/17/26	115														Doors/Hardware	0%			
124	Flooring	21 days	Wed 3/25/26	Tue 4/14/26	118														Flooring	4/14			
125	Misc. Specialties	5 days	Wed 4/15/26	Sun 4/19/26	124														Misc. Specialties	0%			
126	Lockers	7 days	Mon 4/20/26	Sun 4/26/26	125														Lockers	0%			
127	Test and Balance	4 days	Wed 4/15/26	Sat 4/18/26	124														Test and Balance	0%			
128	Final Clean	4 days	Mon 4/27/26	Thu 4/30/26	125,126,70,65														Final Clean	0%			
129	PHASE 3 ATHLETIC FIELDS	169 days	Mon 11/3/25	Mon 4/20/26															PHASE 3 ATHLETIC FIELDS	10%			
130	Multi-Purpose Turf Field	169 days	Mon 11/3/25	Mon 4/20/26															Multi-Purpose Turf Field	17%			
141	Asphalt Courts	81 days	Mon 1/5/26	Thu 3/26/26															Asphalt Courts	0%			
149	Natural Grass Field	40 days	Mon 2/2/26	Fri 3/13/26															Natural Grass Field	0%			
154	PHASE 4 AQUATICS & PLAYGROUND	520 days	Mon 2/24/25	Tue 7/28/26															PHASE 4 AQUATICS & PLAYGROUND	30%			
155	Splash Pad	67 days	Tue 4/14/26	Fri 6/19/26															Splash Pad	0%			
156	Subgrade	10 days	Tue 4/14/26	Thu 4/23/26	171,186																		
157	Drainage	7 days	Fri 4/24/26	Thu 4/30/26	156																		
158	Plumbing & Electrical Rough-in	12 days	Fri 5/1/26	Tue 5/12/26	157														Plumbing & Electrical Rough-in	5/12			
159	Underground Balance Tank	7 days	Wed 5/13/26	Tue 5/19/26	158																		
160	Stone Base	5 days	Wed 5/20/26	Sun 5/24/26	159																		
161	Decking Concrete	8 days	Mon 5/25/26	Mon 6/1/26	160																		
162	Coatings	3 days	Tue 6/2/26	Thu 6/4/26	161														Coatings	6/4			
163	Concrete Sidewalks	6 days	Fri 6/5/26	Wed 6/10/26	162																		
164	Feature Structures	5 days	Thu 6/11/26	Mon 6/15/26	163																		
165	Fence	4 days	Tue 6/16/26	Fri 6/19/26	164																		
166	Pool	241 days	Sat 11/29/25	Mon 7/27/26															Pool	0%			
167	Subgrade	21 days	Sat 11/29/25	Fri 12/19/25	185																		
168	Drainage	21 days	Sat 12/20/25	Fri 1/9/26	167																		
169	Plumbing & Electrical Rough-in	45 days	Sat 1/10/26	Mon 2/23/26	168																		
170	Concrete Walls & Floor	28 days	Tue 2/24/26	Mon 3/23/26	169																		
171	Stone Base	21 days	Tue 3/24/26	Mon 4/13/26	170																		
172	Pool Coping/Deck	28 days	Tue 4/14/26	Mon 5/11/26	171														Pool Coping/Deck	0%			
173	Ceramic Tile	7 days	Tue 5/12/26	Mon 5/18/26	172														Ceramic Tile	0%			
174	Coatings	28 days	Tue 5/19/26	Mon 6/15/26	173														Coatings	6/15			
175	Concrete Sidewalks	21 days	Tue 6/16/26	Mon 7/6/26	174														Concrete Sidewalks	0%			
176	Shade Structures	7 days	Tue 7/7/26	Mon 7/13/26	175														Shade Structures	0%			
177	Pool Accessories - Ladder, Steps,Slide, etc.	7 days	Tue 7/14/26	Mon 7/20/26	176														Pool Accessories - Ladder, Steps,Slide, etc.	0%			
178	Fence	7 days	Tue 7/21/26	Mon 7/27/26	177														Fence	0%			
179	Concession Buildings	505 days	Mon 2/24/25	Mon 7/13/26															Concession Buildings	50%			
180	Footings	10 days	Mon 2/24/25	Wed 3/5/25															Footings	100%			

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
							J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	J
181	Back Fill	5 days	Thu 3/6/25	Mon 3/10/25	180																		
182	Termite Treatment	2 days	Fri 10/24/25	Sat 10/25/25	181,190																		
183	Slab Prep/Pour	31 days	Wed 4/16/25	Thu 10/30/25	182,190																		
184	Pool Permit Plan 2nd Revision	7 days	Tue 8/5/25	Mon 8/11/25																			
185	Pool Permit Re-Application for 3rd Review	61 days	Mon 9/29/25	Fri 11/28/25	184																		
186	ASI Drawing Changes - Pricing and Review	45 days	Tue 8/26/25	Thu 10/9/25	184																		
187	Exterior Door Frames and slab at frames	3 days	Fri 10/10/25	Sun 10/12/25	186																		
188	CMU Exterior Wall at Pump Room	21 days	Mon 10/13/25	Sun 11/2/25	187																		
189	CMU Inwall Roughin	21 days	Mon 10/13/25	Sun 11/2/25	187																		
190	MEP In Slab Rough In - Remaining	14 days	Fri 10/10/25	Thu 10/23/25	185																		
191	CMU - Remaining	7 days	Thu 10/30/25	Wed 11/5/25	185																		
192	Door Frames - Remaining	1 day	Thu 10/30/25	Fri 10/31/25	183																		
193	Pump Room Slab	14 days	Sat 11/29/25	Fri 12/12/25	185																		
194	Remaining Interior CMU Walls	10 days	Sat 12/13/25	Mon 12/22/25	193																		
195	Block Fill	4 days	Mon 11/3/25	Thu 11/6/25	188																		
196	Air barrier	6 days	Fri 11/7/25	Wed 11/12/25	195																		
197	Brick-1st Level	24 days	Thu 11/13/25	Sat 12/6/25	196																		
198	Cleaning	5 days	Sun 12/7/25	Thu 12/11/25	197																		
199	Light Gauge Trusses & Deck	21 days	Tue 12/23/25	Mon 1/12/26	194																		
200	Roofing	14 days	Tue 1/13/26	Mon 1/26/26	199																		
201	Ductwork/Piping	14 days	Tue 1/27/26	Mon 2/9/26	200																		
202	Permanent Power	7 days	Mon 2/2/26	Sun 2/8/26																			
203	Gypsum Board	7 days	Mon 2/9/26	Sun 2/15/26	202																		
204	MEP In Wall Rough in	28 days	Fri 10/24/25	Thu 11/20/25	190																		
205	Doors	3 days	Mon 2/16/26	Wed 2/18/26	203																		
206	Initial Paint	7 days	Mon 2/16/26	Sun 2/22/26	203																		
207	Sheetrock Ceilings	14 days	Mon 2/23/26	Sun 3/8/26	206																		
208	Light Fixtures	7 days	Mon 3/9/26	Sun 3/15/26	207																		
209	Air Distribution	7 days	Mon 3/9/26	Sun 3/15/26	207																		
210	Ceiling Tile	4 days	Mon 3/16/26	Thu 3/19/26	209																		
211	Toilet Partitions	4 days	Fri 3/20/26	Mon 3/23/26	210																		
212	Toilet Accesssories	3 days	Tue 3/24/26	Thu 3/26/26	211																		
213	Plumbing Fixtures	7 days	Fri 3/27/26	Thu 4/2/26	212																		
214	Cabinets/countertops	6 days	Fri 4/3/26	Wed 4/8/26	213																		
215	Lockers	14 days	Thu 4/9/26	Wed 4/22/26	214																		
216	HVAC Controls	7 days	Thu 4/23/26	Wed 4/29/26	215																		
217	Low Voltage	4 days	Thu 4/30/26	Sun 5/3/26	216																		
218	Flooring	7 days	Mon 5/4/26	Sun 5/10/26	217																		
219	Pool Equipment Installation	21 days	Tue 6/16/26	Mon 7/6/26	169,164																		
220	Misc Specialties	5 days	Mon 5/11/26	Fri 5/15/26	218																		
221	Test and Balance	3 days	Sat 5/16/26	Mon 5/18/26	220																		
222	Final Clean	7 days	Tue 7/7/26	Mon 7/13/26	221,219																		
223	Playground	39 days	Sat 6/20/26	Tue 7/28/26																			
224	Subgrade	2 days	Sat 6/20/26	Sun 6/21/26	155																		
225	Drainage	5 days	Mon 6/22/26	Fri 6/26/26	224																		
226	Field Curb	3 days	Sat 6/27/26	Mon 6/29/26	225																		



ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Half 1, 2024			Half 2, 2024			Half 1, 2025			Half 2, 2025			Half 1, 2026			Half 2, 2026	
							J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	J
227	Stone Base	8 days	Tue 6/30/26	Tue 7/7/26	226																		
228	Equipment	14 days	Wed 7/8/26	Tue 7/21/26	227																		
229	Turf	7 days	Wed 7/22/26	Tue 7/28/26	228																		
230	Concrete	4 days	Wed 7/22/26	Sat 7/25/26	228																		
231	PHASE 5 CIVIL @ Pool/Playground	73 days	Tue 6/16/26	Thu 8/27/26																			
232	Site Lighting - Pool, Playground, Multipurpose Field	25 days	Tue 6/16/26	Fri 7/10/26	174,136																		
233	Site Concrete @ Pool/Playground	13 days	Wed 7/29/26	Mon 8/10/26																			
234	Form	5 days	Wed 7/29/26	Sun 8/2/26	223																		
235	Sleeves	1 day	Mon 8/3/26	Mon 8/3/26	234																		
236	Pour	7 days	Tue 8/4/26	Mon 8/10/26	235																		
237	Landscape @ Pool/Playground	17 days	Tue 8/11/26	Thu 8/27/26																			
244	PHASE 5 CIVIL @ Admin/Gym and Parking	341.5 days	Fri 4/4/25	Wed 3/11/26																			
245	Fence	28 days	Wed 2/11/26	Wed 3/11/26	261																		
246	Site Lighting - Admin/Gym and Parking	75 days	Mon 11/3/25	Fri 1/16/26	45,95																		
247	Site Concrete	41 days	Sat 1/24/26	Thu 3/5/26																			
251	Asphalt	309.5 days	Fri 4/4/25	Sat 2/7/26																			
260	Landscape	31 days	Wed 2/4/26	Sat 3/7/26																			
267	CLOSEOUT	129 days	Fri 5/1/26	Sun 9/6/26																			



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	Project No. : 733
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	Architect : CHA /Hussey Gay Bell
	Owner: Garden City

RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
1	9/18/2024	Ref. S-102 - Please provide elevations for the tops of all footings. Ref S-601 & S-602 - Please provide loads for bracing and indicate if base plates will differ at brace gusset locations. S/S-501 only has one base plate indicated. Attached is a markup of several comments from the design team with EMCO needing clarifications	CHA	2/27/25	***IT APPEARS THAT DRAWINGS REFERENCED IN THIS RFI ARE OUT-OF-DATE. DRAWINGS HAVE BEEN PROVIDED TO THE CONTRACTOR THROUGH THE ARCHITECT THAT PROVIDE CLARIFICATIONS REQUESTED. CONTRACTOR TO REVIEW AND COORDINATE. 1. SEE NOTE 3 ON S-101, S-102 AND S-103. T/FTG = -2'-0" UNO, BASED ON T/SLAB REFERENCE ELEVATION = 0'-0". NO ADDITIONAL COMMENTS. 2. REFER TO UP-TO-DATE DRAWINGS. SEE S-601 BRACE LOADS AND BASE PLATES AT BRACED FRAMES. BRACE LOADS AND BASE PLATES HAVE BEEN RESOLVED IN STRUCTURAL STEEL SHOP DRAWINGS PROVIDED BY EM-CO METALS.3. REFER TO UP-TO-DATE DRAWINGS AND COMMENTS ON SUBSEQUENT PAGES. REFER TO COMMENTS ON SUBSEQUENT PAGES. B. CRELLIN 12/11/24B. CRELLIN 2/27/25		Closed
2	10/1/2024	Please see the attached email from Bonitz with questions about the mounting of the roof drains gang sets, as well as the roof curbs and their relationship with the lightweight concrete	CHA		See responses below		Closed
3	10/1/2024	During the VE process, there was a RFC #7, Line item #1 that was never clarified during pricing. Has the structural designs for the pool been completed at this time? We want to get Augusta Aquatics to turn submittals and shop drawings in but they are currently at a standstill until the official design is submitted to them. Please see the highlighted RFC log for clarifications.	CHA	2/27/25	Pool structural design drawings were included in the IFC Set issued on 11/1/2024. Contractor pool structure shop drawings have since been reviewed and approved with the exception of the concrete mix design.		Closed
4	11/20/2024	See attached question from the fire sprinkler subcontractor on the revisions that were made to the ceiling types from the GMP set of drawings to the IFC drawings. There are also discrepancies between the RCP and the FP plans as to the type of ceilings are associated with certain areas. Please advise what the proper types of ceilings are to be utilized at what locations, as this will also effect the ACT/Sheetrock Subcontractor as well.	CHA		See comments	Holding up sprinkler submittal	Closed
5	11/26/2024	There is existing fencing that is running on the property line at several locations that are called out to install new chainlink fencing. Are we to replace the existing fence? See attached photos for reference.	CHA	2/28/25	The fencing plan for the site has been revised per field walk with City staff and Lavender. Please see attached fencing exhibit and revisions to C-101 and C-102.	Revision sent on 4/10/2025 for pricing adjustment by CHA for the entry gate at OAK Street	Closed
6	12/3/2024	On sheet E104 there is (1) type EM fixture shown on the plans. It doesn't show up anywhere else. It isn't shown on the revised panel schedule. Please advise. There is also no indication of homerun circuitry in panel LC for the lighting. Please advise	CHA	12/3/24	Type EM fixture shall be a weatherproof, 2-head emergency lighting unit. The circuits shall both come from Panel HC, see HC panel schedule. Warren R. Law PE 12-3-24		Closed
7	12/9/2024	Please advise what is the radius of the corners of the pool structure as the rebar detailer needs this information to finish submittals	CHA				Open
8	12/31/2024	Upon review, there is notation that the decking below is to be an acoustical decking. If so then there will need to be an added layer of plating by the light weight contractor for bridging the roof deck as noted in the attached email from Bonitz. Please indicate how we are to proceed.	CHA		See response too RFI 07 and RFI 023 See response to RFI 07 and		Closed
9	12/31/2024	Please advise if notification will be needed for the multipurpose field for life safety, and if so how is this to be achieved. There is currently not any notification system in place for the field and stands.	CHA	2/27/25	CHA is discussing notification requirements for the multipurpose field with the AHJ and SFM to develop an acceptable and cost-effective approach to life safety		Closed

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10	1/8/2025	See attached email in regards to the FDC Location. On the set of plans issued for construction dated 11-1-2024 page C-301 the FDC in the yard is shown coming into the Multipurpose room. However, on the plans issued for construction dated 11-11-2024 page FP-102 the FDC is shown coming out of Office 126. Please clarify the correct location of the FDC	CHA	2/27/25	The correct location for the FDC is shown on civil sheet C-302 issued on 11-1-2024.	Holding up sprinkler submittal	Closed
11	2/11/2025	Please confirm detail tag at thickened slab under double chase walls between restrooms C117 & C118. Should this be 7/S302? Please confirm the exterior wall footer condition at the breezeway at both sides of the breezeway. Should this be 4/S302?	CHA	2/14/25	1. Follow Detail 7/S-302 "THICKENED SLAB AT DOUBLE WALL DETAIL". 2. Follow 4/S302 SIM		Closed
12	2/11/2025	Please indicate the control joint locations for both the CMU as well as the Brick fascade. See sheet AC100 & AC101 for reference.	CHA	2/24/25	BRICK AND CMU JOINTS NEED NOT ALIGN. ADJUST CMU JOINT ON WEST (EAST SIM) ELEVATION AS INDICATED. OMIT CMU CJs AT BREEZEWAY ENTRANCE AT NORTH AND SOUTH ELEVATIONS AS INDICATED. REFER TO ARCH DRAWINGS AND SPECS FOR BRICK CONTROL JOINTS. B. CRELLIN 2/21/25		Closed
13	2/17/2025	1. Please confirm both the counter height as well as the head height of the overhead door at the concession building. 2. Detail A2/AC-103 shows the counter being a pass through style counter top. Detail 7/AC-104 shows the countertop sloping below the opening. Which detail is to be used as this will change the height of the opening	CHA	2/19/25	The counter is to be a pass-through counter. CMU block opening is 2'-8" at the bottom and 7'-4" at the head. The window opening is 4'-8" Use A2/AC-103 for the counter pass through		Closed
14	2/17/2025	1. A fixed steel lintel is required for brick veneer above the roof of the Concession stand. What is the angle size and how is it supported? 2. AC-103 section 2 is showing an angle supporting the deck at the CMU wall. Is this to be a steel angle? If so, please provide the necessary information of size and attachment.	CHA	2/24/25	SEE ATTACHED FOR DETAIL 11/S-503. PROVIDE "L6x4x3/8 (LLH) W/ 3/4" DIA. ANCHORS AT 16" O.C." AT FIXED STEEL LINTEL. PROVIDE "L4x4x1/4 W/ 3/4" DIA. ANCHORS AT 32" O.C." AT DECK SUPPORT. B. Crellin 2/24/25		Closed
15	2/17/2025	AC-102 indicates that the CMU is to rise above the joist wall on the exterior gable wall. On 1/AC-103, the detail shows a similar situation where the joists are capped with sheathing in place of having the CMU carried to the peak. Would this be an acceptable alternate solution to the exterior wall condition?	CHA	2/26/25	AT CONTRACTOR'S OPTION IT APPEARS TO BE STRUCTURALLY ACCEPTABLE TO PROVIDE END WALL TRUSSES IN-LIEU-OF EXTENDING CMU TO DECK AT GABLE ENDS. GABLE END BRACING MUST BE PROVIDED BY THE TRUSS MANUFACTURER IN ORDER TO SUPPORT THE TOP OF CMU WALL FOR THESE CONDITIONS (SEE ATTACHED DETAIL 2/S-503). THE TRUSS MANUFACTURER MUST ALSO DESIGN MEMBERS PROVIDING LATERAL SUPPORT FOR THE BRICK VENEER FOR A MAXIMUM DEFLECTION OF L/600 AND ACCOMMODATE THE INSTALLATION OF FLEXIBLE VENEER TIES AT THESE LOCATIONS. COORDINATE TOP OF CMU WALL ELEVATIONS WITH ARCH DRAWINGS AND COLD-FORMED-TRUSS SHOP DRAWINGS. B. CRELLIN 2/26/25		Closed
16	2/17/2025	Please clarify that in current IFC drawings are a complete set. Steel submittal 046b, was noted as a reference call out, yet there is not a S503 in the IFC set. See attached E6-1 from the submittal for reference.	CHA	2/24/25	SEE ATTACHED FOR SHEET S503. THESE DETAILS MAY CHANGE PENDING RESPONSE TO RFI 15. B. CRELLIN 2/21/25		Closed

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RFI LOG

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17	2/17/2025	Upon review, there is no indication of sizing required for the 16' opening for the concession overheaddoor. Please indicate sizing, cap plate sizing, as well as if the lintel is to be galvanized angle lintel.	CHA	2/26/25	THE OPENING OVER THE CONCESSIONS AREA REQUIRES A MASONRY LINTEL AND AN ANCHORED LINTEL FOR BRICK SUPPORT. FOLLOW "ML1" FOR MASONRY LINTEL AND "L6x6x3/8 (LLH) W/ 3/4" DIA. ANCHORS AT 16" O.C. (5" EMBEDMENT) IN SOLID GROUTED CELLS" FOR ANCHORED LINTEL TO SUPPORT. SEE ATTACHED DETAIL 15/S-401. HOT DIP GALVANIZE AND/OR PROVIDE PROTECTIVE COATING FOR ALL EXPOSED STEEL LINTELS. B. CRELLIN 2/25/25		Closed
18	2/17/2025	E4-3 section S. Verify if the 3"3/8 dimension at grid line E is correct. We are assuming all other verify notes we noted on the approval drawings and were not addressed are correct unless told otherwise.	CHA	2/19/25	Dimension is 4 1/2"		Closed
19	2/17/2025	EMCO is unable to procure TS3X2 ½ for the outriggers shown at column lines 5,9 & 12 due to sizeavailability. We request the ok to change material size to TS3X3 at no additional cost to the owner.Doing so would require dropping the connecting beam elevation in these areas by ½".	CHA	2/27/25	IT IS STRUCTURALLY ACCEPTABLE TO USE LARGER TUBE STEEL OUTRIGGER AS INDICATED. ADJUST PERIMETER STEEL ELEVATION AND SOFFIT AS NEEDED. B. CRELLIN 2/26/25		Closed
20	2/17/2025	Please clarify how the two beams at grid line 2.5 between grid lines D and E are to align. See the attached for clarification.	CHA	2/27/25	REFER TO DETAIL 12/S-502 AND CLARIFYING ISOMETRIC VIEWS (ATTACHED). THE (2) BEAMS ALIGNED AT GRID 2.5 BETWEEN GRIDS D AND E ARE W12X26(LO) AND HSS4X4X1/4(HI). THE SAME CONDITION OCCURS ALONG GRID 8.5. EDGE ANGLES ARE NOT SHOWN IN ISOMETRIC VIEWS. B. CRELLIN 2/26/25		Closed
21	2/17/2025	The addition of intermediate posts along grid line F for the Clerestory framing. How are the tops of those posts to be anchored to the underside of the beams above? Cap plate field welded to the beam flange? Plates or angles field welded to the beam flanges bolted to the post with slotted holes?	CHA	2/27/25	REFER TO SECTIONS Q/E4-2 AND S/E4-3 FROM STEEL SHOP DRAWINGS BY EM-CO METALS INC DATED 11/22/24 (SEE SNIPS ON NEXT PAGE). IT IS ACCEPTABLE TO WELD POST BASE PLATE TO SUPPORTING W21X44 LO BEAMS AND TO PROVIDE TYPICAL 3/8" SHEAR TAB FOR POST TO W14X30 BEAM CONNECTIONS AT CLERESTORY ROOF. PROVIDE 5/8" CAP PLATE AT TOP OF STEEL POSTS. COLUMNS AT GRIDS F4, F7, AND F8 (C19, C26, AND C30 RESPECTIVELY) DO NOT EXTEND TO CLERESTORY ROOF. REFER TO B6/A-302 FOR CLERESTORY ELEVATION. CONTRACTOR TO COORDINATE TRANSLUSCENT PANEL MULLIONS WITH POST LOCATIONS. B. CRELLIN 2/26/25		Closed
22	2/17/2025	At the 148 East Entry located at grid line H.1 between grid lines 1 and 2. They want outriggers at the roof overhangs and extend angle around the perimeter of the canopy. They say see Arch for extent of canopy. I'm not finding the information in my version of the Arch drawings. Please have them provide all necessary dimensions to accomplish this. Please provide details to accomplish this extended angle at the canopy	CHA	3/5/25			Closed

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23	2/18/2025	For reference: During conference call on Friday Feb. 14th, the decking type was discussed for clarifications based off of the submittal review. The following were agreed upon: Deck at low slope area will be type B non vented decking to accommodate the lightweight concrete to be installed above. Markup of submittal states that acoustical Dovetail decking was to be installed, but the project was priced as acoustical type B decking. Please verify if the dovetail is to be used as this would be a cost add.	CHA	2/27/25	IT IS ACCEPTABLE TO USE TYPE B NON VENTED DECK AT LOW SLOPE MECHANICAL AREA. DOVETAIL DECK IS NOT REQUIRED. IT IS ACCEPTABLE TO USE B PROFILE DECK IN ALL LOCATIONS. AT A MINIMUM PROVIDE ACOUSTICAL DECK AT LOCATIONS SPECIFICALLY CALLED OUT IN ATTACHED CEILING PLAN. AT CONTRACTORS OPTION ACOUSTICAL DECK MAY BE USED IN OTHER AREAS NOT SPECIFICALLY CALLED OUT WITH THE EXCEPTION OF THE LOW SLOPE MECHANICAL AREA. B. CRELLIN 2/27/25		Closed
24	2/19/2025	Footer detail at the concession breezeway are noted as 3/S-302. This does not include the brick fascade that will be on the exterior of the wall assembly. Request for a variance to keep this detail in place, and have the brick rest on the footer, in place of using detail 4/S-302, which is the exterior detail. This allows us to use the steel reinforcing package that was approved and not delay the installation.	CHA	2/27/25	IT APPEARS THAT DETAIL 3/S-302 CAN ACCOMMODATE THE BRICK VENNEER AT THE BREEZEWAY AND MAY BE SUBSTITUTED IN PLACE OF DETAIL 4/S-302 AT THIS LOCATION. B. CRELLIN 2/26/25		Closed
25	2/19/2025	The wall type on G-002 CMU Wall w/ Brick Veneer states that 1" Rigid Insulation Board is to be used in the cavity and is how the project was priced originally. Detail 3/AC-103 indicates that 2" Rigid Insulation Board it to be used, which would be an added cost. Please provide direction as to what thickness insulation board is to be used.	CHA	2/24/25	Use 1" Insulation		Closed
26	2/21/2025	Upon review of the Footer plan and details on S-101, 1/S-302, as well as the C-251 & C-252, there is a clash with the drainage piping around the gym area in particular. The footer sizing is roughly 7.5' from center of column line out, which will shift the drainage lines out further as well as the inlet box. Please provide direction of how to shift the drainage lines for the storm around the perimeter of the building.	CHA	4/25/25	See revised sheets C-101, C-201, C-251, C-252, and C-301 attached below. The proposed drainage lines have been relocated outside of the building column footings around the perimeter of the building. In addition, the proposed sidewalk north of the building has been relocated further north, and there are minor routing changes for the proposed 8" water line.		Closed
27	2/21/2025	Please verify that architectural column lines supersede the plumbings column lines as there is a discrepancy between the two. See the attached email from SACK for reference.	CHA	2/24/25	Used Architecture grid lines. These have been coordinated with structural grids.		Closed
28	2/21/2025	Please provide structural detail section cut though at Column line D with Column line G.7 and 1 showing the steel footer and column baseplate interactions with the PEMB footer.	CHA	2/27/25	SEE ATTACHED DETAIL. CONTRACTOR WILL NEED TO COORDINATE CONCRETE PIER INSTALLATION AND ADJUST PIER REINFORCING AS NECESSARY TO ACCOMMODATE INSTALLATION OF STEEL COLUMN AT SHARED FOOTING. CONTRACTOR SHALL VERIFY AND COORDINATE METAL BUILDING DIMENSIONS WITH ADJACENT CONSTRUCTION. B. CRELLIN 2/26/25		Closed
29	2/21/2025	Please provide pier sizing at PEMB, as PEMB provider does not provide foundation requirements.	CHA	3/20/25	The concrete shop drawings indicated 2'-6" x 2'-6" piers. It appears that this pier size would cover the dimensions of the base plates and offsets shown on the PEMB shops. The outside edge(s) of the pier should align with the SL (steel line = outside face of steel = edge of slab) indicated on the PEMB shops. See attached sketches		Closed

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30	2/27/2025	See the email attached for reference from Central Fence. 3.5" posts and supporting hardware are not available in the fence industry. We request a substitution of 3" posts and supporting hardware in place of the 3.5" due to inability to procure the 3.5" posts and associated hardware.	CHA	2/27/25	Submittal "REVIEW_007b.Submittal.323100.Fences and Gates" has been changed to NET. T.Merklein / P.Graham		Closed
31	3/5/2025	On drawing SP-601 (see attached clouded in red), the backwash piping that Augusta Aquatics drops into doesn't show any additional notes or information. We also do not see any additional notes on the civil drawings, such as pipe sizes, location, etc. Also there is no indication on P-401 of any drains other than the floor drain in the center of the pump room. Please advise how and where the backwash piping is to be relieved.	CHA	4/24/25	See attached sanitary service exhibit for the pump room. We added an 8" sanitary service line and a manhole to pick up the backflow from the building.	Missing information for pricing - Requested drawings to show ptrap and venting since this is trying into the sanitary system	Closed
32	3/10/2025	See the attached G1-1 and G1-2 drawings showing the elevations of the steel lines. On RFI 001 response, there were elevations that did not match mathematically with what we are seeing. The design team for EMCO put together these showing the known elevations as well as the calculated elevations. Please confirm these are correct.	CHA	3/25/25	RFI 001 RESPONSE WAS PROVIDED PRIOR TO RECEIPT OF STEEL JOIST AND STEEL FRAMING SHOP DRAWINGS. TOP OF STEEL (TOS) ELEVATIONS PROVIDED BY THE STEEL DETAILER BASED ON CALCULATION OF ARCHITECTURAL ROOF SLOPES/ELEVATIONS AND COORDINATED WITH JOIST SEAT DEPTHS SHOULD BE ASSUMED TO SUPERSEDE INFORMATION SHOWN ON RFI 001. IN GENERAL IT IS ACCEPTABLE FOR THE STEEL DETAILER TO ADJUST TOS ELEVATIONS AS REQUIRED TO ACCOMMODATE ROOF SLOPES AND JOIST SEAT DEPTHS SO AS TO PROVIDE FOR PROPER FIT-UP OF THE STEEL FRAMING ASSEMBLAGE. IT APPEARS THAT TOS ELEVATIONS INDICATED ON THE PROVIDED ELEVATIONS ARE ACCEPTABLE STRUCTURALLY. IN SOME CASES THE ELEVATIONS PROVIDED IN THESE ELEVATIONS DIFFER FROM WHAT WAS SHOWN PREVIOUSLY IN THE STEEL SHOP DRAWINGS. FOR THESE CASES THE ELEVATIONS HAVE BEEN NOTED FOR COORDINATION BUT DO NOT REQUIRE ADDITIONAL REVIEW BY HUSSEY GAY BELL (HGB). B. CRELLIN 3/15/25		Closed
33	3/10/2025	During OAC dated 2.18.2025, there were comments made by the design team about needing additional piping roughed in for the L/V portion of the work. Will the design team provide a drawing indicating the quantities and locations of the pipes so that they can be installed as the electrician is roughing in and be able to provide actual cost estimation in lue of guessing at quatities and location.	CHA	3/14/25	See attached site plans showina markups of where Owner needs stubouts from electrical and IT rooms for future site network connections.		Closed
34	3/19/2025	Request to use concrete stem wall in place of CMU due to pipe conflicts with pool piping	CHA	3/19/25	At the contractor's option it is acceptable to provide a concrete stem wall at this location. See attached sketch for additional recommendations. It is recommended to group . closely spaced pipes into combined openings Per email dated 3/17/2025 from K. Mascunana attached		Closed

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35	3/26/2025	The folding partition needs 7" from ceiling height for the the bottom of the support beam to start. This means that the bottom elevation of the support beam will be at 10'7". See the indication of the steel overlay showing a clash with the rafter system. Please indicate how to proceed. Can there be a reduction in beam sizing to help resolve the clash at the rafter? Or could a sofit header be installed to lower the height required?	CHA	4/3/25	IT APPEARS THAT THE BEAM TO COLUMN CONNECTION SHOWN IN THE STEEL SHOP DRAWINGSHAS A CAPACITY OF OVER 60K (GREATER THAN REACTION DUE TO ROOF LOADS AND PARTITION) AND THEREFORE IT IS ACCEPTABLE STRUCTURALLY TO PROVIDE A SPLICE CONNECTION FROM THE SLOPING BEAM TO THE HORIZONTAL BEAM (PROVIDING PARTITION SUPPORT) IN ORDER TO ACHIEVE A FLUSH CEILING. SEE SKETCH BELOW. PLEASE PROVIDE A CUT SHEET AND INSTALLATION INSTRUCTIONS FROM THE OPERABLE WALL MANUFACTURER FOR REVIEW AND COORDINATION. B. CRELLIN 3/31/25		Closed
36	3/26/2025	Detail 1/S-302 indicates that the pier tops are to be installed as box outs, but S-101 indiactes that there are to be diamonds installed around the columns with hairpin #5 rebar installed into the slab. Would the piers need to be shaped like S-101 instead of having a box out as shown on 1/S-302? If a box out is to be installed there will still need to be a crack mitigation installed similar to the diamond boxing shown on S-101. Also Frame line G7 does not show the diamond box outs that are shown on Frameline G1. Are these to be installed in a similar fashion?	CHA	4/8/25	IT IS ACCEPTABLE TO PROVIDE SQUARE CONCRETE PIERS PER 1/S-302. DIAMOND BLOCKOUTS ARE NOT REQUIRED STRUCTURALLY FOR THE PEMB COLUMNS AT THE GYMNASIUM IF REINFORCING AT REENTRANT CORNERS OF THE PIERS IS INSTALLED IN THE SLAB-ON-GRADE PER 19/S-301 FOR CRACK CONTROL. HAIRPIN REINFORCING SHALL BE INSTALLED THRU THE CONCRETE PIERS AND INTO THE SLAB-ON-GRADE PER DETAILS BELOW.		Closed
37	4/4/2025	Please verify the toe height for the light gauge truss system for the concession building. See attachments for clarifications.	4/7/25		No Exceptions		Closed
38	4/8/2025	During VE, the deck was VE'd out of the project and Simple Saver was included at the GYM in its place. This was not reflected on the RCP drawings. Will a new RCP be needed, or can we just make a notation to be included on the asbuilts?	CHA		Make notations on the asbuilt for use of Simple Saver system		Closed
39	4/8/2025	For Record purposes - Does the Electrical room/Mechanical room need to be fire rated? LS-101 indicates that there is not a need for a firewall and want to ensure that this is correct.	CHA	4/8/25	See email Response. Firewall is not needed due to transformer sizing per Warren Laws response		Closed
40	4/8/2025	Sheet E-101, Note 2 shows that the lighting control box locations on the east wall adjacent to the cooridor are to be mounted on storefront assemblies. This would mean that the conduit pathways, and switch boxes would be fully exposed with their routing. Do these two locations need to be moved to an adjacent location for a better placement to allow for a more concealed look?	CHA	5/7/25	A portion on storefront will be deleted to allow for control box. See attached.		Closed
41	4/8/2025	Please clarify where Note 2 on sheet E-203 is to be tied to both location and a mounting height. These are 1-1/4" conduits for the future A/V cabling coming from the floor boxes.	CHA		Each floor box needs 2 low voltage conduits. One run to the wall and stubbed into the ceiling for local area network cable.The other goes to the tv wall and up into the telecommunications box for an HDMI cable. The receptacle and telecommunications box shall be mounted at 72" aff.		Closed

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42	4/8/2025	Duct Detectors are shown on Sheet M-102. These are over the hard ceilings of the restroom and will need access for service and testing. This would mean that there will need to be at two access panels in the ceiling with atleast a 1'x1' footprint, if not larger due to height lines above the ceiling. Please provide direction on if installing the access panels are to be proceeded with or if the duct dectors can be shifted further down the line from the shown locations.	CHA	4/28/25	Duct Detectors may be shifted downstream (before the first takeoff) to avoid needing an access panel.		Closed
43	4/8/2025	Sheet E-201 indicates that power and a 1-1/4" conduit are to be run to each location to be indicated by the architectural drawings, but here is no indication on the architectural drawing of any scoreboards. Therefore there have not been any scoreboards accounted for in the gym. Should there be scoreboards in the gym, if so how many, what type, and mounting heights/locations so that these can be accounted for by all trades. Also please indicate if the City is furnishing these units or if they wish for Lavedner to furnish.	CHA				Open
44	4/10/2025	There are owner furnished equipment/appliances that are called out for the Catering kitchen and breakrooms. Can we get all of the sizing, electrical requirements, and plumbing requirements so that we ensure that during roughin all necessities are accounted for.	CHA				Open
45	4/16/2025	After review of the grading of the parking lot, Lavender requested that the team walk the site after the 4.15.25 OAC meeting to look at the status of the existing trees in the parking lot islands. There are multiple that are in very poor shape, the elevation changes are very extreme from where the existing grades and new grade points will be, and on tree is leaning over the parking lot. How does the team want to handle these tree conditions? Attached are photos showing some of the issues.	CHA	5/9/25	The five existing trees shall be removed and replaced. Reference revised sheets C-011, C-501, and C-503 below for additional clarification.		Closed
46	5/8/2025	See the attached photo for reference. The existing tree canopy and lower limbs are going to extend directly over where the pool will be. JW Oliver has graded up to the tree line, but some of the lower hanging limbs are actually trees and not just limbs. Please advise how to proceed as these are trees indicated to be saved and protected per plans.	CHA		See letter from Garden City Planning and Zoning Department below concerning tree removal north of the proposed pool		Closed
47	5/8/2025	During the installation of the anchors, one set of anchors were placed 2" off set at Column Line 2 and Column Line A. The steel erector has asked to be able to cut the bolts flush, drill and epoxy new anchors in the correct position/alignment, and reinstall same diameter bolts to the same depth as the bolts that were misaligned. Is this an acceptable repair at this location? Hilti epoxy is what is being requested to be used.	CHA	5/19/25	IT IS ACCEPTABLE TO POST-INSTALL ANCHORS AT THIS LOCATION PER CONTRACTOR'S RECOMMENDATION. USE HILTI HIT-HY 100 ADHESIVE OR APPROVED EQUIVALENT. B. CRELLIN 5/15/25		Closed
48	5/16/2025	Rooms P103, P104,P105 do not show any floor finish on the schedule(A-900 or A-901). Our interpretation is that this area is to be sealed concrete. We propose an alternate for RS-1. In lue of installing the resinous flooring, we propose installing an epoxy coating similar to the system that was used at Memorial Stadium in Chatham County as this would be a cost saving option. This would be using the same product and installer for the flooring as Memorial Stadium	CHA	6/12/25	P103 and P105 to be sealed concrete. P104 Gym Storage to be RS-2 (to match the Corridor 148)	Lavender to update pricing based off of change at P104	Closed

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49	5/16/2025	<p>1. Clarification / more details of 6" water fill inlet at pool wall? All it shows is a 6" pipe. Can we get more details on this? Typically on a project we would see a 3" line when it gets to the pool it T-soff into two 1 1/2" lines that we can stub off and put a screen (Pentair 542039 – gutter drain / grate fitting).</p> <p>2. SP701 detail 1 and detail 2, show SCH80 piping to wall and floor fittings. SP602 Notes, state that all pipe and fittings are to be SCH40 PVC. Will this be correct? The wall returns we typically use glue straight inside a piece of SCH40 PVC. They will not work with SCH80.</p> <p>3. Location for pool overflow? There is a pool overflow fitting that the drawings show but we do not see a location.</p> <p>4. Would it be acceptable to add a pool under drain system if needed for ground water? 6" pipe under deep end with a 12" pipe stubbed up to deck level with a lid in deck for future use?</p> <p>5. Mirafi Geotextile only needed under pool floor and splash pad? Is this just to be used only on the floor or are they wanting it to be used on the walls too?</p>	CHA	5/28/25	<p>1. Thank you for this question. The design intent was for the 6" pool water makeup fill pipe to terminate at the pool wall using an Aquastar WAV12WR101F – White wall mounted grate and sump assembly (see attached cut sheet for your reference). However, we are not opposed to your suggested resolution of using a 3" line and at the pool wall splitting into two 1 1/2" lines with the use of screens (Pentair 542039 – gutter drain / grate fitting). Please advise of the costs to implement each option.</p> <p>2. The details are incorrect. It was previously determined via a Value Engineering exercise that all pool piping shall be schedule 40 PVC. Please proceed using schedule 40 PVC.</p> <p>3. The pool overflow fitting location should be installed as per the drawing below (SP-602 Rev. 2).</p> <p>4. Yes, the suggested under drain is acceptable.</p> <p>5. The Mirafi Geotextile fabric is only necessary below the pool and splash pad floor. However, if it would make construction easier for you, please feel free to install it behind the pool walls as well</p>		Closed
50	6/3/2025	<p>Please see RFI from Augusta Aquatics for clarification on the drain connections. SP-602 shows both the pool feature mains drains and the pool filtration main drains with a 6" pipe coming out of the main drains and turning into an 8" suction line. The spec'd and approved main drains only come in a 10" connection. Would you like us to use a 10" flange with a 10" x 6" reducers and then back to an 8" for the suction line? We just need clarification on this as we would usually go from a 10" to an 8".</p>	CHA	6/6/25	<p>Thank you for confirming this. We believe that it will be easiest to go from 10" to 8" and eliminate the 6" pipe/connection altogether. Please see the attached marked up suggested layout. Please proceed accordingly. M. Cathone (CHA) 6.6.25</p>		Closed
51	6/3/2025	<p>The elevation drawings in the architectural pages for the concessions area gang restrooms show the lavatory sinks all at the same height with no measurements. The plumbing calls for 1 in each restroom to be ADA rim height(34") AFF. All the others call out for a rim height of 27"-All scheduled P-5. This height is usually reserved for schools or children's centers that I am aware of. Do we follow plumbing guidelines or Architectural drawings which would put them all at ADA rim height of 34"?</p>	CHA	6/3/25	Set all sinks at 34" rim height		Closed

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52	6/3/2025	During erection, there have been 7 different locations that the anchor patterns were not installed correctly. Attached is a mark up of the locations and quantities per that the anchors were installed incorrectly. We request to match the existing anchors, installing the same grade and embedment depth all-thread anchor rods and use RE500V3 Hilti epoxy to reinstall these in the correct locations.	CHA	6/17/25	ENLARGING HOLES TO INSTALL ANCHORS IN HILTI RE500V3 IS ACCEPTABLE IN ALL CASES WHERE PLATE WASHERS ARE PROVIDED AND THE PLATE WASHERS ARE WELDED TO THE BASE PLATES. USING 5/8" DIA ANCHORS, WITH 9" MIN EMBEDMENT, IS AN ACCEPTABLE ALTERNATIVE IN ALL LOCATIONS. IF THIS CONTRACTOR'S ALTERNATE IS CHOSEN, CONTRACTOR MUST VERIFY THAT PLATE WASHERS ARE PROVIDED WITH STANDARD HOLES TO FIT 5/8" DIA ANCHORS. WELD PLATE WASHERS TO BASE PLATES. B. CRELLIN 6/16/25		Closed
53	6/5/2025	At the Concession Restrooms C-105 & C-106 show convenience outlets at the exterior wall location but the architectural show that this is where the lockers are to be installed. This would cause the outlets to be covered up and inaccessible. Please provide direction on if the outlets are to stay in the same location or if they are to be moved in the room to different locations on the adjacent walls.	CHA	6/10/25	Relocate outlets to adjacent walls as shown in the attached sketch below		Closed
54	6/10/2025	Please see the attached from Bonitz on the tile sizing. A confirmation is needed on the tile size for clarification.	CHA		4x12 tile.		Closed
55	6/10/2025	The FFE for the Admin/Gym building is 20.27. The exterior grading around the building is set at 20.25 and tapering from there. Typically the FFE is roughly 2-3 inches above adjacent grading to keep from possible water intrusion. Is this grading to stay as is? Grading between the pool and the Admin area seems to be very tight in grades.	CHA	7/22/25	See attached revised sheets C-201, C-202, and C-252 for revised grading and drainage plans around the building.		Closed
56	6/11/2025	On Detail 1/AC-104 it shows that hand dryers are to be on each side of the bathroom lavatories, but then when you reference the power plans for location/ heights, there is not power specified for these hand dryers. That also means that they are not accounted for in the loads. Are these to be installed and power to be added, or will the City be using paper products for hand drying?	CHA	6/12/25	Hand dryers will need to be installed in rooms: Mens restroom 135, Restroom 138, Women's 140, Restroom 143, Unisex 109, Family RR 129 & 130, ADA C110 & ADA C116 Paper Towel Dispensers will need to be installed in rooms: Mens restroom 135, Women's 140, Restroom 134A, UNISEX 113, Family RR 129 & 130, ADA C110 & ADA C116	Still need electrical drawing for loads/locations	Open
56b	6/17/2025	Supplemental RFI based off RFI #56 Based off of response from RFI # 56, there will be a necessity for electrical changes and added hand dryers for both building based off of the original electrical/architectural design. Please provide an updated plan to show quantities, location, Panel being fed from, as well as an updated circuit loading design for the panel to receive these hand dryers so that the information can be presented to the city inspectors as the time of inspections.	CHA	6/19/25	See revised electrical sheets below for connections to new hand dryers. There will be another change coming showing an additional panel LA1A in the main electrical room. Panel LA1 was not sized to accommodate all of the hand dryers, plus the concessions stand units that we understand are to come. We cannot size the new panel until we receive all electrical characteristics of concessions equipment. We mention this now, to show that some of the equipment originally shown in LA1 will be moved to LA1A: HVAC units in particular. Please be sure to start rough-in to those units to the location of new Panel LA1A shown in the electrical room.		Closed

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Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
57	6/11/2025	On detail sheet C1/AC-101 there is references to wall mounted exterior lighting. When you look at the electrical plan E-104 there is no indication of any exterior lighting. Please clarify if there will be exterior wall mounted lighting, and if so how is it to be fed.	CHA	6/12/25	Wall lights on the Concessions building electrical feeds to follow. See attached elevation for lights to be deleted from North elevation Wall lights on the Main building electrical feeds to follow. See Architectural elevations for exterior light locations. Decorative wall lights on the North face (rear of building) will be deleted. Egress and emergency lights at doors will remain as shown on electrical drawings.	Still need electrical drawing for loads/locations	Closed
57b	6/17/2025	Supplemental RFI based off RFI #57 Based off of response from RFI # 57, there will be a necessity for electrical changes and added fixtures for the building based off of the original electrical design. Please provide an updated plan to show quantities, fixture type and location, Panel being fed from, as well as an updated circuit loading design for the panel to receive these fixtures so that the information can be presented to the city inspectors as the time of inspections.	CHA	6/19/25	Wall lights on the Concessions building electrical feeds to follow. See attached elevation for lights to be deleted from North elevation Wall lights on the Main building electrical feeds to follow. See Architectural elevations for exterior light locations. Decorative wall lights on the North face (rear of building) will be deleted. Egress and emergency lights at doors will remain as shown on electrical drawings. Response by Warren Law: See attached revised lighting plans. Egress doors on the north side do need to remain for emergency lighting.		Closed
58	6/11/2025	Also, in reference to the design teams comment for 096566.02 – Resilient Sports Floor Coverings Interlocking Tiles: They state the flooring product shall be 10.5mm Ecore Beast. However, the 10.5mm Ecore Beast system is not manufactured in Tiles, it is only manufactured in sheets.Please provide clarification on whether they are wanting this scope to now be a rolled rubber sheet system.	CHA	6/12/25	The 10.5 mm Ecore Performance Beast rolled rubber sheet system is the preferred flooring product for the fitness center.		Closed
59	6/13/2025	Upon beginning the installation of the pump room equipment underground layout, we realized that the power layouts and the equipment layouts are not the same. There is concern that the electrical panels and transformer will not have enough clearances. Please advise as to how this layout needs to change as the pumps are sitting directly where the electrical panel layout is.	CHA				Open
60	6/17/2025	Please see attached email from EMCO in regards to angle sizing at the low roof deck edging at the parapet condition. No indication was shown on the structural as to the sizing of this angle.	CHA		A STEEL ANGLE OR BENT PLATE IS REQUIRED FOR ALL PERIMETER DECK EDGE CONDITIONS. SEE COMMENTS ON STEEL JOISTS AND DECKING SHOP DRAWING(058a.Submittal.051200) FOR CLARIFICATION OF DECK EDGE CONDITIONS. AT LOW ROOF EDGE PROVIDE 5/16" BENT STEEL PLATE. SEE SKETCH ON FOLLOWING PAGE FOR ADDITIONAL INFORMATION. B. CRELLIN 7/1/25		Closed

 <p>LAVENDER GENERAL CONTRACTORS CONSTRUCTION MANAGERS & ASSOCIATES, INC. "Building a Tradition of Excellence since 1989"</p>	Project : Garden City Gym & Multipurpose Complex
	Project No. : 733
	Contractor : Lavender & Associates
	Architect : CHA /Hussey Gay Bell
	Owner: Garden City

RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
61	6/23/2025	Please see attached request to change the plate washer sizing from 3/4 to 1/4 " for indicated locations due to lack of projection on the anchors to receive the 3/4" plate washer.	CHA		DECREASING PLATE WASHER THICKNESS IS ACCEPTABLE WHERE ASTM A572 GRADE 50 PLATE WASHERS ARE PROVIDED. PER AISC STEEL CONSTRUCTION MANUAL (16TH ED) TABLE 14-1 IT IS ACCEPTABLE TO REDUCE PLATE WASHER THICKNESS TO: 1/4" FOR 3/4" DIA GRADE 36 ANCHOR BOLTS [C53]3/8" FOR 3/4" DIA GRADE 105 ANCHOR BOLTS [C16, C10, C23, C28, C44, C47, C43]*SUFFICIENT THREAD ENGAGEMENT IS ACHIEVED WHEN THE ANCHOR THREADS ARE AT LEAST FLUSH WITH THE OUTER FACE OF THE NUT. THE FLUSH CONDITION (ALL THREADS ENGAGED) IS SUFFICIENT TO DEVELOP THE STRENGTH OF THE BOLT. ANCHOR THREADS ARE NOT REQUIRED TO HAVE A MINIMUM PROTRUSION (STICK-THROUGH) BEYOND THE NUT.B. CRELLIN 7/1/25		Closed
62	6/23/2025	See from Roof/Insulation installer for wood nailer necessity at following areas: In order for us to attach the standing seam pane flashing we will need wood blocking installed at these areas. #1- Eave Conditions #2- High Eave Conditions #3- Rake Conditions#4- Roof to Conditions (Head Wall Flashings, Sloping wall flashings) #5- Ridge Conditions.	CHA		Provide pressure treated nailers as required.	LAV to price	Closed
63	7/1/2025	Upon review with the HVAC installer, the condensate lines are shown to daylight 8" above the exterior grade which would mean that would be on the pool side as well as the field side. Please advise if this is acceptable or does the routing need to be to a different location? Could they all possibly go into the two condensate boxes already installed or could another be added in the shaft wall at the lavatories?	CHA	9/8/25	Refer to ASI-001 plan set issued on 8-26-25 for updated HVAC layout and condensate drain lines. Drain boxes have been added to receive the condensate lines that will then discharge to the sanitary system.		Closed
64	7/1/2025	During the installation of the slab, the diamond blockouts for the steel were not made large enough to allow for the underside welding of some of the cross bracing. Would creating an access window be acceptable at these locations where the space is limited?	CHA		Where a weld access hole or slot is required to provide weld to underside of steel tube to gusset plate connection (reference 2/S-601) the steel contractor shall directly reuse the material removed to close and seal the access hole. Provide a prequalified CJP weld all around. At contractor's option provide reinforcing cover plate(s) within the affected region, where existing material cannot be reused. The reinforcing plate(s) shall meet or exceed the net sectional area and grade of material removed. Provide 5/16" min weld all around at reinforcing plate to brace connection.		Closed
65	7/1/2025	We need some guidance on how to finish (trim out) the Clarion Prefab shower units that were submitted, approved, and now on site. See attached excerpt from approved submittal and reference detail 3 on AC-104. All 4 of these units are Left Hand units which apparently means you have a flange on one side and an unfinished edge on the other side. Please advise how to trim these conditions out for installation.	CHA		Provide Clarion's EZ wall trim over shower flange and seal to shower and CMU wall.	Lavender to price additional pieces	Open
66	7/1/2025	Please see the attached email for clarifications to the site lighting control panel feed. Advise how to feed these different locations.	CHA	7/3/25	See attached sheets for revised circuit numbers. We want all site lighting to have integral photocells for control in lieu of lighting control panels. Panel HC1 shall be mounted on rack with the Musco control panel. See attached. See attached also Panel Schedule for HC2.		Open

 <p>LAVENDER GENERAL CONTRACTORS CONSTRUCTION MANAGERS & ASSOCIATES, INC. "Building a Tradition of Excellence since 1989"</p>	Project : Garden City Gym & Multipurpose Complex
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RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
67	8/5/2025	The RFI should request direction and/or approval of the following questions. 1. Can the IHP's be relocated as shown in order to route refrigerant and condensate lines through the plumbing chases? 2. Can the condensate lines from the IHP's that are run through the plumbing chases on the exterior walls into a drain hub or drain box in the chase that would terminate into the back of the gutter downspouts? If so, access doors would be required for cleanout and maintenance purposes.3. Can the condensate drains from the IHP's that are run through the plumbing chases on the interior walls into a drain hub or drain box with a trap primer in the chase that would terminate the sanitary system? If so, access doors would be required for cleanout and maintenance purposes. These would be preferred as they could be up under the units on the wall below the head unit. Option 3 is the preferred option for the condensate linesets.	CHA	9/8/25	Refer to ASI-001 plan set issued on 8-26-25 for updated HVAC layout and condensate drain lines. Drain boxes have been added to receive the condensate lines that will then discharge to the sanitary system.		Closed
68	7/10/2025	Due to constructability issues with inspections, we request to change the piping insulation in the plumbing chasewalls to Armaflex as the City will not allow walls to built without the piping being insulated. The change will only be for the Concession building inwall until a roof is installed, then the overhead insulation will be as specified.	CHA	7/22/25	Armaflex is acceptable. Use self-sealing to prevent any possible condensation from leaking thru - BAW		Closed
69	7/10/2025	Upon having an issue/disagreement with the landowner that has property where the water line tap will take place, there was a decision made by Garden City, both Water dept as well as Inspections, to relocate where the tap will take place as to not cause any issues with the neighbors. The routing will include additional footage of piping as well as an extra 90 degree radius at the entrance to the property. The line will fun from the entrance to across Fifth street to the adjacent intersection of 5th and Oak. Please advise if this is an acceptable routing for the water piping/tap.	CHA	7/21/25	The proposed routing and relocated tap location are acceptable.	Lavedner to provide pricing for additional footage	Open
70	7/10/2025	The clerestory window is being provided bt Kalwall, and was released for production with hold to dinemensions as that was a 16-18 week lead time. Upon starting framing of the lower section for the window system, it was realized that the windows will not bypass the steel lines and will inlay inbetween the steel columns and added support posts via the steel framing submittals. Please advise how to proceed as the units are in production. I have attached a rough sketch of what could possibly be added to have the windows set outboard of the steel line by adding two smaller framed wall sections outboard of where the existing are framed.	CHA				Open
71		P-101 and P-102 indicate that the plumbing vents are to be sidewall. There is no indication of a referenced hightline for these vents. Also is there a possibility of splitting the 4" vents at the locker room areas due to spacial conflict with the ducts at this area? Please provide a heightline for these vents. This condition is present on both the GYM portion as well as the admin portion of the building.	CHA	7/21/25	The 2" Sidewall vents - take out at ±13'-0" height - coordinate with architect on final location. The 4" Vent - can it be taken over the duct? there appears to be 2' - 3' of space. If unable - splitting is acceptable. take out between 13' to 15' height - coordinate with architect on final location.	Going through roof deck as discussed at OAC	Closed
72	8/5/2025	The decking manufacturer provided acoustical decking at the low sloped roof area, instead of the nonvented decking that they were instructed to . This was not caught until the LWIC was to be installed. Is it acceptable to overlay the existing decking with 1.5" B decking over the acoustical? It will be nested	CHA				Open

 <p>LAVENDER GENERAL CONTRACTORS CONSTRUCTION MANAGERS & ASSOCIATES, INC. "Building a Tradition of Excellence since 1989"</p>	Project : Garden City Gym & Multipurpose Complex
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RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
73	9/10/2025	Upon review of the drawings it appears the biggest changes to us are material finishes and C111 concessions layout. However, it is unclear which material finish goes where and which areas are considered front of house vs back of house? We are not seeing where it's called out on the architectural drawings for individual rooms Please advise	CHA		<p>PLAM-1 (WA SAP WALNUT) IS ALL CABINERY OTHER THAN CONCESSIONS.</p> <p>PLAM-2 (WA BLACKBIRD) IS FOR CONCESSIONS 149, CONCESSIONS C115 IN CONCESSIONS BUILDING</p> <p>SSF-1 (WA MORNING ICE) IS FRONT OF HOUSE IN THE FOLLOWING AREAS: WELCOME DESK 103</p> <p>SSF-2: (WA YUKON RIVERSTONE) IS BACK OF HOUSE SSF IN THE FOLLOWING AREAS: KITCHEN 107, BREAK 116, FIRST AID 131, POLICE SUBSTATION 111, WOMEN'S LOCKER ROOM 142, MEN'S LOCKER ROOM 137</p>		Open
74	9/16/2025	Due to the height and length of the corridor hallways, the assumption is that there should be expansions placed on the walls. Where do these need to be located? How many per wall section? Please advise.	CHA		Place a control joint where a wall or partition extends in a continuous, straight plane for more than 30 linear feet. Place a control joint where framing material changes. Place a control joint where a wall or ceiling crosses a structural expansion, seismic, or control joint in the building's main frame. For direct-applied ceilings, install control joints so that linear dimensions do not exceed 30 feet.		Closed
75	9/16/2025	Please advise on the color selection for the fabric duct in the gym and exterior louver colors. RECORD RFI	CHA		<p>The duct sock is to be green.</p> <p>The louvers are to match the exterior wall panels.</p> <p>KEVIN MASCUNANA PROJECT MANAGER</p>		Closed
76							Open
77	9/17/2025	At the shower areas in the Mens and Womens restroom there is only one wall called out to be a tile wall. Should all of the walls in the area be tile walls or should the tile be removed at this area but stay at the wet wall area where the toilets and sink areas are? Please advise.PER ONSITE DISCUSSIONS WITH HGB, THE SHOWER AREA IS TO BE MOISTURE RESISTANT SHEETROCK AND RETAIN THE TILE WALLS AT THE LAVATORY AND WATER CLOSET AREAS. RECORD RFI PER OAC 9.16.25	CHA		Walls in the shower area are to be painted per the finish schedule. The tile above the shower inserts are to be deleted.	Record RFI	Open

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RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
78	9/17/2025	After discussions with the building inspections department for Garden City, it was realized that there were going to be a need for multiple access panels in the ceilings at the hard ceiling areas such as the restrooms and shower areas. Please advise how to locate these or if the ceiling type can be changed? Items needed access for are valves, duct detectors, hammer arrestors, transformers for toilets, etc.	CHA				Open
79	9/17/2025	On 9.16.25 CHA sent an email showing that there was an addition of 1200 amp disconnect. This is shown at the rear of the building being mounted on the wall. The composition of the wall assembly is not sufficient to withstand the weight of the disconnect without major modifications. We propose to install a brick fascade at the location with roughly a 1' reveal around the disconnect to allow a good mounting surface instead of the metal wall panels that are screwed to z-bar framing. Record RFI based on discussions held on site at the OAC 9.16.25 by Warren Law, HGB, and Lavender.	CHA			Record RFI	Open
80	9/17/2025	With the new layout of the pool pump room it seems that the transformer for Panel HC & LC, the transformer will need to be wall mounted as high as possible due to height constraints. Can the wall that the transformer will be attached too be fully grouted with #5 rebar in all of the cells that correspond to the width of the transformer all the way to the top bond beam? Also is there a need for the ceiling to be a hard ceiling in a back of house situation? Should this not be an open structure scenario?	CHA				Open
81	9/17/2025	Upon review, please verify that the location for the exit device is sufficient as there is a heightline difference between the Community lounge storefront height and the vestibule curtainwall heightline, by roughly 4 feet in diffence. Please advise.	CHA		Mount exit device centered over door in aluminum storefront frame. See attached elevation sketch.		Closed
82	9/17/2025	In the community lounge and lobby there is exposed ceilings with clouds that have a very high height. The emergency lights have test buttons that will need to be acceptable. Please advise if the proposed mounting location at around 9 feet high will be sufficient.	CHA				Open
83	9/17/2025	Can the the occupancy sensors be installed on the walls versus the ceilings? It appears that the height lines of the ceilings will cause issues with the viability of the sensors working. Please advise asap as the sheetrock is being installed.	CHA				Open
84	9/17/2025	PACE has requested updated panel schedules that are up to date as the ones sent via the ASI documents still include the hand dryers, etc. Please see the attached email from PACE for reference.	CHA				Open

 <p>LAVENDER GENERAL CONTRACTORS CONSTRUCTION MANAGERS "Building a Tradition of Excellence since 1989"</p>	Project : Garden City Gym & Multipurpose Complex
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RFI LOG

Item	Date	RFI/Question	In Court	Date	Response	Remarks	Status
85	9/17/2025	Please provide direction on how the pool/pump room is supplied with Water. The civil drawing C302 shows a 2.5" lineset with a backflow and RPZ, but there is nothing on the plumbing drawings about this supply lineset or where it is to be routed. On the P-401 there is a call out for a 1" line to be run and capped at the wall for the pool equipment. There also shows a 2.5" lineset with a backflow and RPZ for the supply line at the restroom side of the building but the plumbing showed being tied back to the admin building. Please advise which is the overriding drawing.	CHA				Open
86	9/17/2025	On A-203 it shows the wall seperating 132 storage and 131 First Aid as being a BM4 (G-002) which goes above ceiling 6". The RCP,A-802, shows an E.S.P in 132 Storage. Does the wall need to be built full height since the sprinkler is designed for an open structure?	CHA				Open

the pool permit was not finalized when the GMP was set, the final plans had to be updated after DPH approval, resulting in several changes.

The total cost increase for Change Order #1 is \$329,090.66. This covers additional expenses for the pool contractor, plumbing, electrical, mechanical work, and masonry. The contractor is also requesting 148 extra days to complete the project, reflecting the time lost due to the permit process and six other issues that affected their schedule. This extension also includes additional costs for the contractor's time on site.

Due to the fact that the excavation for the pool has yet to start, staff is requesting an increase to the Field Condition Allowance in the contract. These funds do not belong to the contractor but to Garden City. They will only be utilized if issues come to light during construction. If unused these funds will not be expended and will be returned to Garden City. The increase requested is \$100,000.

Change Order #2 (Addition of a Pavilion)

This change order is for adding a second 20'x24' pavilion to the site, funded by grant money. The work includes purchasing the pavilion, building a concrete foundation, and installing the structure. The pavilion will be supplied and installed by a third-party vendor from Georgia. The cost for this addition is \$61,366.71. No extra days are needed for the contract to complete this work.

Conclusion

In summary, these change orders reflect the project team's efforts to address unforeseen delays and to enhance the Recreation Complex with an additional pavilion. The adjustments to cost and schedule for Change Order #1 were necessary due to factors largely outside the contractor's control, such as permitting delays and weather. Change Order #2 adds value to the community by expanding amenities, funded through grants, without extending the project timeline. We appreciate your understanding and support as we work to deliver a successful project for the community.

Original Contract Value (GMP)	\$17,871,914.00
Change Order #1	\$329,090.66
Change Order #2	\$61,366.71
<u>Field Allowance Increase</u>	<u>\$150,000.00</u>
New Contract Value	\$18,412,371.37

Change Order

PROJECT Garden City Gymnasium & Multipurpose Recreational Complex	CHANGE ORDER NUMBER: TWO DATE: 11/25/25	Owner <input type="checkbox"/>
		Architect <input type="checkbox"/>
		Contractor <input type="checkbox"/>
TO CONTRACTOR John E. Lavender & Associates, Inc. PO Box 1654 - 300 Pulaski Hwy Statesboro, GA 30458	CONTRACT DATE: August 19, 2024 CONTRACT FOR: Gym & Rec Complex	Field <input type="checkbox"/>
		Other <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

Add a 2nd pavilion structure & conc foundation to match specifications of Pavilion #1.

Original Contract Sum:	\$ 17,871,914.00
Total Previous Changes:	\$ 329,090.66
Total This Change:	\$ 61,366.71
New Contract Amount:	\$ 18,262,371.37

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is: **August 27, 2026**

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

John E. Lavender & Associates, Inc. CONTRACTOR (Firm name)	Garden City, GA OWNER (Firm name)	CHA ARCHITECT (Firm name)
PO Box 1654 - Statesboro, GA 30458	100 Central Ave - Garden City, GA 31405	317 Tattnall St - Savannah, GA 31401
ADDRESS	ADDRESS	ADDRESS
BY (Signature)	BY (Signature)	BY (Signature)
John E. Lavender, President (Typed name)	 (Typed name)	 (Typed name)
DATE	DATE	DATE

November 25, 2025

Patrick Graham
CHA
317 Tattnall Square
Savannah, GA 31401

**RE: Garden City Gym & Multipurpose Recreation Center
Change Order Request #2**

Description: Add 2nd 20x24 Pavilion, Slab, and Connecting Sidewalk.

I. Labor	
Lavender	\$ 2,902.00
II. Material	
Concrete – See Attached	\$ 4,518.72
Pavilion (Hasley)	<u>\$33,851.57</u>
	Total Material: \$38,370.29
III. Subcontract	
Installation (RCS)	<u>\$ 15,360.00</u>
	Subtotal: \$56,632.29
	Bond Premium (.08%): \$ 487.00
	OH & Profit (7.5%): <u>\$ 4,247.42</u>
	Total Cost: \$61,366.71

Sincerely,

Eddie Potts, Jr.

Eddie Potts, Jr.
Vice President
File: 733-300.04

JOB:	Garden City Gym - Change Order TWO		DATE: 10/15/25
SHEET NO.:			
SPECIFICATION NO.:	Div 3 - Concrete		
TAKE-OFF BY:	Eddie Potts		

	DIMENSIONS					MATERIAL		LABOR	
DESCRIPTION	LENGTH	WIDTH	DEPTH	QUANTITY	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Layout				6	hr		\$ -	\$ 37.00	\$ 222.00
EdgeForms				96	sf	\$ 2.50	\$ 240.00		\$ -
4" GAB				13	t	\$ 68.00	\$ 884.00	\$ 18.00	\$ 234.00
Wire Mesh				4	sh	\$ 45.00	\$ 180.00		\$ -
Conc Slab				572	sf	\$ 4.00	\$ 2,288.00	\$ 3.50	\$ 2,002.00
Connecting Sidewalk				148	sf	\$ 4.00	\$ 592.00	\$ 3.00	\$ 444.00
Subtotal:							\$ 4,184.00		\$ 2,902.00
<i>Sales Tax:</i>							\$ 334.72		
TOTAL:							\$ 4,518.72		\$ 2,902.00



QUOTE

Hasley Recreation, Inc.
P.O. Box 489, Flowery Branch, GA 30542
(770) 965-4042 / sales@hasley-recreation.com
www.hasley-recreation.com

QUOTE NO. 14472-R3
DATE June 24, 2025
EXPIRATION DATE 23-Aug-25

CUSTOMER

SHIP TO GARDEN CITY GYM COMPLEX
5TH & OAK ST.
GARDEN CITY, GA 31408

CONTACT:

SALESPERSON	MANUFACTURER	PAYMENT TERMS	Colors
Allison Hasley	Poligon	50% DOWN / NET 15	TBD

QUANTITY	Model Number	Description	UNIT PRICE	LINE TOTAL
1.00	RAM-20X24MR	20' X 24' RECTANGULAR HIP, MUTLI-RIB ROOF	\$ 27,126.98	\$ 27,126.98
1.00		ANCHOR BOLT KIT	\$ 530.00	\$ 530.00

Quotation prepared by: Allison Hasley

1. Hasley Recreations is manufacturer's representative and does not do installations.
2. Price includes only standard powdercoat and roof color options. Custom colors and some specialty colors are additional costs.
3. The installation is not included.

SUBTOTAL	\$ 27,656.98
FREIGHT	\$ 3,980.00
SALES TAX	2,214.59
DRAWINGS	
TOTAL	\$ 33,851.57

Thank you for your business!

RCS, INC

P.O. BOX 489 (770) 965-4042
FLOWERY BRANCH, GA 30542

Bill To:

LAVENDER & ASSOCIATES

912-489-4677

QUOTE

32024-1

Address:

P.O. BOX 1654

Email: eddie@lavender.associates

STATESBORO, GA 30459

kathy@lavender.associates

Terms

Net 30

Date	Item #	Description	Qty2	Unit Price	Column1	Total
10/14/2025		ERECTING (2) 20' X 24' SHELTERS & EPOXY IN PLACE BOLTS ONLY	960	\$32.00		\$30,720.00

GARDEN CITY GYM COMPLEX

Invoice Subtotal	\$30,720.00
Tax Rate	0.0%
Sales Tax	\$0.00
Total	\$30,720.00

- NOTES:
1. NO RETAINAGE

2. CUSTOMER RESPONSIBLE FOR FOOTERS PER ENGINEERED DRAWINGS

Memo

To: **Mayor & City Council Members**

From: City Manager

cc: City Engineer, City Attorney, & Finance Director

Date: January 4, 2026

Re: **Proposal for Traffic Engineer Services**

The City currently holds a Master Services Agreement with Kimley-Horn for general engineering and consulting services, which was entered into on August 18, 2023. The proposed attached amendment, Individual Project Order No. 7 (IPO), aims to provide traffic engineering and signal timing services, identify potential deficiencies, and develop recommendations at the intersection of Chatham Parkway and Telfair Place due to the failure of the camera detection in late July 2024, resulting in signal operation and timing issues, causing increased delay along Chatham Parkway.

This proposed amendment will add a new scope for services focused on traffic engineering associated with the intersection of Chatham Parkway and Telfair Place. The total cost for these additional services will not exceed \$50,000. The funding for this amendment is available in the current fiscal year's SPLOST Fund budget, as part of the Telfair Place and Telfair Road Paving and Drainage Project.

If recommended for approval by the City Council, staff will work with the City Attorney to prepare a resolution for placement on the January 20th council meeting agenda for formal approval consideration.

Thank you in advance for your consideration.

Attachment



December 10, 2025

Rhonda Ferrell
City Manager
City of Garden City
100 Central Avenue
Savannah, Georgia 31405

Re: ***Proposal for Traffic Engineering Services
Garden City, Georgia***

Dear Rhonda:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to offer this proposal to the Garden City City Council ("City" or "Client") for providing professional traffic engineering and signal timing services, based on a recent request from the City to identify potential deficiencies and develop recommendations at the intersection of Chatham Parkway at Telfair Place ("the Study Intersection").

We understand that the Study Intersection's camera detection failed in late July 2024, resulting in pretimed operations and increased delay along Chatham Parkway. Our proposed scope of services and compensation are detailed in the attached Individual Project Order (IPO). This IPO was prepared in accordance with the terms of the Master Agreement for Continuing Professional Services dated August 18, 2023, which is attached for reference. If acceptable, please return the signed IPO to us.

We appreciate the opportunity to provide these services to you, and we look forward to furthering our partnership. Please contact us if you have any questions at Shane.Henry@kimley-horn.com.

Sincerely,

A handwritten signature in black ink that reads "Shane M. Henry".

Shane Henry, EIT
Project Manager

A handwritten signature in blue ink that reads "Chris Marsengill".

Chris Marsengill, PE, PTOE
Senior Project Manager

Cc: Leon Davenport, PE, Thunderbolt Consultants

Attachment: IPO No. 07 – Traffic Engineering Services

INDIVIDUAL PROJECT ORDER NUMBER 07

Describing a specific agreement between the **CITY OF GARDEN CITY, GEORGIA** (“the Client” or “the City”) and **KIMLEY-HORN AND ASSOCIATES, INC.** (“the Consultant”) and in accordance with the terms of the Master Agreement for Continuing Professional Services dated the 18th day of August 2023, the terms of which are incorporated herein by reference.

PROJECT UNDERSTANDING

The Client has requested the Consultant’s assistance with evaluating and addressing traffic signal and operational concerns at the intersection of Chatham Parkway at Telfair Place (“the Study Intersection”). The traffic signal’s camera detection system stopped functioning in late July 2024, resulting in the signal operating in a pretimed mode. This condition has contributed to increased delays and reduced operational performance along Chatham Parkway.

This Individual Project Order (IPO) authorizes the Consultant to evaluate existing conditions at the Study Intersection and develop recommendations to improve traffic signal performance. In addition to the immediate needs associated with the Study Intersection, this IPO also authorizes the Consultant to provide other miscellaneous traffic engineering support services requested by the City that are consistent with the nature of the services described herein.

SCOPE OF SERVICES

The Consultant will provide the following traffic engineering services (“the Services”) at the request of the City, including but not limited to the following:

1. Field or remote troubleshooting of reported traffic signal timing deficiencies, limited data collection, traffic signal timing and implementation, development and implementation of railroad and emergency vehicle preemption parameters, signal phasing recommendations, development and implementation of pedestrian and vehicular clearance intervals
2. Review of engineering documents, including traffic signal designs, traffic studies, site plan access, and roadway construction plans
3. Traffic signal warrant analyses, trip generation, intersection control evaluations (ICE)

INFORMATION PROVIDED BY THE CLIENT

The Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the City or the City’s consultants or representatives. The City shall provide information requested by the Consultant during the project, including, but not limited to:

1. Safe and secure access to the Project site
2. Access to the City’s traffic signal cabinets
3. Existing signal design and signal timing plans
4. Development Agreement commitments related to the transportation network

COMPENSATION

The Consultant will perform the Services as hourly Not to Exceed (NTE) according to the Consultant’s then-current rates for a maximum fee of **\$50,000**. The Consultant will not exceed the NTE fee without authorization from the Client. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and the Consultant’s project number. Direct reimbursable expenses, including but not limited to traffic data collection performed by the Consultant’s subconsultants, express delivery services, travel associated with field activities, and other direct project expenses will be invoiced at 1.15 times the actual cost. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client.

ADDITIONAL SERVICES

Any services not specifically provided for in the Services identified above, as well as any changes in the scope requested by the Client, will be considered Additional Services and will be negotiated and performed under a separate agreement. The following is a list of some specific services that are not included, but can be provided upon request:

1. Corridor studies
2. Detailed Traffic Impact Analysis (TIA) reports
3. Roadway, intersection, signal, lighting, or structural design
4. Civil/site development and design services including utility, landscape, and drainage design
5. Environmental studies and permitting
6. Public involvement, including layouts on aerial mosaics
7. Railroad coordination
8. Federal Railroad Administration (FRA) Coordination
9. Drainage analysis and design

ACCEPTED:

CITY OF GARDEN CITY, GEORGIA

KIMLEY-HORN AND ASSOCIATES, INC.

SIGNATURE: _____

SIGNATURE: Chris Marsengill

NAME: _____

NAME: Chris Marsengill, PE, PTOE

TITLE: _____

TITLE: Authorized Signer

DATE: _____

DATE: 12/10/2025



Memo

To: Rhonda Ferrell, City Manager

From: Benjamin Brengman, Information Technology/Special Projects Director

Re: Camera Replacement Project

Date: January 8, 2026

I am requesting that the quote from Jamterk Electrical, LLC for the amount of \$150,000 for the new camera system be added to the January 20th, 2026, City Council agenda for approval.

By approving the project before the end of January, the City will save approximately \$10,000, as the manufacturer's prices are expected to rise on February 1st.

The current cameras and system are over 15 years old and have degraded, necessitating replacement. These cameras will be integrated into the current system, which was installed at the Public Works department in 2024.

Jamterk Electrical has agreed to invoice the City at the beginning of the second fiscal quarter, and the quote is on the state contract. This project has been budgeted.



ESTIMATE

Jamtek Electrical, LLC
2632 Roff Ave Macon
Georgia 31204 U.S.A
Billing@jamtek360.com
4785513771

TOTAL \$150,000.00

Garden City

100 Central Avenue
Garden City
31405 Georgia
U.S.A

Estimate#

EST-002199

Estimate Date

12.11.2025

Reference#

City Hall CCTV 3yr

Ship To

100 Central Avenue
Garden City
31405 Georgia
U.S.A

Subject :

City Hall CCTV 3yr (Before EOY)

#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
1	Verkada CH52 Multisensor Camera Verkada CH52-E Outdoor Multisensor Camera, 4x5MP, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention	22.50%	\$13,946.12 5.00 EA x 3,599.00
2	Verkada Indoor Mini Dome Camera, 256GB, 30 Days Max The Verkada CM42 Indoor Mini Dome Camera is designed to be suitable for businesses looking for discreet video security, such as retail stores, malls, airports, train stations and more. This 5 MP dome camera is powered by an Ambarella Chipset, which supports Verkada Edge-Based Video Analytics. It offers a 128-degree diagonal field view and has enhanced digital zoom that captures scenes with accuracy. This IK08-rated camera can withstand impacts and vandalism.	22.50%	\$27,086.25 50.00 Each x 699.00
3	CD63-E Outdoor Dome CD63-512E-HW	22.50%	\$1,471.72 1.00 ea x 1,899.00
4	CD43-256E-HW CD43-E Outdoor Dome Camera, 256GB, 30 Days Max	22.50%	\$5,575.35 6.00 Each x 1,199.00

#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
5	CB62-512TE-HW Verkada Outdoor Bullet Security Camera, 4K, Telephoto Zoom Lens, 512GB, 30 Days Max Verkada CB62-TE Outdoor Bullet Camera, 4K, Telephoto Zoom Lens, 512GB of Storage, Maximum 30 Days of Retention	22.50%	\$3,408.45 2.00 ea x 2,199.00
6	Verkada 3-Year Camera License, Capacity Increase 3-Year Camera License, Capacity Increase	22.50%	\$27,389.27 59.00 ea x 599.00
7	LIC-CAM-MLT4-3Y-CAP 3-Year Four-Camera Multisensor License, Capacity Increase	22.50%	\$6,971.12 5.00 Each x 1,799.00
8	Verkada Corner Mount	22.50%	\$771.12 5.00 ea x 199.00
9	ACC-MNT-POLE-1	22.50%	\$809.87 5.00 Each x 209.00
10	Verkada Arm Mount Arm Mount	22.50%	\$383.62 5.00 ea x 99.00
11	Pendant Cap Mount	22.50%	\$267.37 5.00 Each x 69.00
12	L-Bracket Mount	22.50%	\$699.82 7.00 Each x 129.00
13	ACC-MNT-CJBOX-1 Circle Junction Box	22.50%	\$422.37 5.00 Each x 109.00
14	Verkada 90W PoE++ (802.3bt Type 4) Injector, GigE, Outdoor, North America Type B Plug Outdoor 90W PoE++ (802.3bt-2018) Injector, GigE, NA Type B	22.50%	\$1,158.62 5.00 ea x 299.00
15	Verkada Mini Recessed Ceiling Mount	22.50%	\$5,773.75 50.00 Each x 149.00

#	ITEM & DESCRIPTION	DISCOUNT	AMOUNT
16	Misc Parts Material Anything needed to complete a project that can't be accounted for during estimation. Non- refundable Bolts, Clips, Screws, Anchors, Zip Ties, Straps, Hooks, Patch Cables, Wire Ties, Beam Clamps, ETC.	0.00	\$6,000.00 40.00 Box x 150.00
17	Professional Services This includes training, installation, project management, design, and permits. Networking, Programming, and Consulting	0.00	\$31,500.00 210.00 x 150.00
18	CAT6 23/4 Riser Cable, White - USED	0.00	\$811.18 4.00 box x 202.795
19	Building-to-Building Bridge 60 GHz PtP link using 802.11ad with 5 GHz radio for backup. Ideal for high-throughput connectivity with a range of up to 500 m	0.00	\$2,397.00 3.00 x 799.00
20	Electrical and Grounding work Pole and trench Equipment Rental	0.00	\$9,680.00 1.00 Each x 9,680.00
Items in Total 473.00		Sub Total	146,523.00
		Shipping charge	3,477.00
		Total	\$150,000.00

Terms & Conditions

Accepting this document, the customer agrees to the services outlined in this document. Any alteration or deviation from the above specifications involving the extra cost of material or labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All Invoices are to be paid within 60 days of the invoice date.

"In the event that Jamtek Electrical LLC must retain a collection agency or law firm to collect past due balances owed to Jamtek Electrical LLC, you agree to pay any and all collection agency fees, court costs, attorney fees, or incidental costs associated with collecting."

Any construction project may have unforeseen complications once started. If something arises during a Jamtek Electrical project that is going to add to the cost and alter the timeline, the work will be halted temporarily so that your lead project manager can go over the changes to the estimate and timeline after explaining what the unforeseen issue is and what it is going to require to fix it. Once agreed upon a new timeline and estimated cost, a written agreement will be signed and work will resume.

At Jamtek Electrical we give detailed and accurate estimates that are drawn up by a qualified and skilled professional. We keep change orders to a minimum by taking our time to create these estimates. Our goal is to make sure the job goes as quickly, smoothly, and affordable as possible.

If there is a mistake or change order caused due to a Jamtek employee or subcontractor we will communicate the issue with you and address it on our own time and at our own cost.

If a customer changes the scope or parameter of the job, there will be a \$100 change order fee that will cover the cost of redrawing up the estimate. Work will be halted until the new timeline and estimated price is signed and agreed upon by both parties.

Yet to be Approved



MEMO

To: Mayor and City Council; Rhonda Ferrell, City Manager
From: Carlos Nevarez, Planning and Zoning Department
Date: January 8, 2026
RE: Planning Commission Cases for Public Hearing and Consideration

Dear Mayor and City Council,

Please review the following cases that will be presented to you for public hearing and consideration at the January 20th, 2026, City Council Meeting:

PC-11-25-1143: Roberts Civil Engineering, requests a zoning map amendment for 61 Brampton Road & 55 Brampton Road, PIN: 60015 03033 60015 03032 for a town home development from R-1 to R-I-N.

Planning Commission Recommendation: Denial due to opposition from GC residents in the area regarding the development.

PC-11-25-1146: Integrated Civil Solutions LLC requests approval of a general development plan for 0 Prosperity Drive, PIN: 60877 01001, for a heavy machine shop.

Planning Commission Recommendation: Approve with conditions contingent on approval of the Georgia Power agreement.

PC-11-25-1147: Maupin Engineering, Inc. requests approval of a general development plan for 2782 US-80 Highway, PIN 60927 01042, for commercial flex space.

Planning Commission Recommendation: Approve as submitted.

PC-10-25-1148: Maupin Engineering, Inc. requests approval of a general development plan for 5119 Augusta Road, PIN 60007 01004, for an electrical contractor's office.

Planning Commission Recommendation: Approve pending engineering review and façade approval by city staff.

PC-11-25-1142 (Tabled from November): Integrated Civil Solutions LLC, requests a general development plan approval for 4885 Old Louisville Rd, PIN: 60969 02009, for a maintenance shop.

Planning Commission Recommendation: Approve as submitted.

PC-01-26-1152: Thomas & Hutton Engineering Co. requests approval of a general development plan for 47 Telfair Place, PIN 60799 02002A, for the redevelopment of an existing asphalt plant.

Planning Commission Recommendation: Approve pending approval of the Landscaping Plan by city staff.

PC-01-26-1153: The City of Garden City, Georgia requests a text amendment to the city ordinance to comply with changes to zoning procedures laws implemented by Georgia House Bill 155.

Planning Commission Recommendation: Approve as submitted.

Attached is the Planning Commission Packet for your review of each case.

Thank you,

[Carlos Nevarez](#)

Planning and Economic Development Department



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: November 5th, 2025
Re: PC-11-25-1143

<i>Application Type</i>	Zoning Map Amendment (Rezoning)
<i>Applicant</i>	Double Gloucester LLC (c/o Anand Morar)
<i>Name of Project</i>	Brampton Townhomes
<i>Property Address</i>	61 & 55 Brampton Road
<i>Parcel ID</i>	60015 03033; 60015 03032
<i>Area of Property</i>	3 acres (development)
<i>Existing Zoning</i>	R-1
<i>Existing Land Use</i>	Residential (Single Family House)
<i>Proposed Zoning</i>	R-I-N
<i>Proposed Land Use</i>	Multi-Family Dwelling
<i>Comp Plan – Future Land Use</i>	Commercial Zoning

GENERAL INFORMATION

Project Description: The applicant wishes to rezone this parcel for the development of multi-family dwellings.

Background / Additional Context: Multi-family development offers benefits over single-family homes, especially in land use and economic viability. Increasing density allows more residents on the same lot, fostering a vibrant community that supports local businesses and boosts foot traffic. These projects often provide affordable housing, attracting diverse populations and enhancing the area's economy.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-201(c), the following factors are to be considered for a rezoning request:

1. *Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?*
-Yes. R-I-N is compatible for the future land use map which indicates all of the parcels in question for this development as part of a commercial corridor.
2. *Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?*
-No, this would not be considered spot zoning.
3. *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?*
-No. Brampton road though it still does have some R-1 parcels, it is very commercialized, and a major cut through to the ports between 21 and Main St. A townhouse development will not have a significant impact over the existing conditions.
4. *Will this request place irreversible limitations or cause material detriment on the area similarly zoned as it is or on future plans for it?*
-No. This will allow more residential possibilities for future housing, and R-I-N can provide all uses as R-1 while providing additional possibilities.
5. *Is there an imminent need for the rezoning and is the property likely to be used for the use requested?*
-Yes, there is an ongoing need for additional housing within Garden City. Particularly more dense housing. And, a townhome development is exactly what Garden City needs.
6. *Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?*
-No. The proposed zoning is consistent with the zoning and use of the neighborhood.
7. *Such other matters as the Planning Commission deems relevant.*
The Future Land Use Map indicates this area as: "Commercial Redevelopment Corridor," which is compatible with R-I-N zoning.

The Commercial Redevelopment Corridor character areas are highly trafficked and consist primarily of commercial/industrial uses adjacent to highways; however, some residential development is scattered along the highway and on local streets. This character area was established to enhance and reevaluate the quality and compatibility

of development, promote safe and efficient movement of traffic, and reduce impacts on nearby residential properties.

Current Zoning: C-1, C-2, C-2A, I-1, I-2, R-1, R-2

Future Zoning Considerations: While this character area contains a mix of zoning categories

(including residential districts), the majority of these areas are zoned for commercial and industrial uses. The focus of redevelopment in these areas is fairly consistent with the commercial zoning categories; however, the City should explore additional design standards or an overlay district to foster the desired type of redevelopment and future development in the area.

Implementation Measures: Allow uses that reflect the needs of the local and regional Market. Apply strict procedures, standards, and guidelines to all development proposals within this district. Allow for varied housing types and higher density residential development, most notably along main corridor frontage areas. Create an overlay district along redevelopment corridors to encourage redevelopment design strategies, such as creating inviting corners and placing parking behind or beside buildings. Explore and promote an infill development program to encourage new commercial development on vacant lots.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Recommend approval* of the proposed zoning decision as presented;
- ii. *Recommend approval* of the proposed zoning decision with modifications or conditions;
- iii. *Defer action of the proposed zoning decision* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Recommend denial* of the proposed zoning decision.

RECOMMENDATION

Approve the rezoning request from R-1 to R-I-N

RECOMMENDED MOTION

I move to recommend to City Council the approval of rezoning application PC-11-25-1143.

City of Garden City Rezoning Application



Development Information

Development Name (If applicable)	
Brampton Road Townhomes	
Property Address	
61 Brampton Road & 55 Brampton Road	
Current Zoning	Proposed Zoning
R-1	R-I-N
Current Use	Proposed Use
Single Family Residential	MultiFamily Townhome Development
Parcel ID	Total Site Acreage
60015 03033 60015 03032	3 AC
Proposed Water Supply	Proposed Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Describe the current use of the property you wish to rezone, including property characteristics (developed, wooded, cleared, etc.)	
Single family homes	
Describe the use that you propose to make of the land after rezoning	
This project consists of 6 Townhome buildings, parking, and infrastructure to support them.	
Describe the uses of the other property in the vicinity of the property you wish to rezone	
Single family homes, retail	
Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property	
Adjacent to R-I-N zoning, allowing use multi-family residential	
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? Describe the proposed access.	
The proposed zoning will not result in excessive or burdensome use of existing streets, facilities, utilities or schools. The proposed access will consist of 2 driveways off Brampton Road.	
Please provide any additional information that you deem relevant.	

City of Garden City Rezoning Application



Applicant Information

Owner	
Name	Address
Double Gloucester LLC (c/o Anand Morar)	PO BOX 2386 RINCON GA 31326
Phone	Email
912-507-6404	absolutcran3@gmail.com
Nature of Ownership Interest	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership, submit a list of all partners with name, address and title.	
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Roberts Civil Engineering	Kennon Strowd
Phone	Email
912-298-7006	kstrowd@robertscivilengineering.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Roberts Civil Engineering	Kennon Strowd
Phone	Email
912-298-7006	kstrowd@robertscivilengineering.com
Campaign Contribution	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and City Council and that my application cannot be approved unless I am represented.

Anand Morar

Print Name

Anand Morar

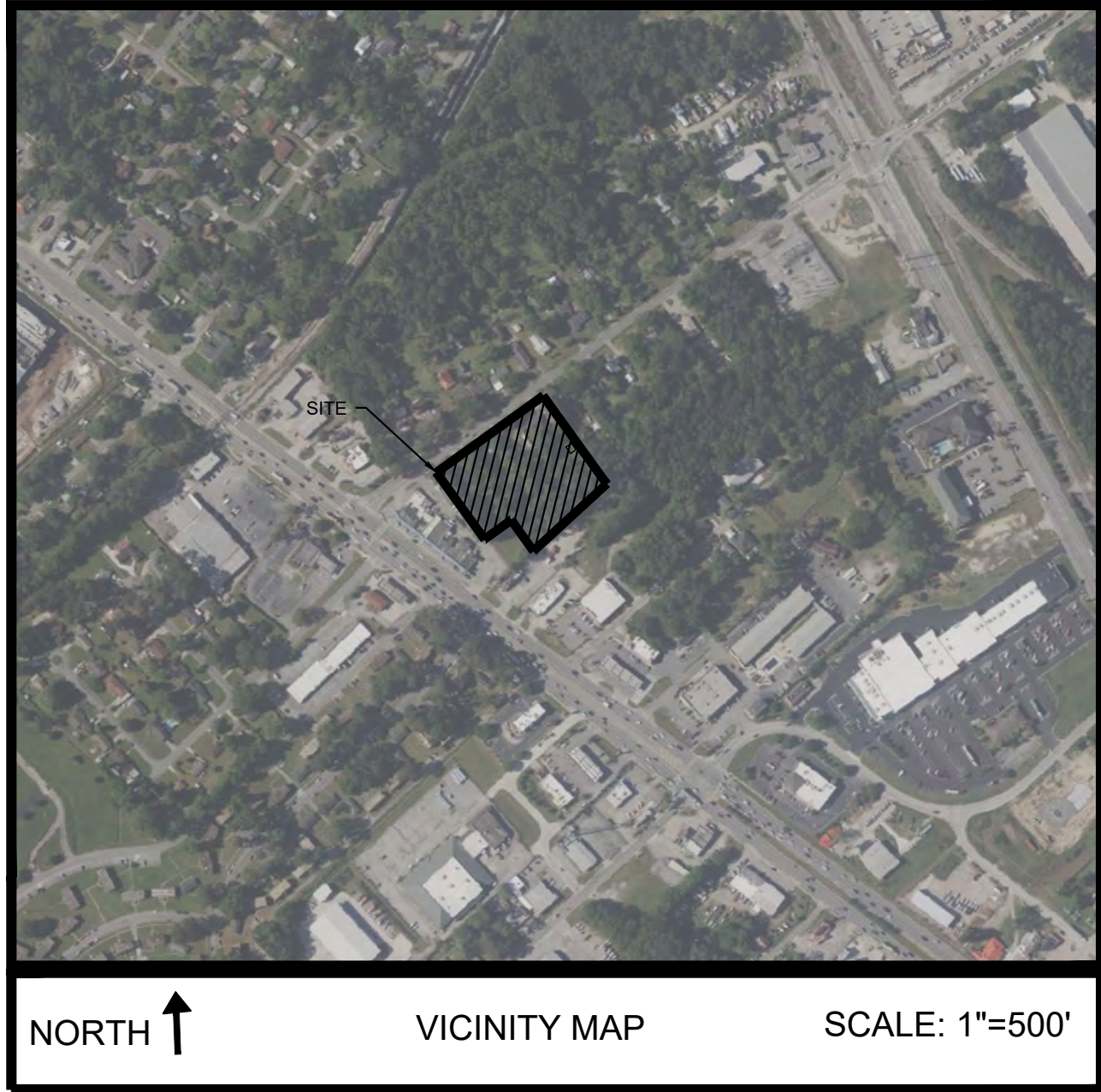
Signature

2025-08-26

Date

OFFICE USE ONLY		
Received By	Date Received	Case Number

Rev. 10/2024



- GENERAL NOTES**
- INTENDED USE:**
THE INTENDED USE OF THIS PROPERTY IS TO CONSTRUCT SIX TOWNHOME BUILDINGS WITH ASSOCIATED INFRASTRUCTURE.
 - OWNER/DEVELOPER:**
ANAND MORAR
PO BOX 2386
RINCON, GA 31326
912-507-6404
ABSOLUTECRAN3@GMAIL.COM
 - PARKING REQUIREMENTS:**
1.75 SPACES PER DWELLING UNIT
REQUIRED: 48 UNITS X 1.75 SPACES = 84 SPACES
PROVIDED: 95 SPACES
 - SITE COVERAGE:**
TOTAL PROJECT AREA: 129,531 SF (2.97 AC)

IMPERVIOUS: 79,139 SF (1.82 AC) (61.10%)
 - ASPHALT: 34,345 SF (0.79 AC)
 - CONCRETE: 5,509 SF (0.13 AC)
 - BUILDINGS: 29,040 SF (0.66 AC)
 - POND: 10,245 SF (0.23 AC)PERVIOUS
 - GREENSPACE: 50,392 SF (1.10 AC) (38.90%)
 - DEVELOPMENT STANDARDS:**
CURRENT ZONE: R-I-N & R-1
PROPOSED ZONE: R-I-N

SETBACKS:
FRONT YARD: 60 FEET (FROM ROADWAY CENTERLINE)
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

DENSITY
(6) 8-UNIT BUILDINGS = 48 UNITS/2.97 ACRES = 16.16 UNITS/ACRE
 - PROPOSED UTILITIES:**
WATER: THE SITE WILL BE SERVICED FROM THE MAIN ON BRAMPTON ROAD.

SEWER: THE SITE WILL BE SERVICED TO THE SEWER MAIN ON BRAMPTON ROAD.

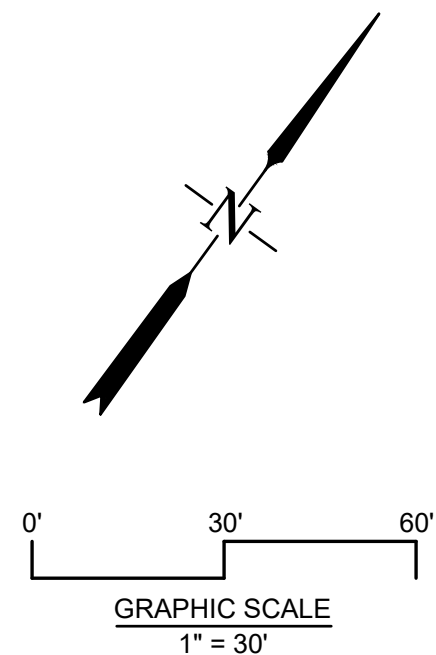
STORMWATER: STORMWATER WILL BE HANDLED AND MAINTAINED ON-SITE THROUGH A PIPE COLLECTION NETWORK AND STORMWATER POND.
 - FLOOD ZONE:**
ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 13051C0132G DATED 8/16/2018, THE SITE IS LOCATED IN A FLOODZONE X.
 - REFUSE WILL BE MANAGED BY ONSITE TRASH RECEPTACLE.
 - HORIZONTAL DATUM BASED ON NAD83, VERTICAL DATUM IS BASED ON NAVD 88.
 - LANDSCAPING:**

WILL REQUIRE 16 TREE UNITS PER ACRE
3 AC - BUFFER AREA (0.5 AC) = 2.5 AC X 16 = 40 TREES UNITS

BUFFER PLANTINGS WILL FOLLOW TYPE I BUFFER REQUIREMENTS



- LEGEND**
- PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED BUILDING
 - BUFFER ZONES
 - PERVIOUS AREA
 - STORMWATER POND
 - SS — SANITARY SEWER
 - SD — STORM DRAIN
 - DHP — OVERHEAD UTILITY
 - W — WATER MAIN
 - UGG — GAS LINE



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS



SITE PLAN LAYOUT

BRAMPTON ROAD TOWNHOMES
GARDEN CITY, GA
PREPARED FOR:
ANAND MORAR

DATE: 12/10/2025
PROJECT NUMBER: 25503
DRAWN BY: OAG
CHECKED BY: CKS
SCALE: 1"=30' (FOR 24"x36" PLLOT)

SP

SHEET:

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: December 3, 2025
Re: Prosperity Drive Machine Shop

Application Type	General Development Plan
Case Number	PC-12-25-1146
Applicant	Integrated Civil Solutions LLC, agent for LEG/MEG 810 Dean Forest, LLC
Name of Project	Prosperity Drive Machine Shop
Property Address	0 Prosperity Drive
Parcel IDs	6-0877-01-001
Area of Property	80.50 acres (2.34 ac development area)
Zoning	I-1 (Light Industrial)
Proposed Land Use	Machine Shop

GENERAL INFORMATION

Project Description: Construction of a pre-engineered metal building to be used as a heavy machine shop.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*

A heavy machine shop is permitted by right in the I-1 zoning district (Garden City Zoning Ordinance Use 102). The proposed building will be 10,000 square feet.

The proposed development will occupy approximately 2.34 acres of the 80-acre parcel. Any additional development of the remaining area of the property will require a subdivision of the property.

The applicant is proposing an extension of Prosperity Drive, a private road accessed via Dean Forest Road, to access this development. The applicant provided a copy of the easement grating access to Prosperity Drive. The proposed road extension crosses an existing power easement. The applicant has been working with Georgia Power on an encroachment agreement and will provide a copy to the City once the agreement is finalized. No permits will be issued until the agreement is provided to the City. The GDP indicates a 50' access easement for the new road. The road, as currently shown, extends slightly outside this access easement. For this proposal, the access easement is technically not required since the easement is located on the subject property under

the same ownership. However, the access easement will need to be revised to allow for any future development to occur which relies on access from this roadway extension.

2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*
The proposed building is a pre-engineered metal building with earth tone colors. As proposed, the building will not be visible from the public right-of-way.
3. *Fences, landscaping, and buffers.*
The adjacent properties are zoned Industrial (I-1 and I-2), so no buffers are required. No fencing is proposed. Landscaping information has been provided.
(Note: A portion of the 80-acre parcel is adjacent to a parcel zoned R-1. However, the disturbed area proposed for this development exceeds the 300' buffer requirement between industrial and residentially zoned properties).
4. *Driveway and parking orientation, in keeping with the established character in the area.*
The driveway will be accessed via the Prosperity Drive extension. Ten parking spaces are provided. The ordinance requires 1 space for each 2 employees on a single shift.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
Signage information has not been submitted. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information, except for the Georgia Power agreement.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Staff recommend **approval** of the General Development Plan as presented.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC 12-25-1146

Note: Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City General Development Plan Application



Development Information

Development Name
Prosperity Drive Machine Shop
Property Address
0 Hwy 16, Garden City, GA 31408

Parcel ID	Total Site Acreage	Zoning
6-0877-01-001	80.50 (2.34 ac disturbed)	I-1 (Light Industrial)

Detailed project description including the character and intended use of the development. Attach additional pages as needed.
Construction of a Pre-Engineered Metal Building to be used as a Heavy Machine Shop.
(See attached concept layout for additional details)

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Existing Conditions	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
<ul style="list-style-type: none">Existing buildings, streets, or other developed areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">Easements or rights-of-way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">Underground storage tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">Water bodies, wetlands, or similar natural features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">Specimen trees (see Sec. 90-259)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Proposed Improvements (See "General Development Plan Checklist" for full requirements)	
Building Area (Square Feet)	10,000 SF
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how many phases?
Are buffers required? (see Sec. 90-262) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will fencing be provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what material?
A façade elevation plan is required.	Building Material(s): Metal panels
	Building Color(s): Earth tone

Any additional details relevant to the application:

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
LEG/MEG 810 Dean Forest, LLC	742 Buckland Hall Rd., Richmond Hill, GA 31324
Phone	Email
912-964-7749	lgarrettjr@gmail.com
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Integrated Civil Solutions LLC	Marc Liverman, P.E.
Phone	Email
912-507-5755	marc@intcivil.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Integrated Civil Solutions LLC	Marc Liverman, P.E.
Phone	Email
912-507-5755	marc@intcivil.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

I understand that I will need to attend or be represented by the authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Marc Liverman

Owner/Authorized Agent (Print Name)

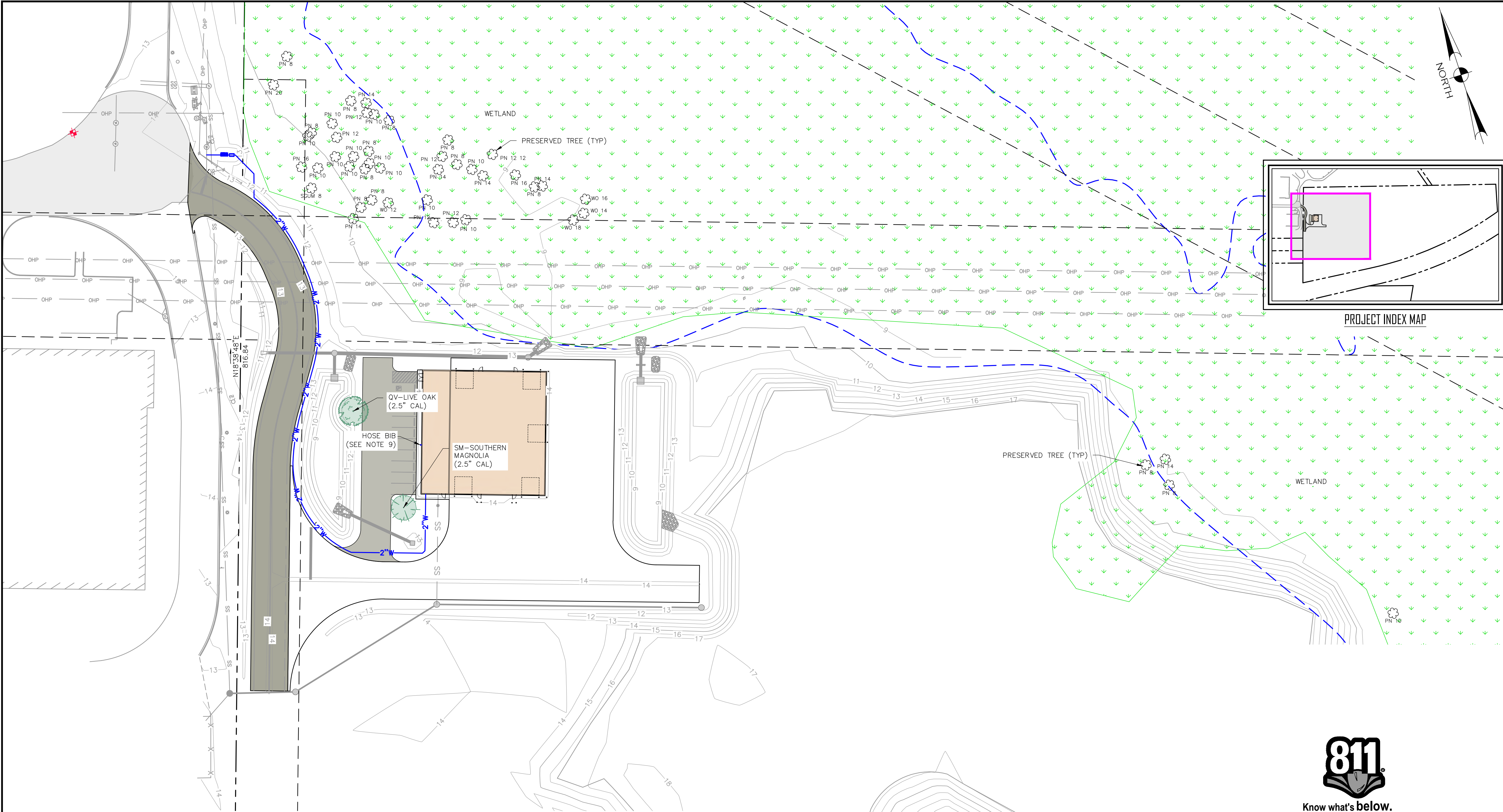
Signature

10/14/2025

Date

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number



INTEGRATED
CIVIL
SOLUTIONS,
LLC.

912-507-5755
WWW.INTCIVIL.COM
SAVANNAH, GA
GA COA: PEF 008735
(EXP: JUNE 30, 2026)



06930
LEVEL II CERTIFICATION

PROSPERITY DRIVE
MACHINE SHOP

0 PROSPERITY DRIVE
GARDEN CITY, GA 31408

REVISIONS
A - ISSUED FOR PERMITTING
09/23/2025

DATE: 06/05/2025
PROJECT NUMBER: D004-101
DRAWN BY: MAL
CHECKED BY: MAL
QC'D BY: MAL

SHEET:

LANDSCAPE AND
TREE
PRESERVATION
PLAN

LS-101

PRESERVED TREE CALCULATIONS

BOTANICAL NAME COMMON NAME	SIZE	QUANTITY	UNIT VALUE	DENSITY
QUERCUS NIGRA WATER OAK	12	1	0.8	0.8
QUERCUS NIGRA WATER OAK	14	1	1.1	1.1
QUERCUS NIGRA WATER OAK	16	1	1.4	1.4
QUERCUS NIGRA WATER OAK	18	1	1.8	1.8
PINUS ECHINATA SHORTLEAF PINE	8	15	0.3	5.2
PINUS ECHINATA SHORTLEAF PINE	10	13	0.5	7.1
PINUS ECHINATA SHORTLEAF PINE	12	8	0.8	6.3
PINUS ECHINATA SHORTLEAF PINE	14	6	1.1	6.4
PINUS ECHINATA SHORTLEAF PINE	16	3	1.4	4.2
PINUS ECHINATA SHORTLEAF PINE	20	1	2.2	2.2
LIQUIDAMBAR STYACIFLUA SWEETGUM	8	1	0.3	0.3
TOTAL PRESERVED TREE DENSITY UNITS:				36.8

DENSITY CALCULATIONS

SITE SIZE (AC)	REQUIRED UNITS PER ACRE (MIN)	REQUIRED SITE DENSITY (MIN)
2.34	16	37.4

TREE CALCULATIONS

BOTANICAL NAME COMMON NAME	SIZE (MIN.)	PLANTING SPACE (SQ FT)(MIN.)	UNIT VALUE (PER TREE)	QUANTITY	DENSITY
QUERCUS VIRGINIANA LIVE OAK	2.5" CAL.	400	0.5	1	0.5
MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	2.5" CAL	400	0.5	1	0.5
PLANTED DENSITY					1.0
PRESERVED DENSITY					36.8
TOTAL DENSITY					37.8

LEGEND

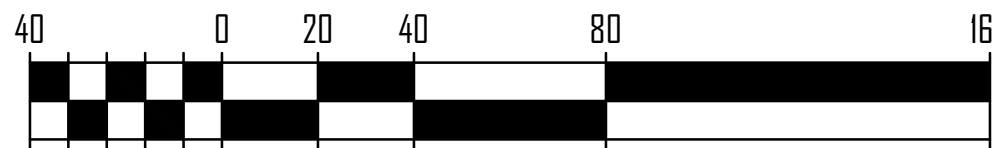
TREE	DESCRIPTION
	LIVE OAK (QUERCUS VIRGINIANA) (20' MIN SPACING) (2" CALIPER)
	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) (20' MIN SPACING) (2" CALIPER)

LANDSCAPE NOTES:

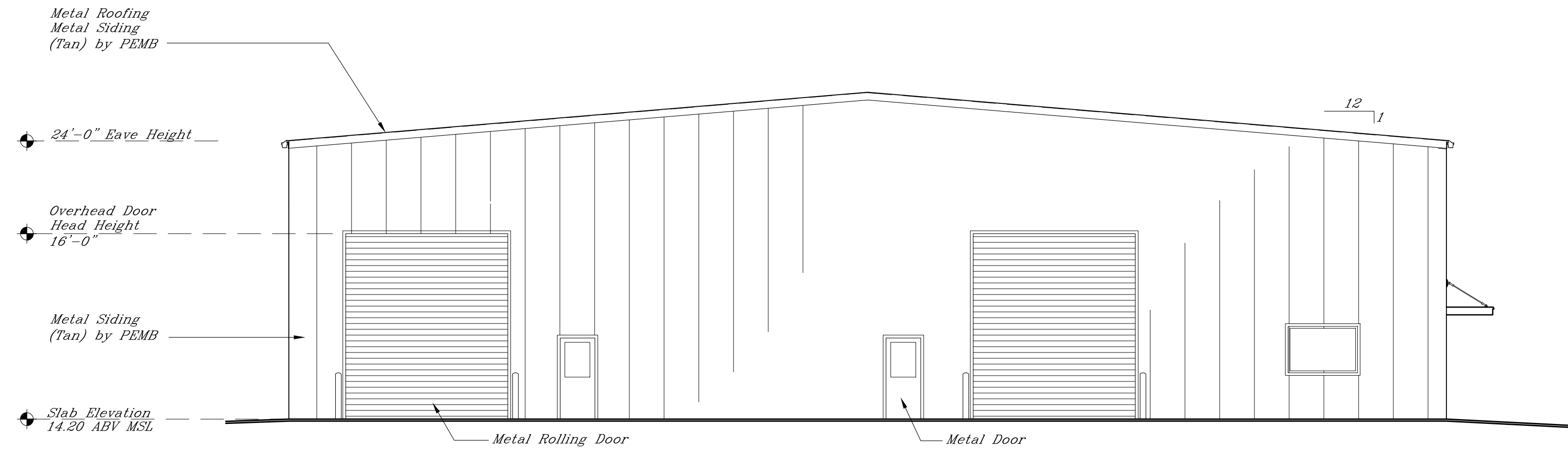
- TREES SHALL HAVE A CALIPER OF NO LESS THAN TWO AND ONE HALF INCHES UPON PLANTING.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FOR AN INSPECTION BY THE CITY.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- ALL LANDSCAPE MATERIAL INSTALLATION SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) AND ARE SUBJECT TO APPROVAL BY THE CITY.
- TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
- NO LARGE OR MEDIUM TREE SPECIES SHALL NOT BE PLANTED WITHIN ANY POWER OR UTILITY EASEMENTS OR UNDER OVERHEAD UTILITY DISTRIBUTION LINES.
- CONTRACTOR SHALL PROVIDE WATER TO ESTABLISH AND MAINTAIN VIABILITY OF PLANTINGS.
- HOSE BIB SHALL BE PLACED ALONG OUTSIDE FACE OF THE BUILDING WITHIN 200' OF PLANTED TREES. PLANTED TREES SHALL BE EQUIPPED WITH WATERING BAGS.



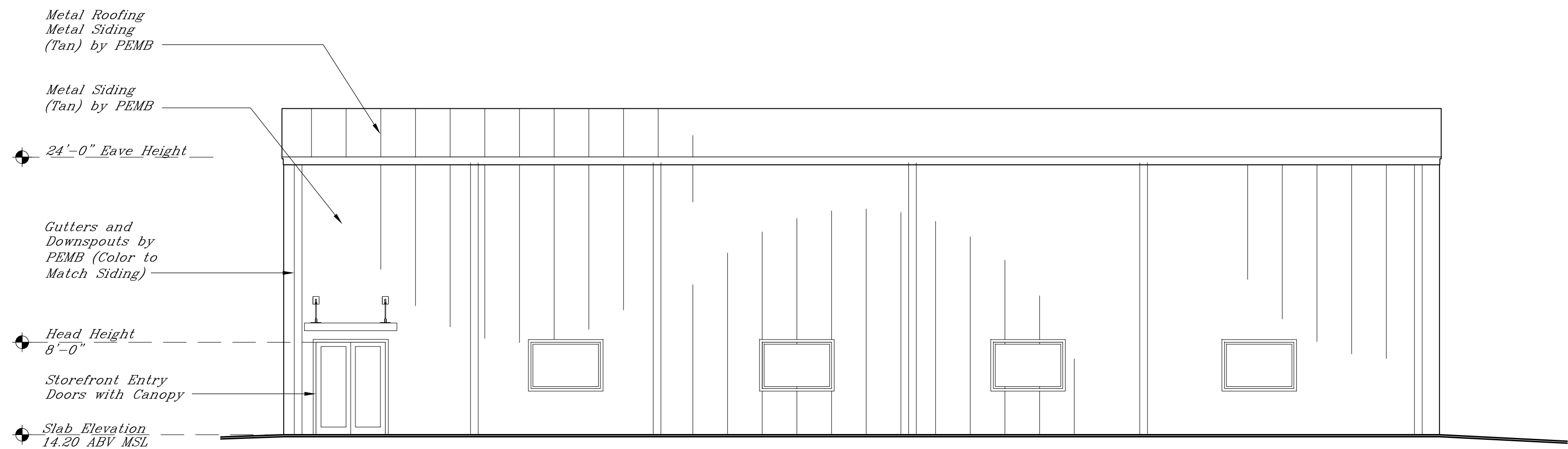
Know what's below.
Call before you dig.



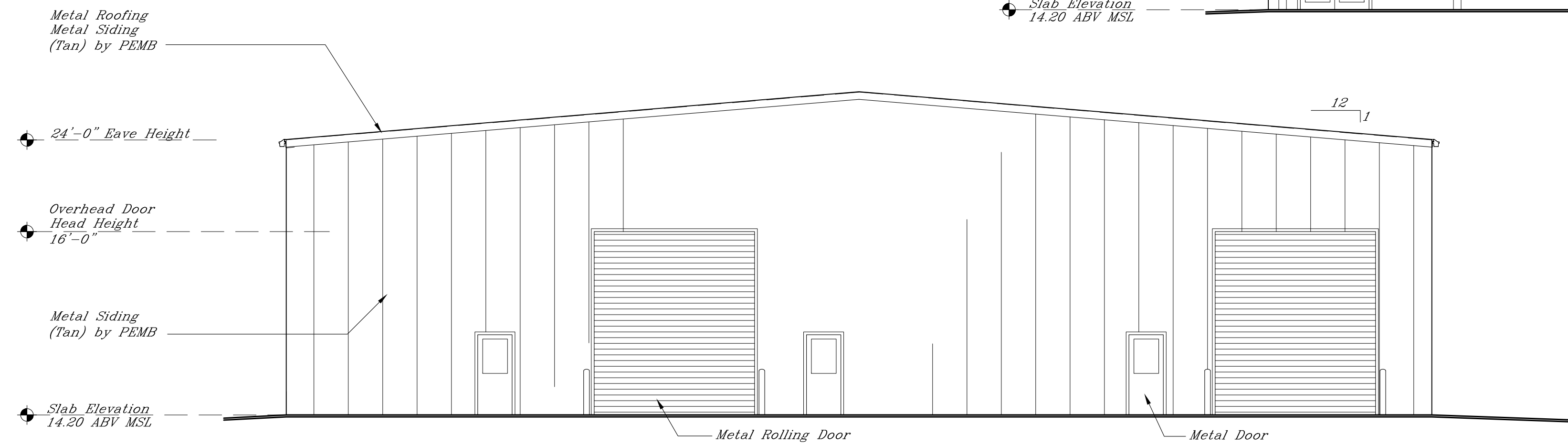
SCALE (IN FEET)



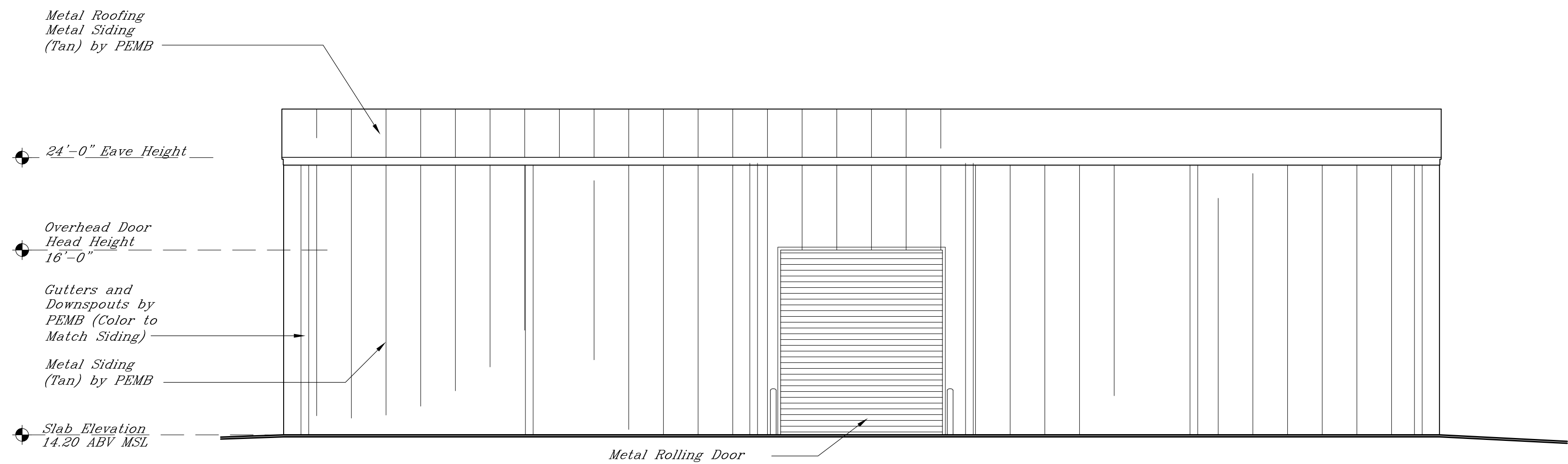
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



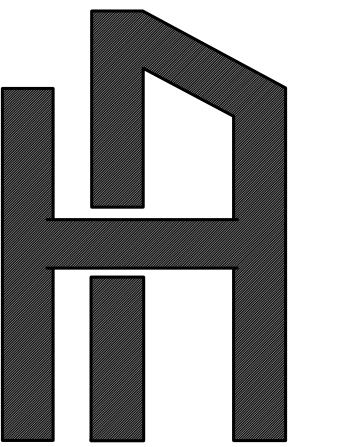
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



**HOMESTEAD
ARCHITECTURE**

www.homesteadarch.com

callegas@homesteadarch.com

Phone: 912.656.6876

gretchen@homesteadarch.com

Phone: 912.663.1810

1. The drawing is the property of Homestead Architecture, LLC and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

2. Scales as stated herein are valid on the original drawing only and are hereby changed in proportion to the difference in size between the print and the original drawing.

3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

Prosperity Drive
MACHINE SHOP
0 Highway 16,
Garden City, Georgia 31408

Project No.

25 PRO

Drawn By

GOC

Date

10.23.25

Revisions

CONCEPTUAL
ELEVATIONS

Drawing No.

A301

ISSUED FOR REVIEW



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: December 3, 2025
Re: 2782 US Highway 80

Application Type	General Development Plan
Case Number	PC 12-25-1147
Applicant	Maupin Engineering, agent for Michael Johnson
Name of Project	Trade – Contractor Flex Space
Property Address	2782 US Highway 80
Parcel IDs	60927 01042
Area of Property	5.4 acres (4.6 acres, development area)
Zoning	Heavy Commercial, C-2
Proposed Land Use	Flex Space

GENERAL INFORMATION

Project Description: The applicant proposes to construct two buildings for contractor's offices with a total of ten units. The existing building will be demolished, and one of the two existing driveways will be eliminated.

FINDINGS

Staff determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*

Offices are permitted by right in the C-2 zoning district (Garden City Zoning Ordinance Use 56). Construction contractors require Board of Appeals approval in the C-2 zoning district (Use 84).

The proposed development includes two buildings. Building A, located closest to Highway 80, will be 11,520 square feet. Building B, located at the back of the developed area, will be 10,000 square feet.

The parcel is divided by an existing county drainage canal. There are wetlands on the property south of the canal. No development is proposed to the south of this canal.

2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

Building A, closest to US Highway 80, will consist of splitface CMU walls with aluminum storefront windows and doors and a parapet wall. Each entrance will be covered with a metal awning with business signage above.

Building B will consist of pre-finished corrugated metal siding with a splitface CMU base. The entryways will be the same as the entryways for Building A, with aluminum storefront windows and doors, plus a metal awning and signage above the entrance.

3. *Fences, landscaping, and buffers.*
No fencing is proposed for the development.

The site includes several specimen trees, which will be preserved. Trees to remain include four laurel oaks, ranging from 28" DBH to 52" DBH. The existing tree line on the eastern property line will also be preserved. Additional requirements have been met, including the required landscape strip adjacent to US Highway 80.

The property to the west is zoned commercial, so no buffer is required. The buffer to the east is zoned residential, so a 25' buffer is required. The city has a drainage ditch located along the property line. The applicant requests that the ditch be included in the calculation for the 25' required buffer. There is an existing tree line (which will remain) that will remain. The tree line straddles the property line.

The property is very narrow at the front. Staff support the applicant's request to include the drainage ditch within the buffer. The Planning Commission has the authority to modify the buffer requirements in accordance with Section 90-262 of the Zoning Ordinance.

4. *Driveway and parking orientation, in keeping with the established character in the area.*
There are currently two driveways on the property. One driveway will be eliminated with the redevelopment. Parking is provided in front of each leasable unit. The plan indicates 36 parking spaces. The ordinance requires one space per two employees for non-retail commercial establishments or 1 space per 300 square feet for business or professional offices.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*

Wall signs will be located above each tenant space entry and shall comply with the City of Garden City ordinances.

The applicant has provided the required information.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;

- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Staff recommends **approval** of the General Development Plan as presented.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC 12-25-1147.

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City General Development Plan Application



Development Information

Development Name

2782 Hwy 80 - TRAZZ - Contractor Flex Space

Property Address

2782 US-80, Garden City, GA 31408, USA

Parcel ID	Total Site Acreage	Zoning
60927 01042	4.6	C-2

Detailed project description including the character and intended use of the development. Attach additional pages as needed.

Construct 2 buildings for contractor's offices, total of 10 units. Existing building will demolished. One of the two driveways will be eliminated.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Existing Conditions	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
<ul style="list-style-type: none">Existing buildings, streets, or other developed areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">Easements or rights-of-way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">Underground storage tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">Water bodies, wetlands, or similar natural features	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">Specimen trees (see Sec. 90-259)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Proposed Improvements (See "General Development Plan Checklist" for full requirements)

Building Area (Square Feet) 21,250sf

Will the development be phased? ☐ Yes ☒ No If yes, how many phases?

Are buffers required? (see [Sec. 90-262](#)) ☒ Yes ☐ No

Will fencing be provided? ☐ Yes ☒ No If yes, what material?

A façade elevation plan is required. Building Material(s): Metal
Building Color(s): TBD

Any additional details relevant to the application:

Property is bisected horizontally by the county canal. The wetlands on site are on the part of the property south of the canal, not to be disturbed. In addition, the eastern property line is adjacent to residential zoning and city ditch out falling to the county canal. We ask if this can be accounted for as part of the 25' required buffer to residential straddle the property line since no development can occur to the east of the property line due to ditch.

City of Garden City General Development Plan Application




Applicant Information

Owner	
Name	Address
Michael Johnson	410 Bonaventure Rd, Savannah, GA 31407
Phone	Email
19122333631	m.g.johnsonconstruction@gmail.com
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Maupin Engineering, Inc	Jay A. Maupin P.E.
Phone	Email
912-235-2915	Jay@MaupinEngineering.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Maupin Engineering, Inc	Jay A. Maupin P.E.
Phone	Email
912-235-2915	Jay@MaupinEngineering.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

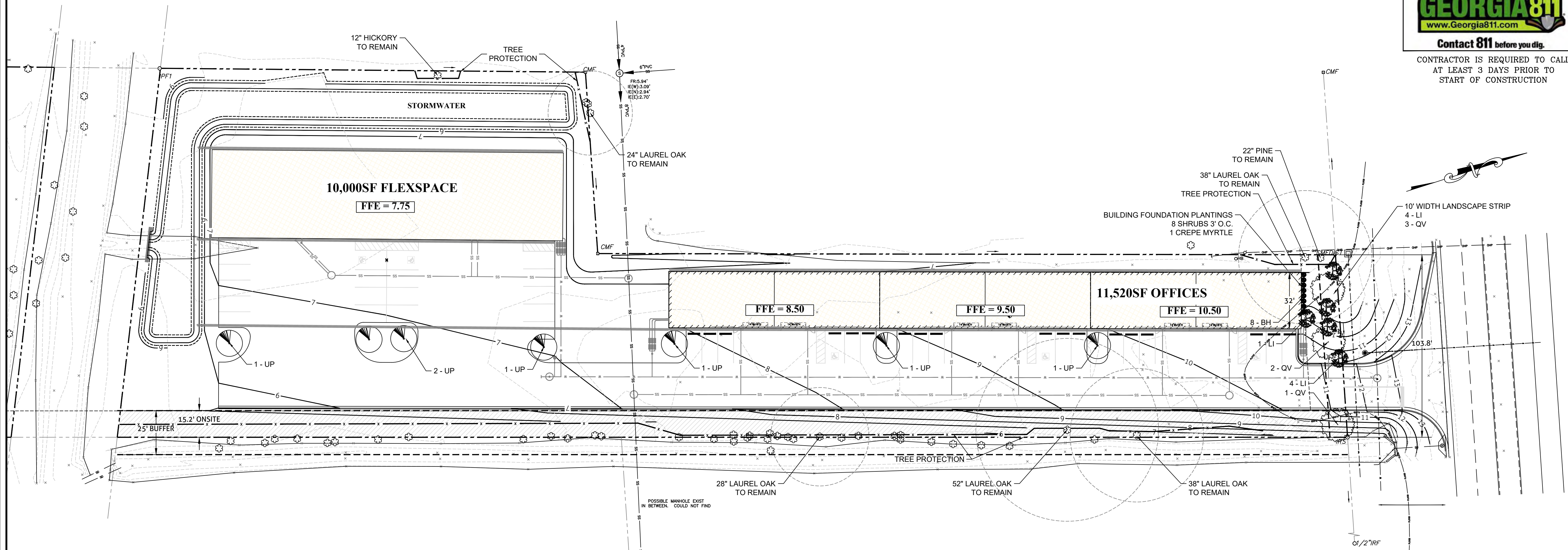
I understand that I will need to attend or be represented by the authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Michael Johnson		10-29-2025
Owner/Authorized Agent (Print Name)	Signature	Date

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number

Contact 811 before you dig.

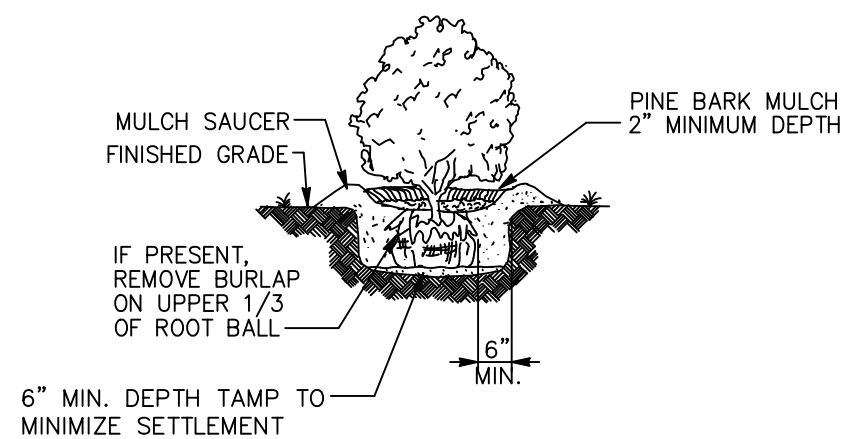
CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION

LANDSCAPING REQUIREMENT CALCS		
On-site Disturbed Area, DA	2.26	Acres
Buffer Area	0.24	Acres
Net Disturbed Area, DAn	2.02	Acres
Parking Spaces Provided, Ps	36	Spaces
Road Frontage, Fr	104	LF
Tree Units Required, UnR (DAn * 16)	32.3	units
Total Trees Preserved	41.0	units
Remaining Tree Units to be Planted	-8.6	units
Parking Lot Trees Required (Ps / 5 spaces)	7	trees
Strip Canopy Trees (2 trees /50Lf * Fr)	4	trees
Strip Understory Trees (1 tree /25Lf * Fr)	4	trees
Strip Canopy Tree Units Planted	1.5	units
Strip Understory Tree Units Planted	1.6	units
Total Tree Units Planted	7.00	units
Total Trees Provided (Planted + Preserved)	48.0	units
Parking Lot Trees Planted	7	trees

Landscape Requirement Met

Trees Preserved		
Size (in.)	Common Name	Retention Unit Value
12	Hickory	0.6
22	Pine	2.8
24	Laurel Oak	2.8
28	Laurel Oak	3.8
38	Laurel Oak	8.1
38	Laurel Oak	8.1
52	Laurel Oak	14.75
TOTAL UNITS		40.95

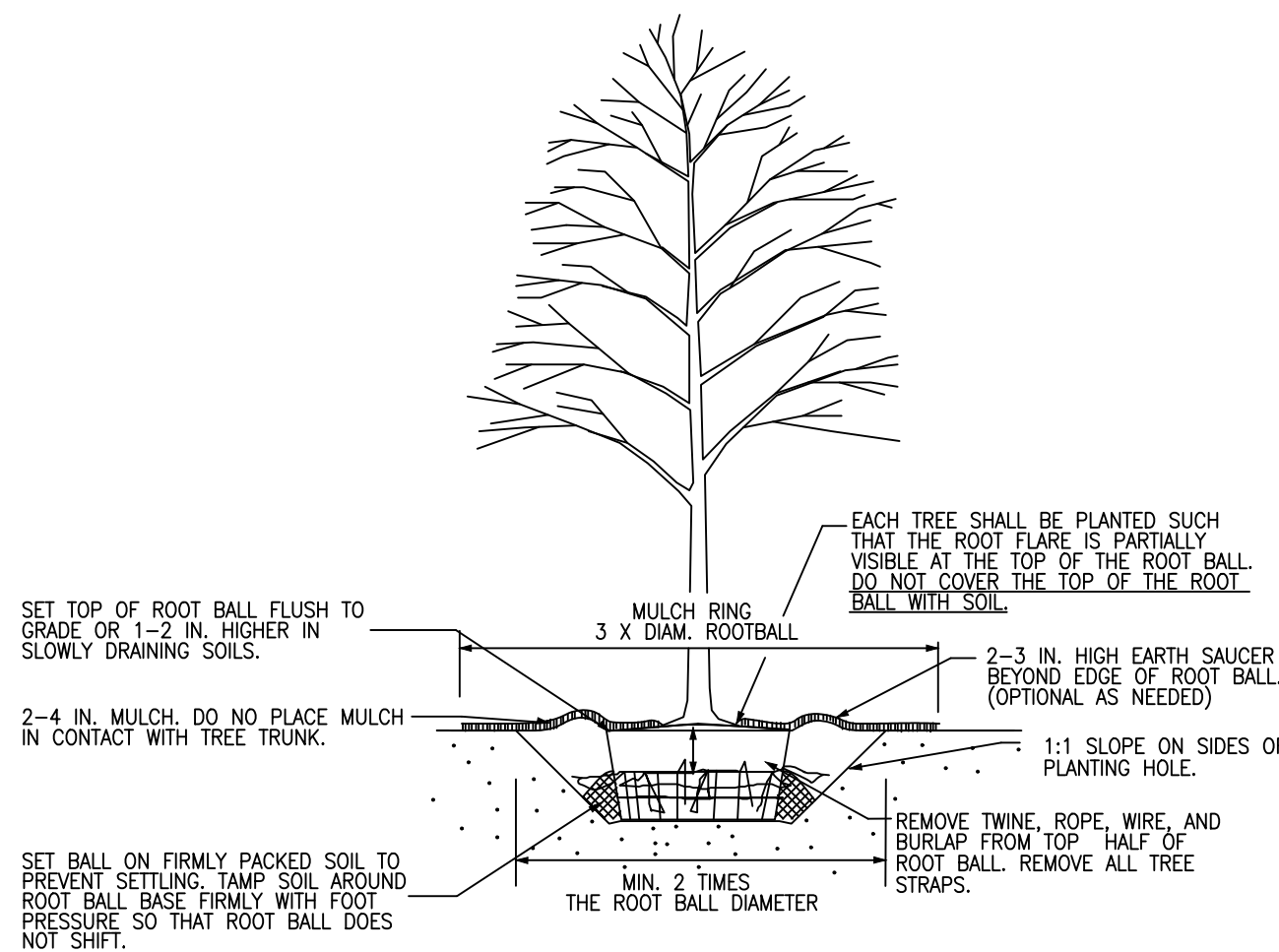
PLANTING SCHEDULE						
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	HEIGHT	UNITS
BH	BUXUS HARLANDII	HARLAND BOXWOOD	8	3 GAL	3'	--
LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	5	1.5" CALIPER	8'	2.0
UP	ULMUS PARVIFOLIA	DRAKE ELM	7	2.5" CALIPER	12'	3.5
QV	QUERCUS VIRGINIANA	LIVE OAK	3	2.5" CALIPER	12'	1.5
						7.0



NOTES

- CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

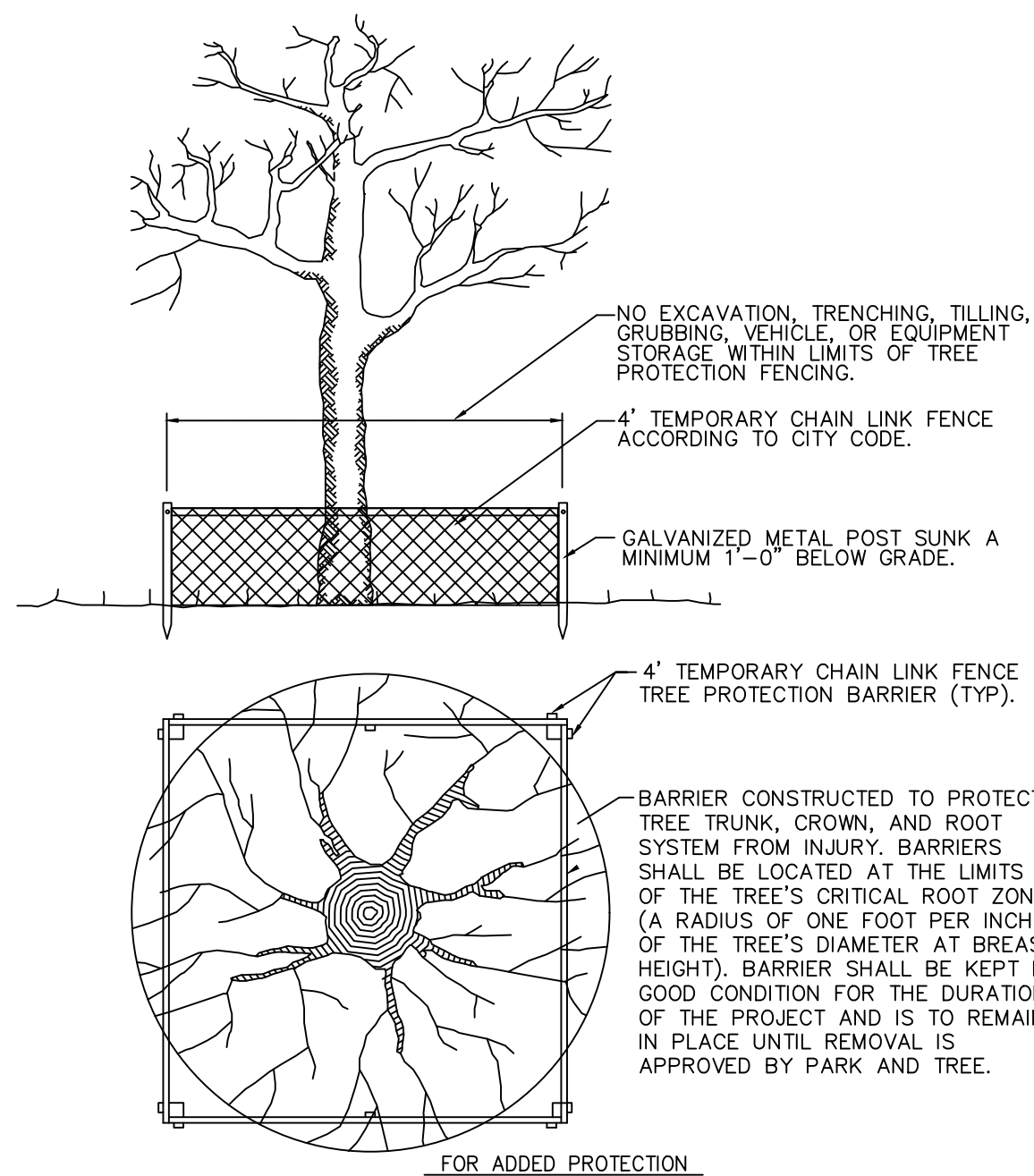
SHRUB PLANTING



NOTES

- PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
- STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

TREE PLANTING



- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

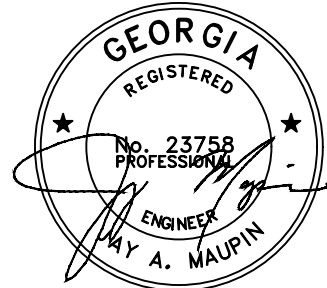
TREE PROTECTION

REVISIONS
NO. DATE DESCRIPTIONMAUPINtm
engineering114 WEST 42ND STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

LANDSCAPING PLAN

2782 HWY 80

LEVEL II E&S

CERT.#21051 EXP: 12/01/2027
STATUS:RELEASED
FOR
PERMITTING

DRWN: HRW 10-22-2024

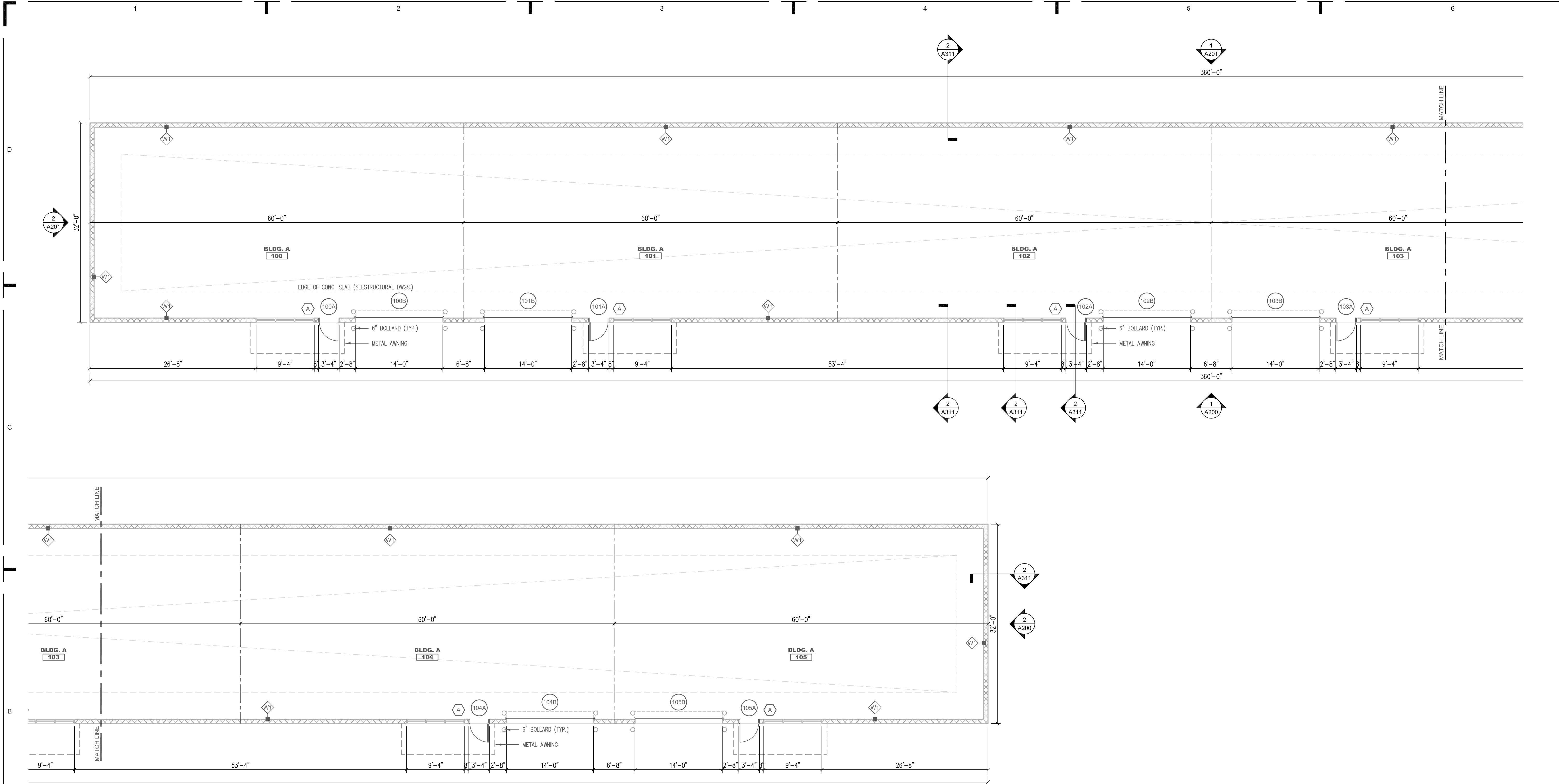
CHK'D: JAM DATE

10 0 20
SCALE: 1" = 20'

SHEET NO.

C.6
741-25-02

PROJECT NO.



1 FLOOR PLAN - BLDG. A
SCALE: 1/8" = 1'-0"

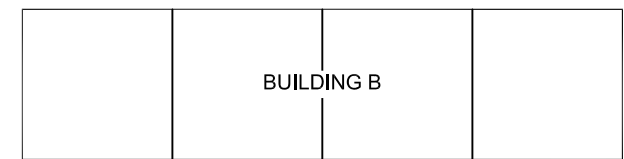
GENERAL PROJECT NOTES:

GENERAL CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND/OR LOCAL CODES. IF A DISCREPANCY BETWEEN CODES OCCURS, THE MOST STRINGENT SHALL PREVAIL.

INFORMATION CONTAINED ON THESE DRAWINGS ARE PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF ALL CONDITIONS.

FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. SHOULD DISCREPANCIES BE DISCOVERED, THE CONTRACTOR SHALL VERIFY INTENT WITH THE DESIGNER BEFORE PROCEEDING.



2 KEY PLAN
SCALE: N.T.S.

THIS DRAWING AND ITS CONTENTS ARE:

☐ PRICING DOCUMENTS

☒ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION BY J. Reardon ON JULY 2025
(PROJECT MANAGER INITIAL) (DATE)

STAMP:
RELEASE FOR CONSTRUCTION:

reardon
reardon design, llc.

post office box 654
savannah, georgia 31402

912.441.3890 ga. office

jreardon@reardon-design.com
www.reardon-design.com

NO.	DATE	REVISION

CONSTRUCTION DOCUMENTS FOR
HWY. US-80 FLEX SPACE
2782 US HIGHWAY 80

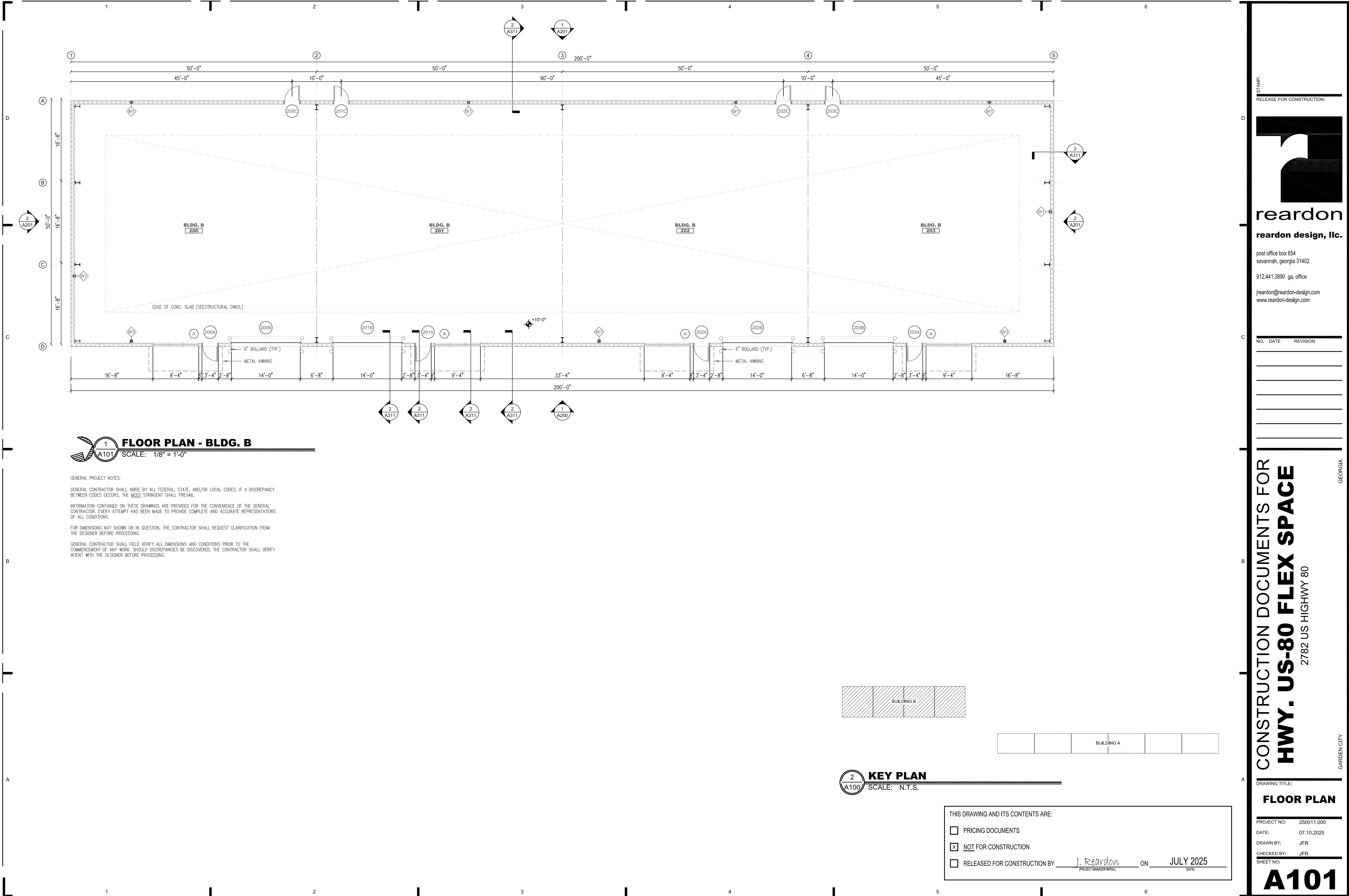
GEORGIA

GARDEN CITY

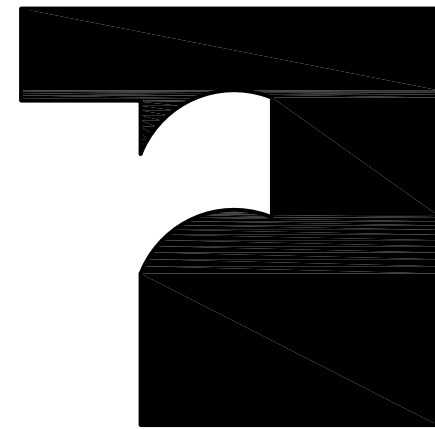
DRAWING TITLE:
FLOOR PLAN

PROJECT NO: 250011.000
DATE: 07.10.2025
DRAWN BY: JFR
CHECKED BY: JFR
SHEET NO:

A100



STAMP:
RELEASE FOR CONSTRUCTION:



reardon
reardon design, llc.

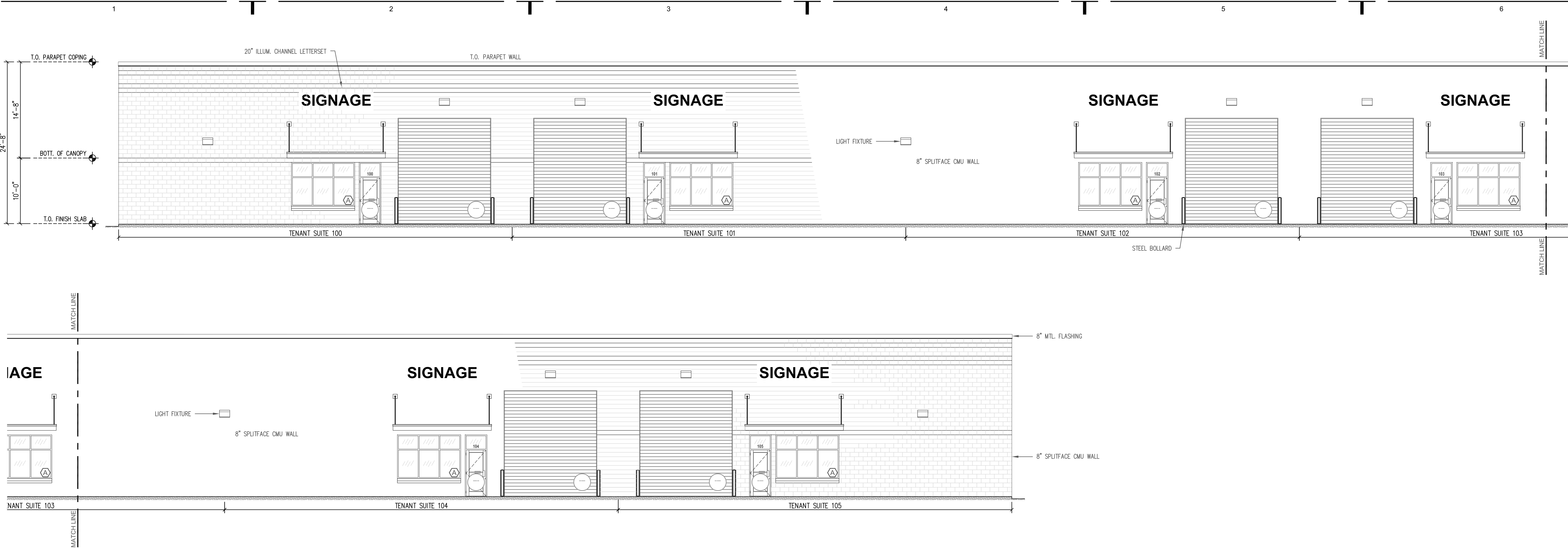
post office box 654
savannah, georgia 31402
912.441.3890 ga. office
jreardon@reardon-design.com
www.reardon-design.com

NO.	DATE	REVISION

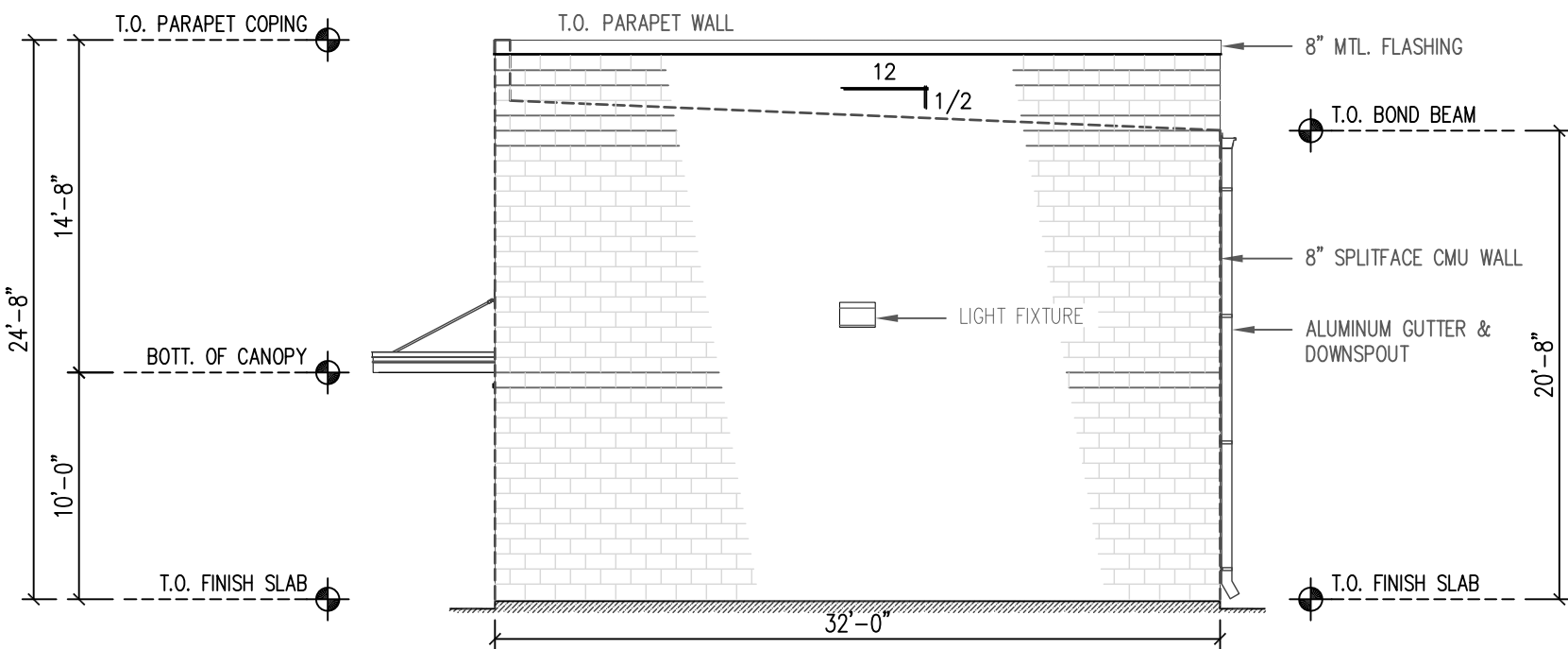
CONSTRUCTION DOCUMENTS FOR
HWY. US-80 FLEX SPACE
2782 US HIGHWAY 80
GEORGIA
GARDEN CITY

DRAWING TITLE:	
FLOOR PLAN	
PROJECT NO:	250011.000
DATE:	07.10.2025
DRAWN BY:	JFR
CHECKED BY:	JFR
SHEET NO:	

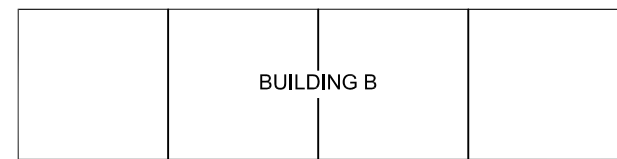
A101



1 ELEVATION - BLDG. A
A200 SCALE: 1/8" = 1'-0"



2 ELEVATION - BLDG. A
A200 SCALE: 1/8" = 1'-0"



3 KEY PLAN
A200 SCALE: N.T.S.

THIS DRAWING AND ITS CONTENTS ARE:

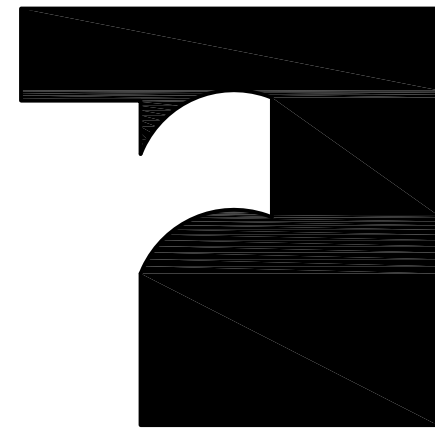
☐ PRICING DOCUMENTS

☒ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION BY J. Reardon ON JULY 2025

(PROJECT MANAGER INITIALS) (DATE)

STAMP:
RELEASE FOR CONSTRUCTION:



reardon
reardon design, llc.

post office box 654
savannah, georgia 31402
912.441.3890 ga. office
jreardon@reardon-design.com
www.reardon-design.com

NO.	DATE	REVISION

CONSTRUCTION DOCUMENTS FOR
HWY. US-80 FLEX SPACE
2782 US HIGHWAY 80

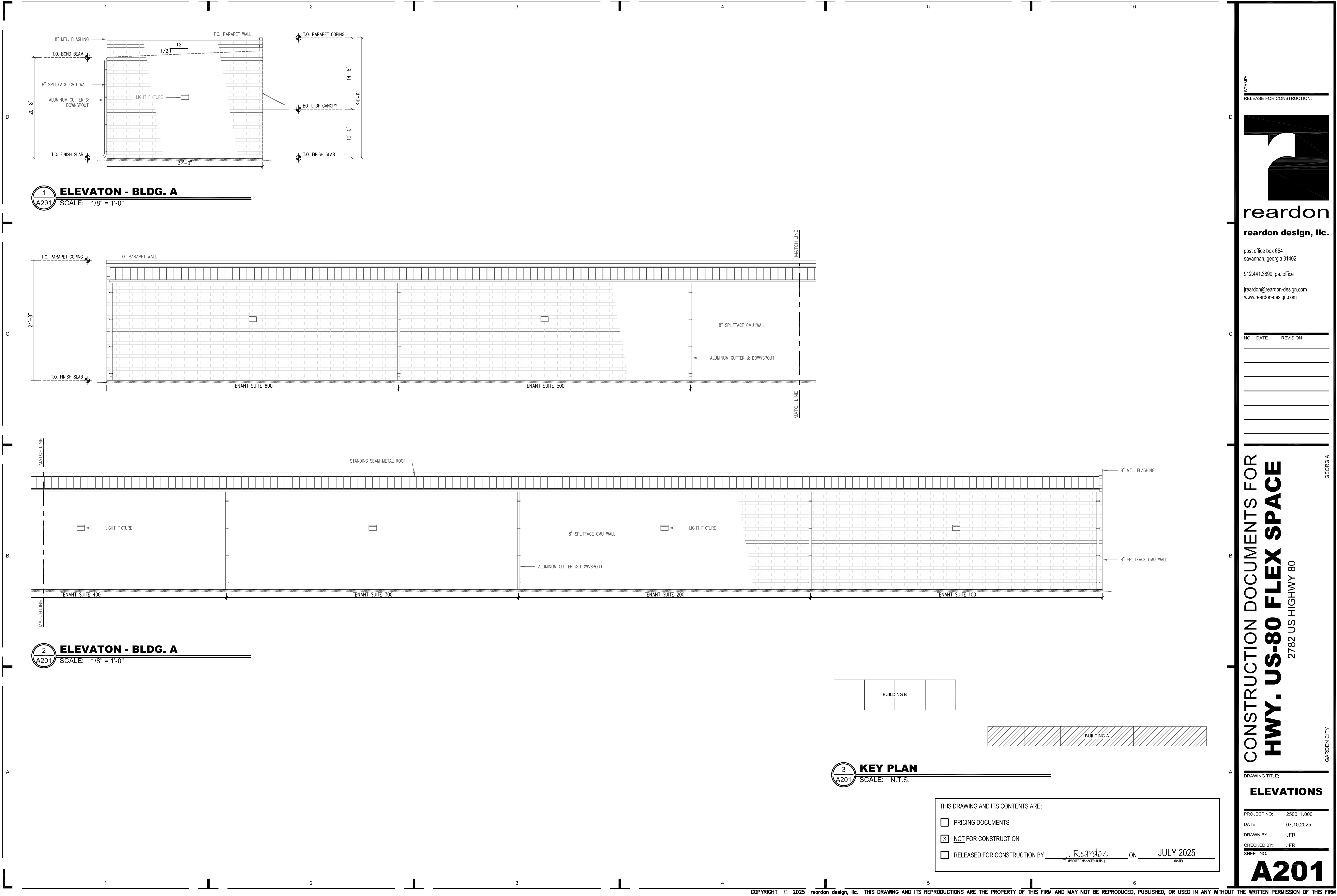
GEORGIA

GARDEN CITY

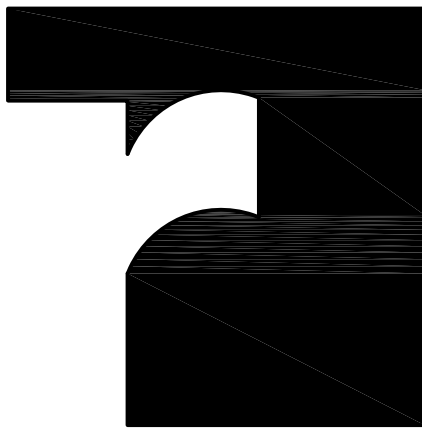
DRAWING TITLE:
ELEVATIONS

PROJECT NO: 250011.000
DATE: 07.10.2025
DRAWN BY: JFR
CHECKED BY: JFR
SHEET NO:

A200



STAMP:
RELEASE FOR CONSTRUCTION:



reardon
reardon design, llc.

post office box 654
savannah, georgia 31402
912.441.3890 ga. office
jreardon@reardon-design.com
www.reardon-design.com

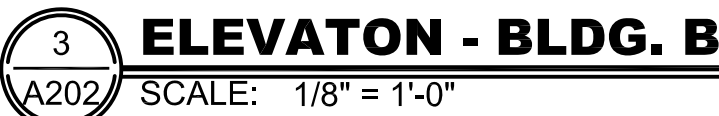
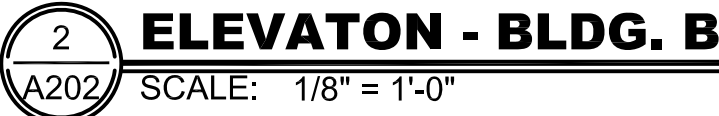
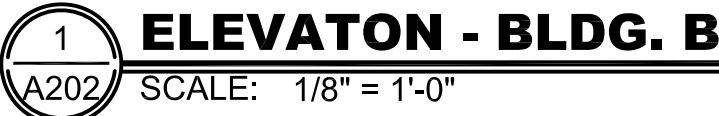
NO.	DATE	REVISION

CONSTRUCTION DOCUMENTS FOR
HWY. US-80 FLEX SPACE
2782 US HIGHWAY 80
GEORGIA
GARDEN CITY

DRAWING TITLE:
ELEVATIONS

PROJECT NO: 250011.000
DATE: 07.10.2025
DRAWN BY: JFR
CHECKED BY: JFR
SHEET NO:

A201



A202

MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Denise R. Grabowski, AICP, LEED AP, Planning Manager Consultant
Date: December 3, 2025
Re: JM Wilson Electric

Application Type	General Development Plan
Case Number	PC-12-25-1148
Applicant	Maupin Engineering, Inc, agent for Mike Wilson
Name of Project	JM Wilson Electric
Property Address	5119 Augusta Road
Parcel IDs	6007 01004
Area of Property	0.61 acres
Zoning	C-2 (Heavy Commercial)
Proposed Land Use	Electrical Contractor

GENERAL INFORMATION

Project Description: The site is currently in use by JM Wilson Electric. The existing building will be demolished, and the site will be redeveloped.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

- Proposed uses and overall development plan*
The proposed redevelopment will demolish the existing building and storage shed to be replaced with a new 4,000 square-foot building.
- Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*
The proposed building is a pre-engineered metal building. Staff recommends enhancements to the front façade in accordance with Section 90-75 of the zoning ordinance. Metal or aluminum is not permitted as the primary façade material.
- Fences, landscaping, and buffers.*
The adjacent properties are zoned Commercial (C-2), so no buffers are required. There is an existing chain link fence on the property. It is unclear if this existing fence will be retained or removed. If the fence remains, the front portion of the fence should be replaced with an approved fence material. Landscaping information has been provided.

4. *Driveway and parking orientation, in keeping with the established character in the area.*
The property will be accessed via the existing driveway on Augusta Avenue. The existing dirt driveway will be upgraded to light duty pavement. The staff recommends this entry should be extended to the light duty pavement area indicated adjacent to the proposed building.

The location of parking is not indicated on the plan.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
The proposed sign consists of a wall sign on the front face. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The staff worked with the authorized agent regarding the access driveway and parking. The revised plan includes the requested upgrade to the entry driveway, but the location of parking is no longer indicated. The staff recommends this application should be tabled until additional information is provided on the plan.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Staff recommends **this application should be tabled** until outstanding issues are resolved.

RECOMMENDED MOTION

I move to **table** the general development plan for PC 12-25-1148.

Note: Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City General Development Plan Application



Development Information

Development Name

Jim Wilson Electric - New Office Bldg

Property Address

5119 Augusta Rd, Garden City, GA 31408, USA

Parcel ID	Total Site Acreage	Zoning
60007 01004	0.61	C-2 – Heavy Commercial

Detailed project description including the character and intended use of the development. Attach additional pages as needed.

PROJECT DESCRIPTION: DEMOLITION OF EX. BLDG, STORAGE SHED, CONCRETE PAD AND CONSTRUCTION OF NEW BLDG IN SAME PLACE. NO NEW UTILITY SERVICE CONNECTIONS PROPOSED.

Water Supply	Sewage Disposal
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private

Existing Conditions											
Is the property located in a flood zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
Does the property currently contain any of the following: <ul style="list-style-type: none">Existing buildings, streets, or other developed areasEasements or rights-of-wayUnderground storage tanksWater bodies, wetlands, or similar natural featuresSpecimen trees (see Sec. 90-259)	<table><tr><td><input checked="" type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td><input checked="" type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr></table>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No										
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No										
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No										
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No										
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No										

Proposed Improvements (See “General Development Plan Checklist” for full requirements)

Building Area (Square Feet) 4,000 SF

Will the development be phased? ☐ Yes ☒ No If yes, how many phases?

Are buffers required? (see [Sec. 90-262](#)) ☐ Yes ☒ No

Will fencing be provided? ☐ Yes ☒ No If yes, what material?

A façade elevation plan is required. Building Material(s): PEMB VERTICAL METAL PANELING

Building Color(s): TBD

Any additional details relevant to the application:

-

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
Mike Wilson	5112 Augusta Rd, Garden City, GA 31406, USA
Phone	Email
19129661280	JMWilsonElectric@bellsouth.net
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Maupin Engineering, Inc	Heather Wilburn
Phone	Email
912-235-2915	heather@maupinengineering.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Maupin Engineering, Inc	Heather Wilburn
Phone	Email
912-235-2915	heather@maupinengineering.com

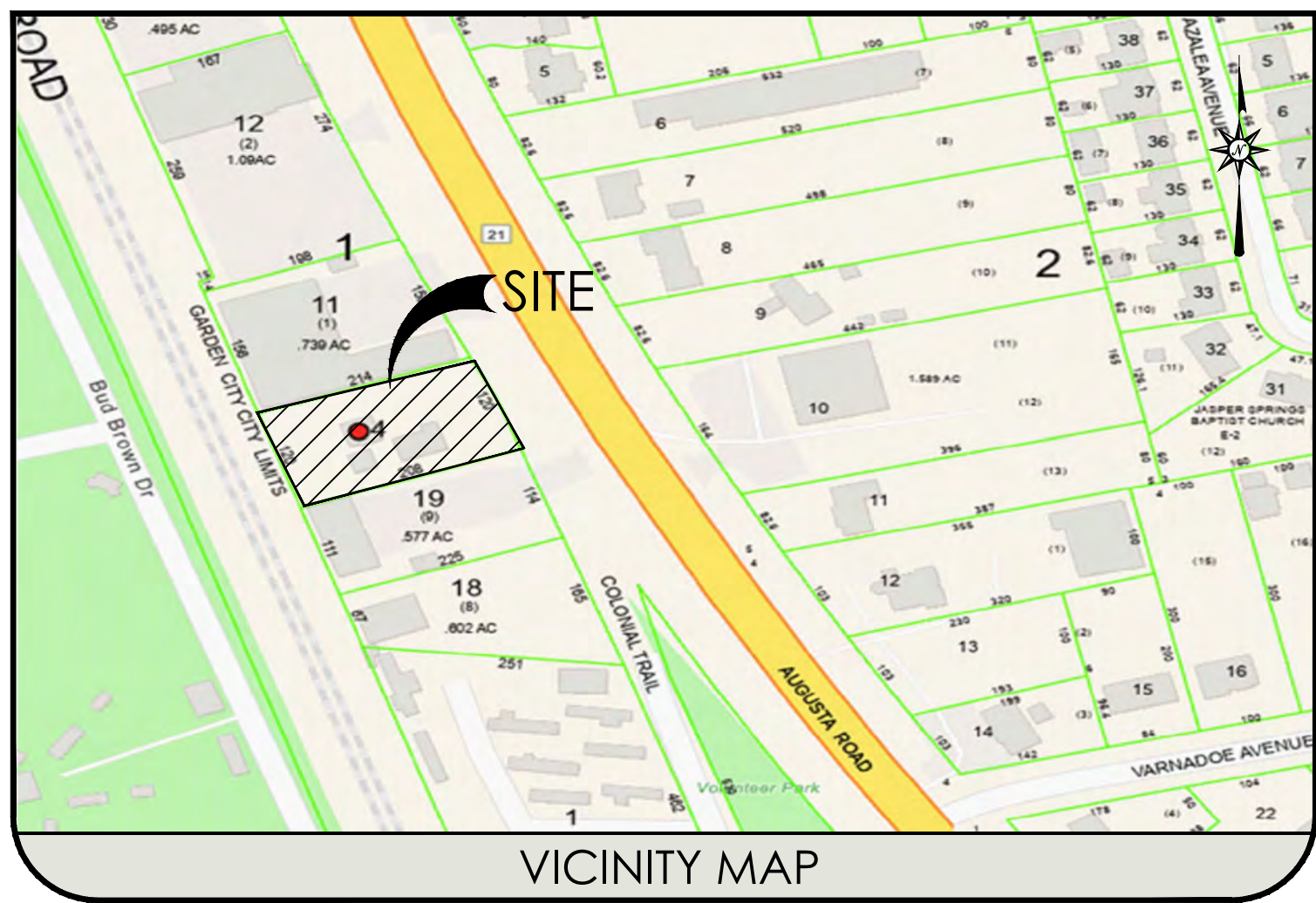
I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

I understand that I will need to attend or be represented by the authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

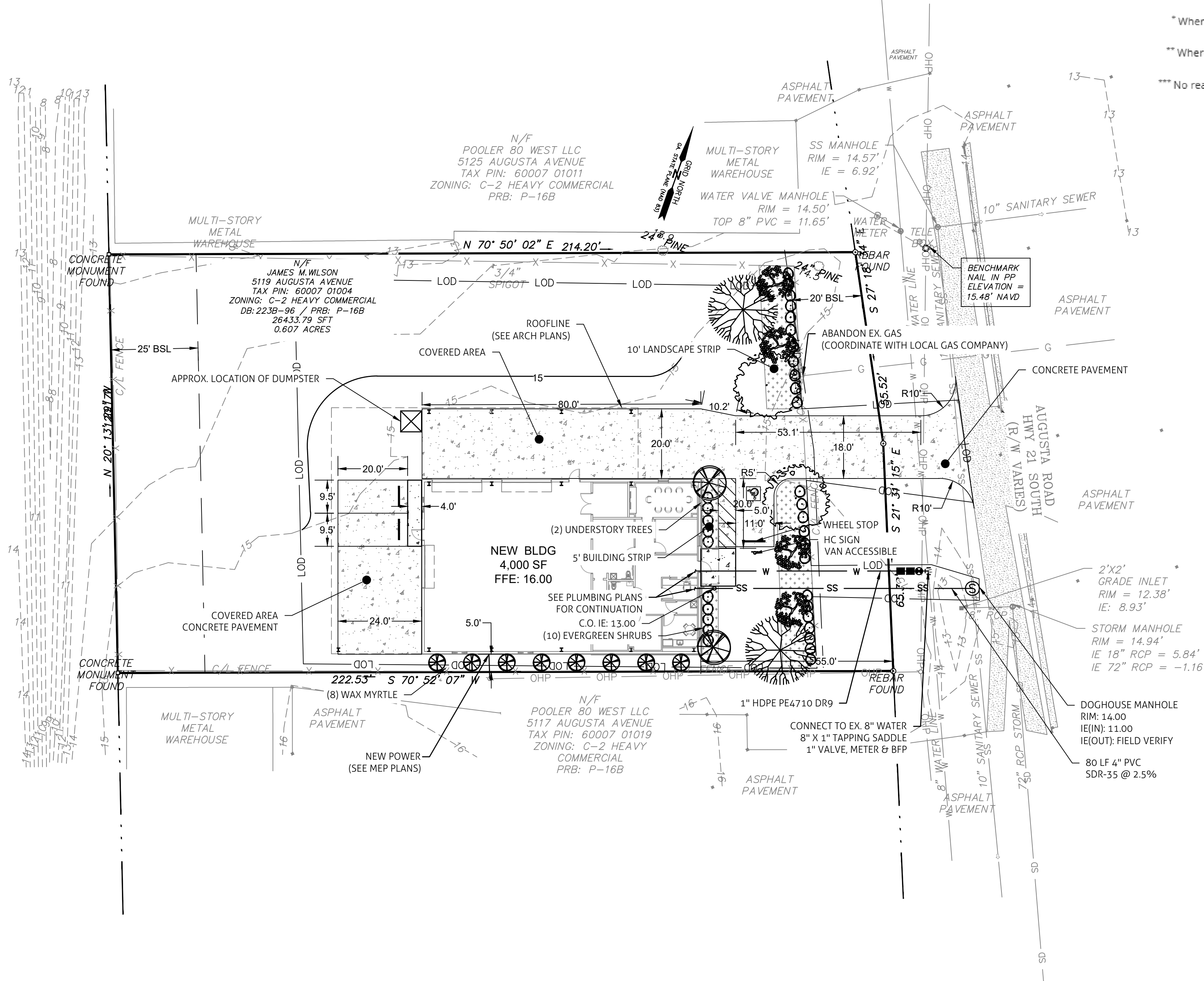
Heather Wilburn		10-30-2025
Owner/Authorized Agent (Print Name)	Signature	Date

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number



VICINITY MAP



Setback from Centerline of Street Right-of-Way for Front Yard Purposes						
District	Major Arterial * (feet)	Secondary Arterial (feet)	Collector Street (feet)	Minor and Marginal Access Street (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)
R-A	90	80	60	50	15	25
R-1	90	80	60	50	15	25
R-2	90	80	60	50	15	25
R-I-N	90	80	60	50	15	25
C-1	70	60	50	40	0 or 15 **	— ***
C-2	70	60	50	40	0 or 15 **	— ***
C-2A	70	60	50	40	0 or 15 **	— ***

* Where the existing right-of-way exceeds 100 feet, any use established shall be set back not less than 20 feet from the right-of-way.

** Where the abutting property is in an R district, then 15 feet is required.

*** No rear yard shall be required, except, where the adjoining yard is in an R district, the rear yard shall be 25 feet.

GENERAL DEVELOPMENT NOTES:

- PIN: 60007 01004
ADDRESS: 5119 AUGUSTA AVE.
GARDEN CITY, GA 31408

OWNER: JAMES M WILSON
OWNER ADDRESS: 263 STEEPLE CHASE LANE RICHMOND HILL, GA 31408
OWNER PHONE: (912) 966-1280
EMAIL: JMWILSONELECTRIC@BELLSOUTH.NET
- PROJECT DESCRIPTION: DEMOLITION OF EX. BLDG, STORAGE SHED, CONCRETE PAD AND CONSTRUCTION OF NEW BLDG AND COVERED PARKING & UTILITIES, NO STORMWATER DETENTION REQUIRED.
- CONSTRUCTION EXIT LOCATION
N: 32.115731°
W: 81.165643°
- TOTAL LAND ACREAGE = 0.607(±) AC
TOTAL DISTURBED ACREAGE = 0.4(±) AC
- EXISTING USE OF PROPERTY : EX. OFFICE BUILDING
PROPOSED USE OF PROPERTY : NEW 4,000 SF BUILDING
(+/-) 1,000 SF OFFICE / +/- 3,000 SF WAREHOUSE

PRESENT SITE ZONING : C-2 (CLASS I-3 COMMERCIAL LOTS)
- BUILDING SETBACKS : FRONT (70' MAJOR), SIDE/COMMERCIAL (0'), REAR/COMMERCIAL (0')
- PROPOSED BUILDING HEIGHT : 20'-2"
- PROPERTY IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C013SH, DATED 8/16/2018.
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- FLOW TEST REPORT WILL BE PROVIDED BY GARDEN CITY FIRE MARSHAL'S OFFICE
- PARKING SPACE CALCULATIONS:
PER GARDEN CITY CODE OF ORDINANCES FOR COMMERCIAL
(1 SPACE FOR EACH 2 EMPLOYEES AT MAXIMUM EMPLOYMENT)

REQUIRED: 5 EMPLOYEES(IN OFFICE) / 2.5 PARKING SPACES
PROVIDED: 3 PARKING SPACES + 1 HC (PAVED) ADD'L GRASSSED PARKING AVAILABLE IF NEEDED FOR TECHNICIANS, NO CUSTOMERS ANTICIPATED IN BLDG.
- MIN. TREE SITE DENSITY: (16 UNITS/ DISTURBED ACRE) 0.4 AC * 16 UNITS = 6.4 UNITS
- SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY.
- EXISTING IMPERVIOUS AREA=3,821 SF, PROPOSED IMPERVIOUS AREA=7,793 SF INCREASE = 3,972 SF < 5,000 SF, THEREFORE, ON-SITE DETENTION IS NOT REQUIRED.

GENERAL DEVELOPMENT PLAN

JM WILSON ELEC - NEW BLDG

STATUS:

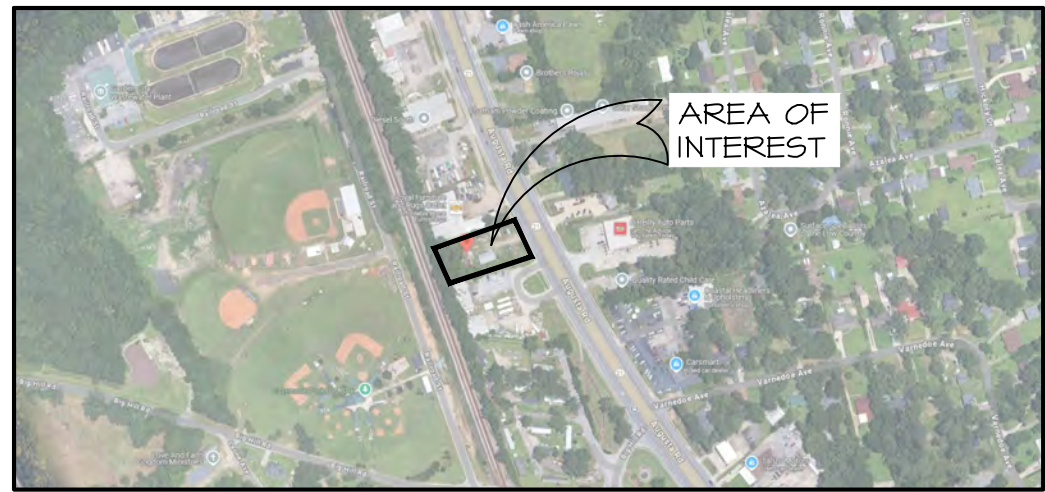
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DRWN: HRW 12/16/25
CHK'D: JAM DATE

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SCALE: 1" = 20'

SHEET NO.

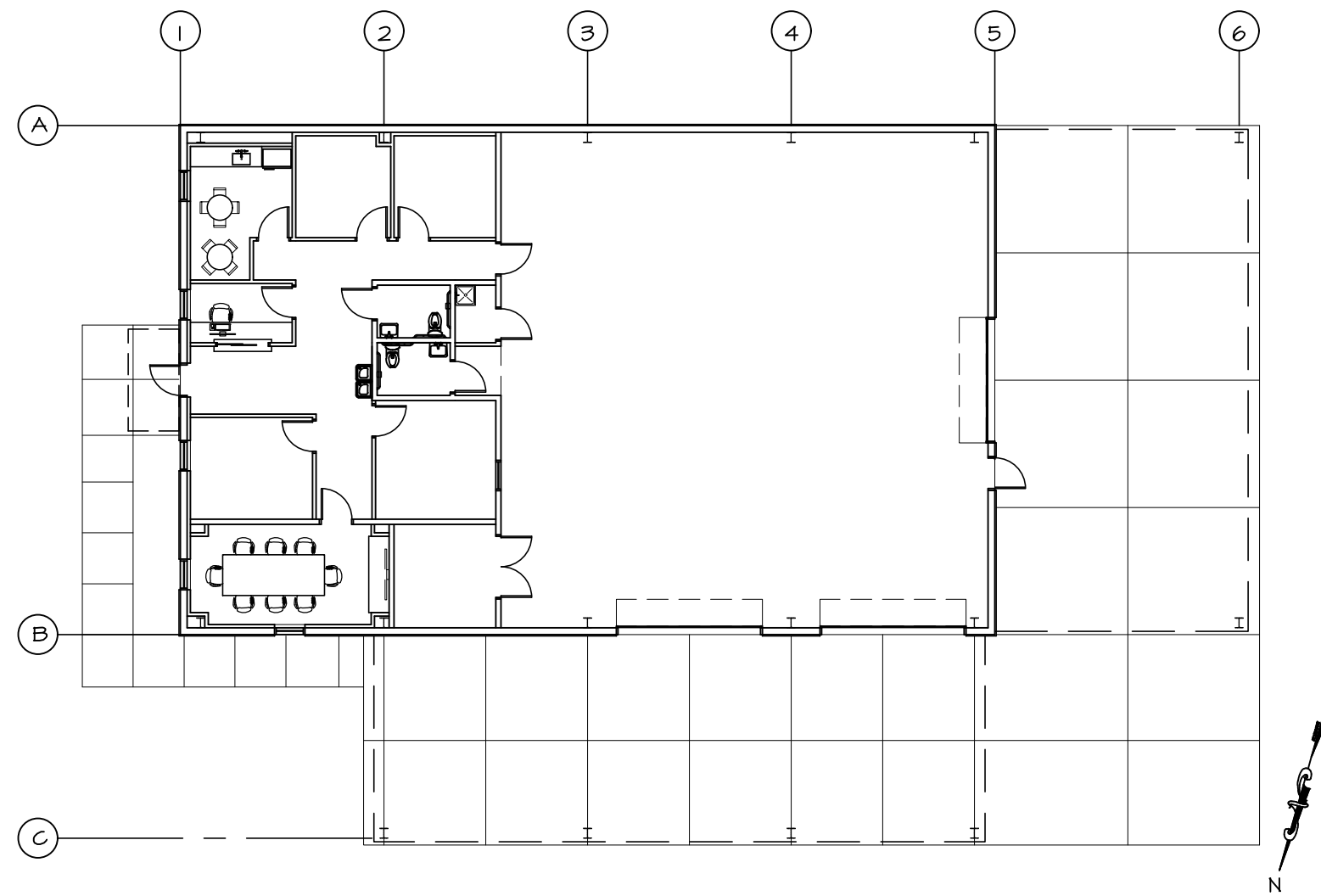
10f1
087-25-01



VICINITY MAP



NTS



KEY PLAN

SCALE: 1/16" = 1'-0"



Shane
ARCHITECTURE & DESIGN

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ARCHITECTURE & DESIGN, LLC
shane@shannonjames.com

NEW CONSTRUCTION

**WILSON
OFFICE BLDG**

**5119 AUGUSTA RD
GARDEN CITY, GA**

REVISION	DATE
• STUCCO WATERTABLE	12-10-25

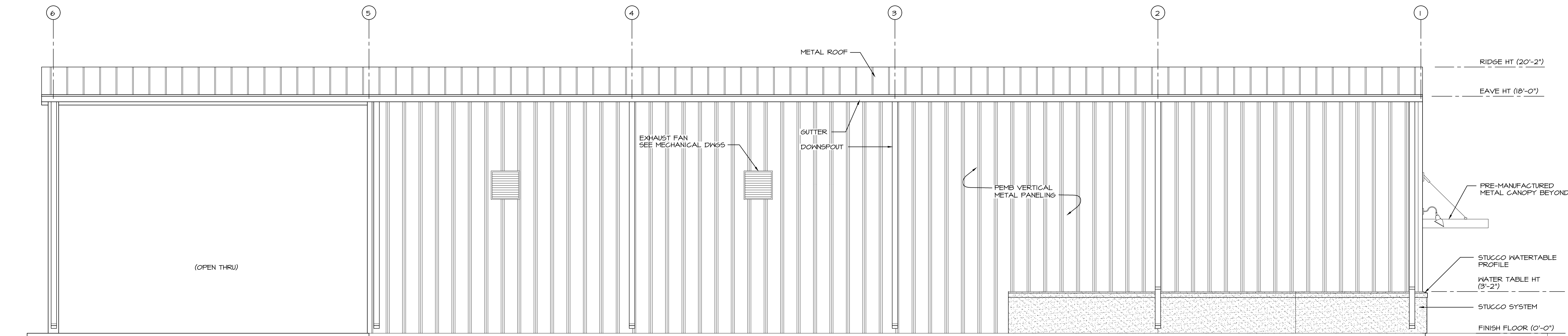
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1/4" = 1'-0"	28 JULY 25	
dwn: SJB	chk:	comm. no. 1925

dwg. title

ELEVATIONS

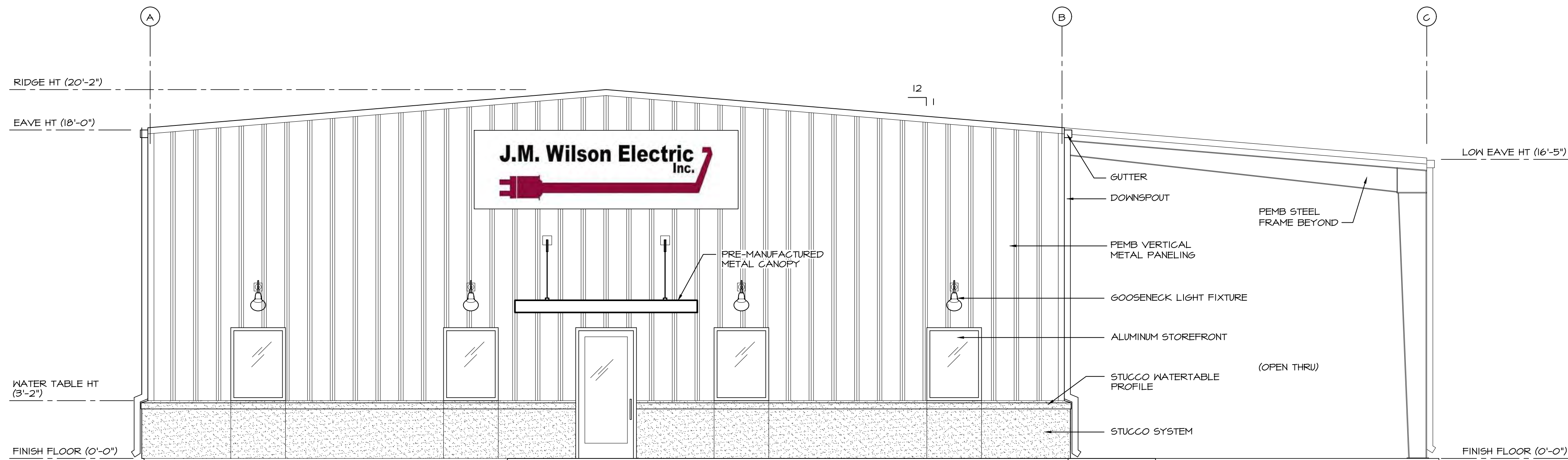
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A-2



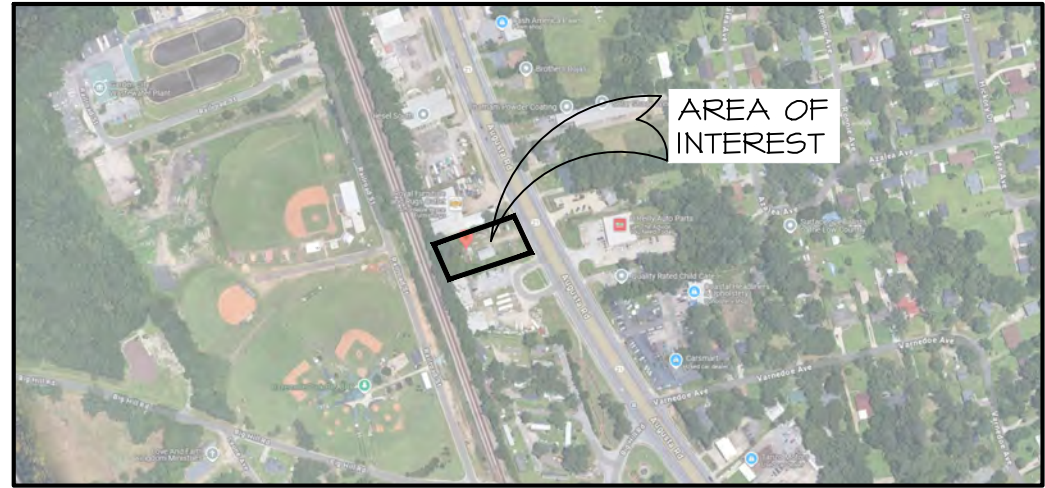
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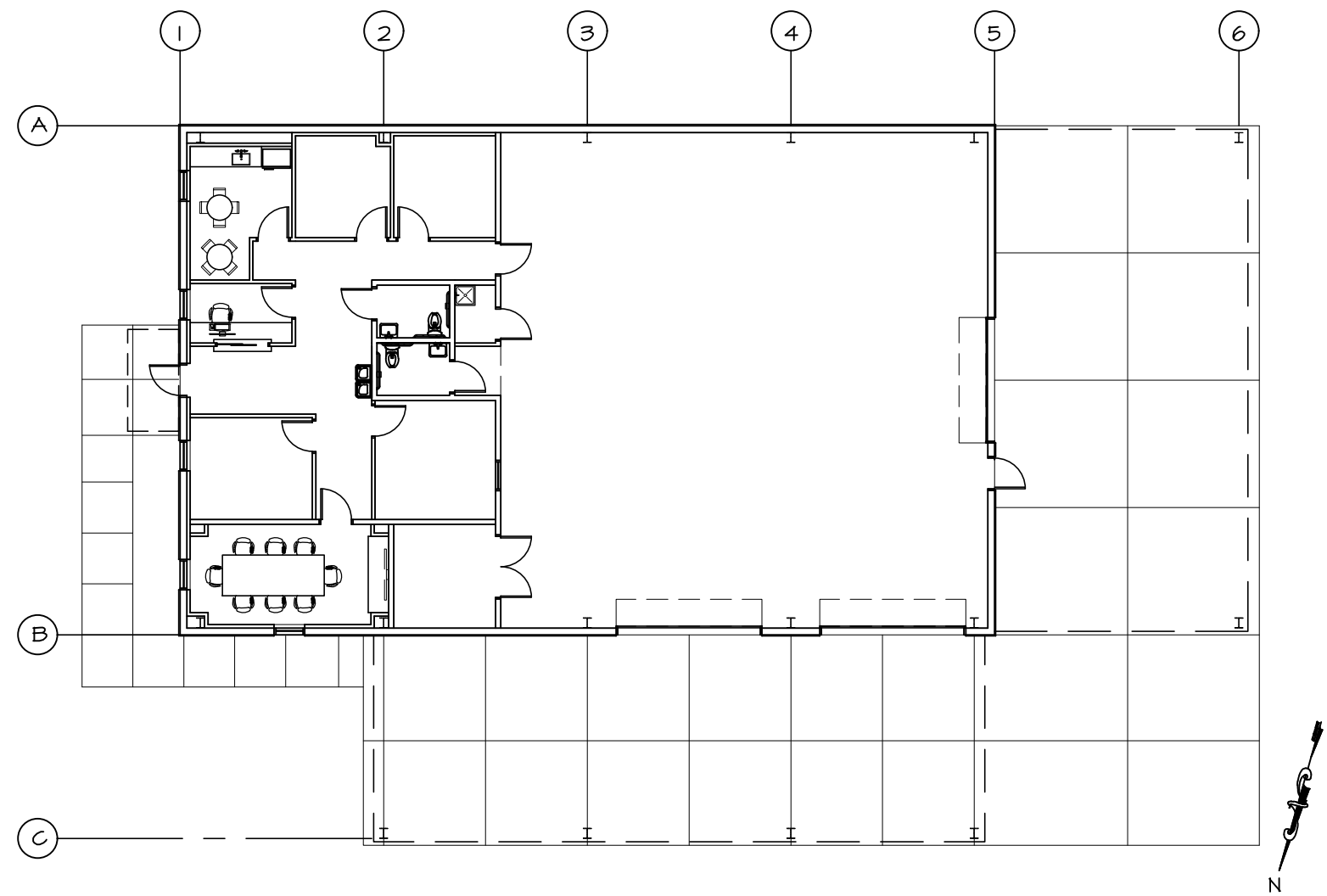
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SCALE: 1/4" = 1'-0"



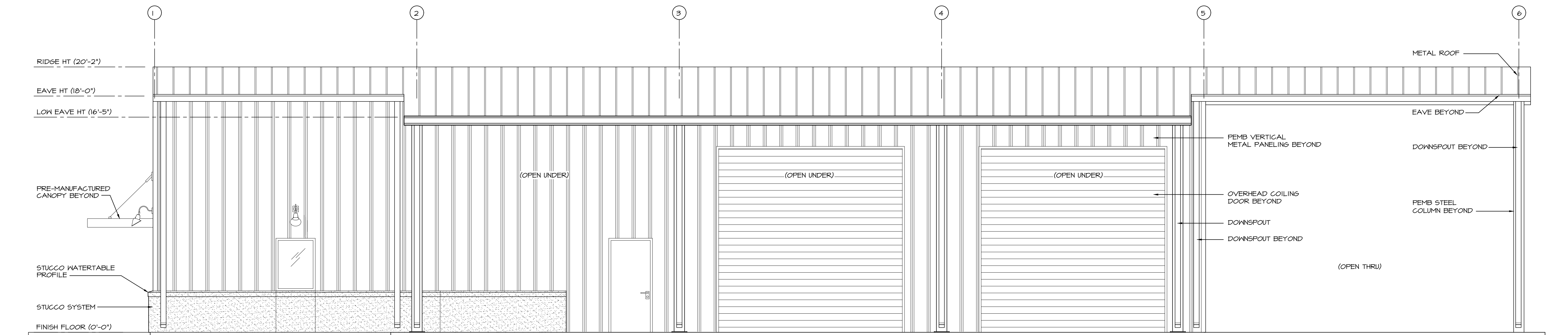
VICINITY MAP

NTS



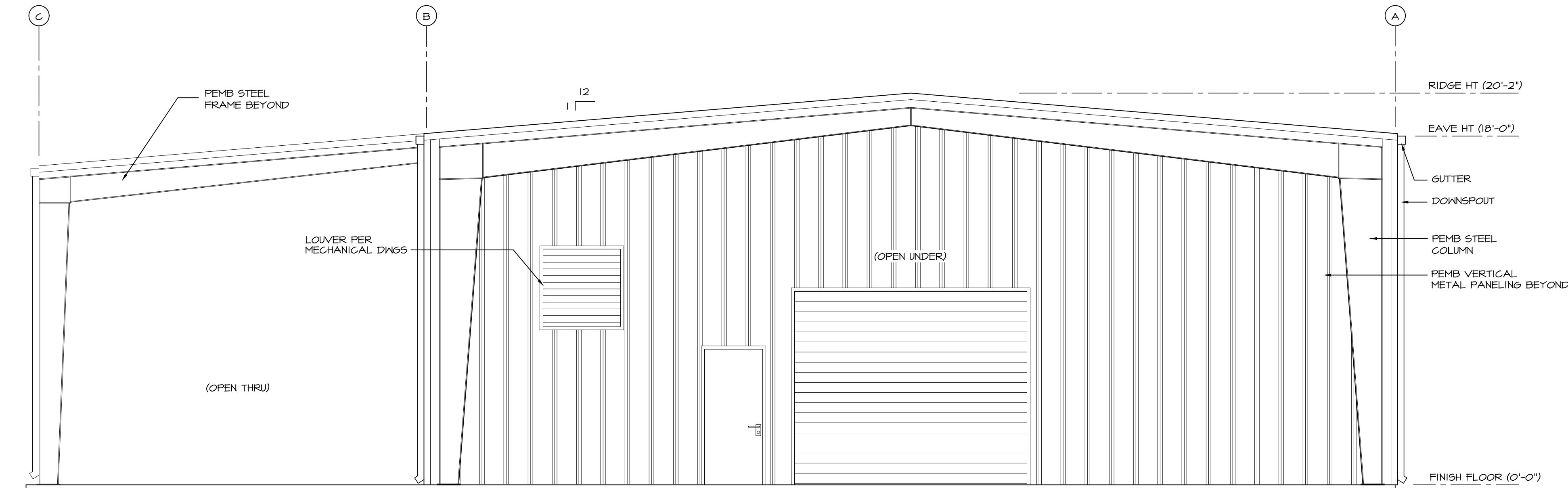
KEY PLAN

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



Shane
ARCHITECTURE & DESIGN

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shane@shannockjames.com

NEW CONSTRUCTION

MIKE WILSON
OFFICE BLDG

5119 AUGUSTA RD
GARDEN CITY, GA

REVISION	DATE
• STUCCO WATERTABLE	12-10-25

revisions	scale:	date:
1/4" = 1'-0"	28 JULY 25	
dwn: SJB	chk:	comm. no. 1925

dwg. title

ELEVATIONS

dwg. no.

A-2.1



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals
From: Jonathan Trego, Zoning Administrator
Date: November 5th, 2025
Re: PC-11-25-1142

Application Type	General Development Plan
Case Number	PC-11-25-1142
Applicant	Marc Liverman
Name of Project	Maintenance Building Addition
Property Address	4885 Old Louisville Road
Parcel IDs	60969 02009
Area of Property	12.58
Current Zoning	I-1
Proposed Land Use	(91) Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature: C-2, C-2A, C-2A(B&W), I-1(B), I-2(B).

GENERAL INFORMATION

Project Description: The applicant intends to construct a maintenance building on the existing developed property, which was approved as a storage yard.

Project Background: The property was approved by the Planning Commission in 2021 as a truck yard. The new tenant wants to rent equipment, which requires approval from the Planning Commission or Board of Appeals. There will be stormwater management improvements as well as minor site updates.

FINDINGS

Staff has determined this application is complete and contains all required information. In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*
-The concept plan meets all standards, pending stormwater engineering review.

2. *Facade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*
-Elevations are provided with this submittal for Planning Commission comments.
3. *Fences, landscaping, and buffers.*
-This submittal features an appropriate buffer, parking islands, and landscaping information.
4. *Driveway and parking orientation, in keeping with the established character in the area.*
-Parking space requirements are based on one parking space for each 200 square feet of total floor area. The parking space count and tree islands meet or exceed the requirements standards.
5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*
- The sign permit process will be followed once the sign design is finalized.

The applicant has provided the required information. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Approve the General Development Plan.

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-11-25-1142

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City General Development Plan Application



Development Information

Development Name
Maintenace Building Addition
Property Address
4885 Old Louisville Rd, Garden City, GA 31408

Parcel ID	Total Site Acreage	Zoning
6-0969-02-009	12.58	I-1

Detailed project description including the character and intended use of the development. Attach additional pages as needed.
Addition of a maintenance shop to an existing gravel yard.

Water Supply	Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Existing Conditions	
Is the property located in a flood zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property currently contain any of the following:	
• Existing buildings, streets, or other developed areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Easements or rights-of-way	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Underground storage tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Water bodies, wetlands, or similar natural features	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Specimen trees (see Sec. 90-259)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Proposed Improvements (See "General Development Plan Checklist" for full requirements)	
Building Area (Square Feet)	6,000
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how many phases?
Are buffers required? (see Sec. 90-262) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will fencing be provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, what material? Existing Chain Link w/ Screen
A façade elevation plan is required.	Building Material(s): Metal Panels
	Building Color(s): Grey

Any additional details relevant to the application:
See attached Architectural elevations

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
4885 Old Louisville Road, LLC (Zach Riddle)	528 East 45th St, Savannah, GA 31405
Phone	Email
912-220-5144	zach@riddledevelopments.com
Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Integrated Civil Solutions LLC	Marc Liverman, P.E.
Phone	Email
912-507-5755	marc@intcivil.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Integrated Civil Solutions LLC	Marc Liverman, P.E.
Phone	Email
912-507-5755	marc@intcivil.com

I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

I understand that I will need to attend or be represented by the authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Marc Liverman

Owner/Authorized Agent (Print Name)

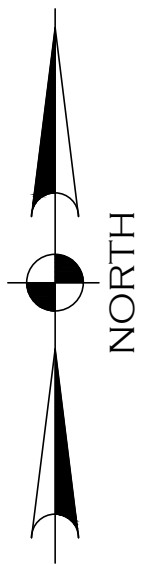
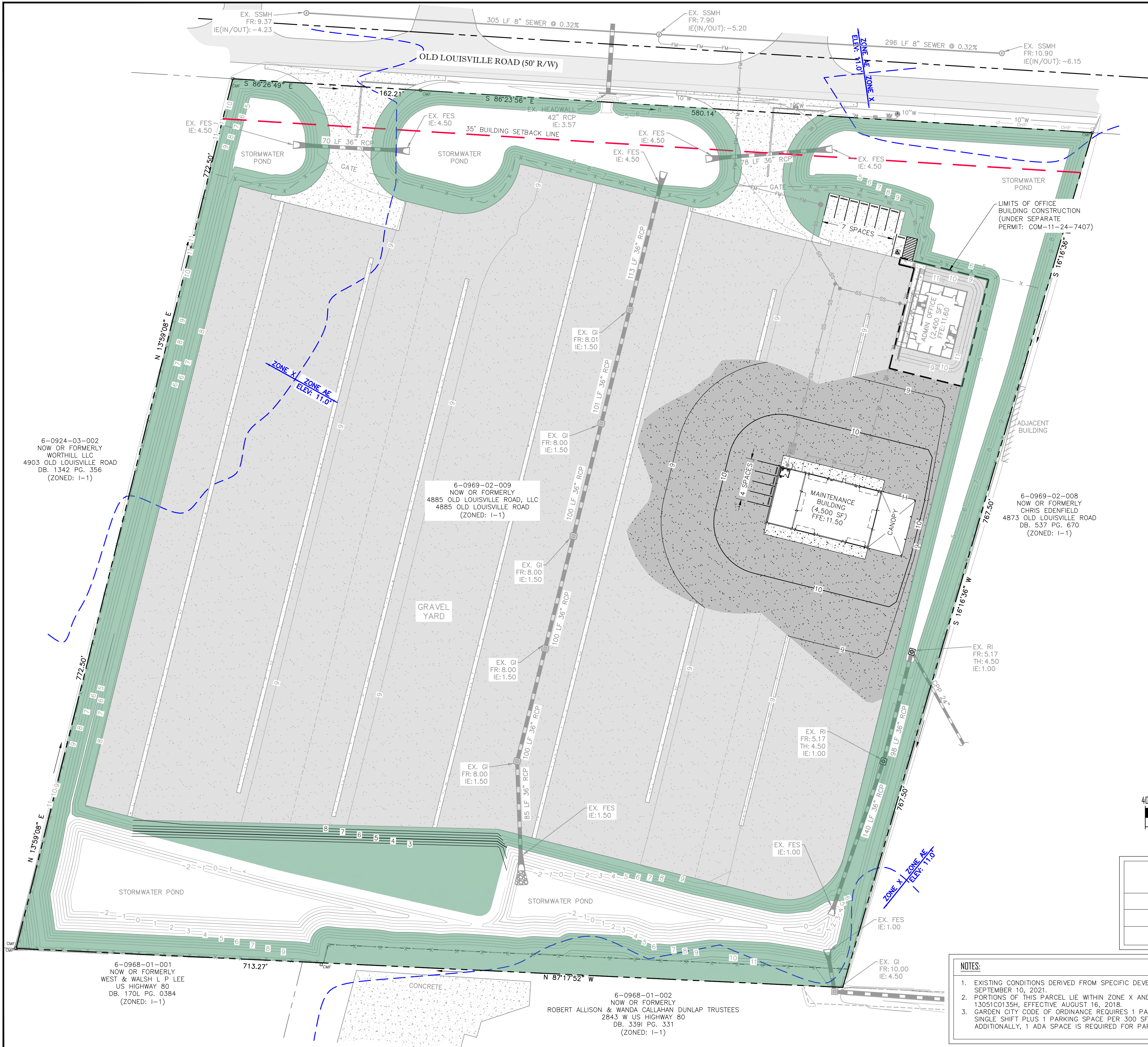
Signature

9/11/25

Date

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number



INTEGRATED
CIVIL
SOLUTIONS,
LLC.

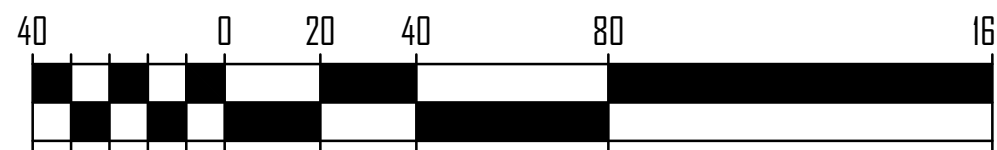
912.507.5755
WWW.INTCIVIL.COM
SAVANNAH, GA
GA COA: PEF 008735
(EXP: JUNE 30, 2026)

MAINTENANCE BUILDING ADDITION

4885 OLD LOUISVILLE RD
GARDEN CITY, GA 31408



Know what's below.
Call before you dig.



SCALE (IN FEET)

PARKING COUNT

TYPE	NUMBER OF PARKING SPOTS ³
EMPLOYEE	11
ADA	1

NOTES:

- EXISTING CONDITIONS DERIVED FROM SPECIFIC DEVELOPMENT PLANS PREPARED BY THOMAS AND HUTTON DATED SEPTEMBER 10, 2021.
- PORTIONS OF THIS PARCEL LIE WITHIN ZONE X AND ZONE AE (11) PER FEMA FIRM PANEL 13051C0127H AND 13051C0135H, EFFECTIVE AUGUST 16, 2018.
- GARDEN CITY CODE OF ORDINANCE REQUIRES 1 PARKING SPACE FOR EACH 2 EMPLOYEES AT MAXIMUM EMPLOYMENT ON SINGLE SHIFT PLUS 1 PARKING SPACE PER 300 SF OF TOTAL FLOOR AREA FOR THE BUSINESS OR PROFESSIONAL OFFICE. ADDITIONALLY, 1 ADA SPACE IS REQUIRED FOR PARKING FACILITIES WITH 1-25 TOTAL SPACES.

OVERALL SITE
LAYOUT

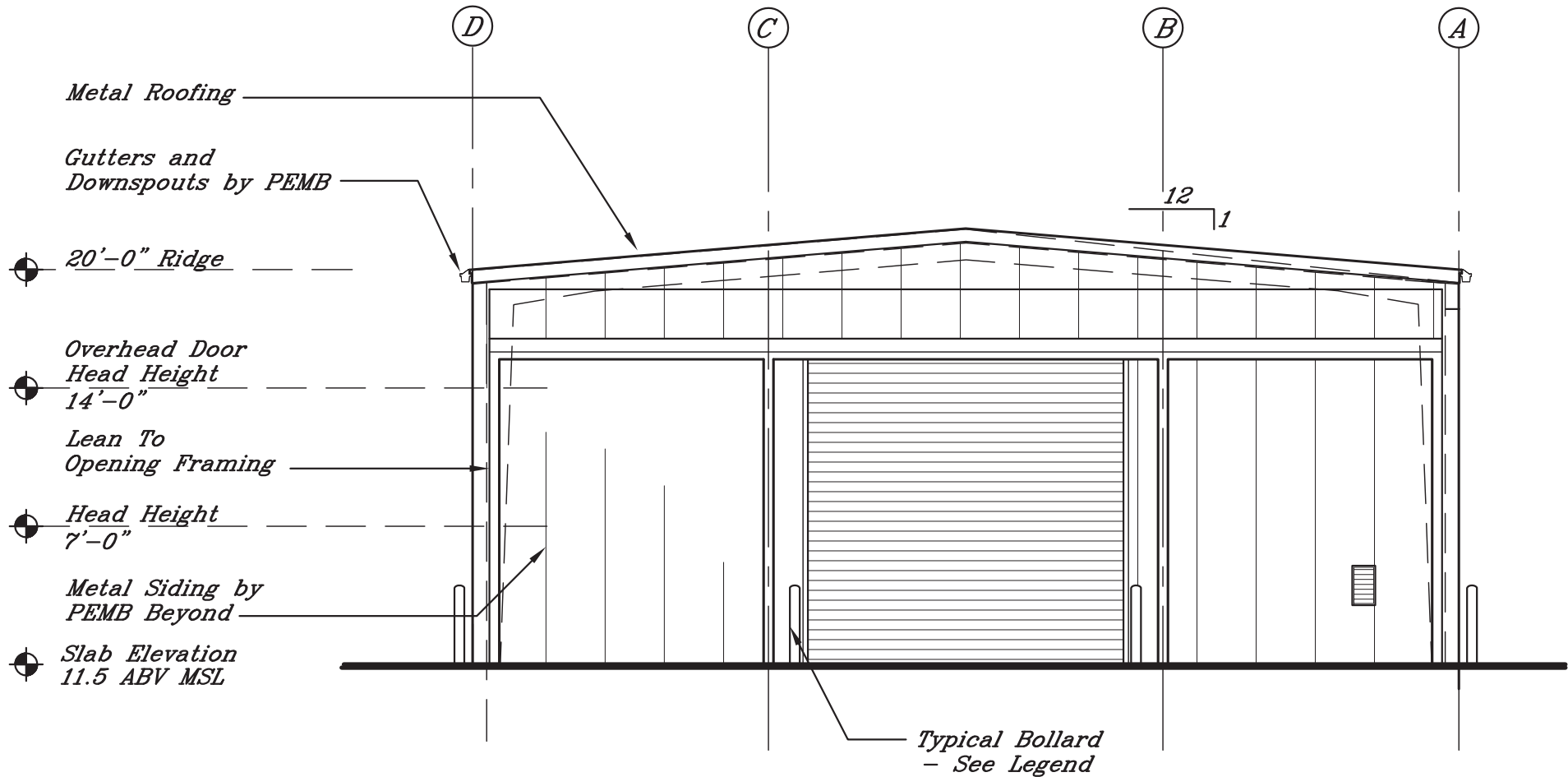
C-000

FINISH SCHEDULE																
NO.	Space	Floor		Base		Walls		Cornice Moulding		Ceiling		Casing				
RM.#	Name	Mat.	Fin.	Mat.	Type	Mat.	Fin.	Mat.	Type	Ht	Mat	Fin.	Mat.	Type	Notes	Rm.#
First Floor																
101	Restroom	LVT	SE	RBR	Cove	Gyp	PT	--	--	9'-0"	Gyp	PT	MU	HM		101
102	Part's Storage	Conc.	SE			Exp	PT	--	--	Varies	Exp	PT	MU	PEMB		102
103	Maintenance Shop	Conc.	SE			Exp	PT	--	--	Varies	Exp	PT	MU	PEMB		103
104	Lean-To	Conc.	SE			Open		--	--	Varies	Exp	PT	MU	PEMB		104
Interior Wall Paint Color: Sherwin Williams Egg Shell- Semi Gloss Color: #SW7005 "PURE WHITE"		Interior Doors & Door Trim: Sherwin Williams Egg Shell- Semi Gloss Color: #SW6247 KRYPTON				Building Exterior: Building Walls- Grey- SW# 6247 KRYPTON Building Trim- Grey- SW# 6247 KRYPTON										
Finish Legend		PT	Paint	Notes												
ASBO As Selected By Owner		RBR	Rubber Base													
Conc. Concrete		SE	Seal													
Exp Exposed		TILE	Ceramic Or Stone Tile													
Gyp Gypsum Board		UF	Unfinished													
LVT Luxury Vinyl Tile		WD	Wood													

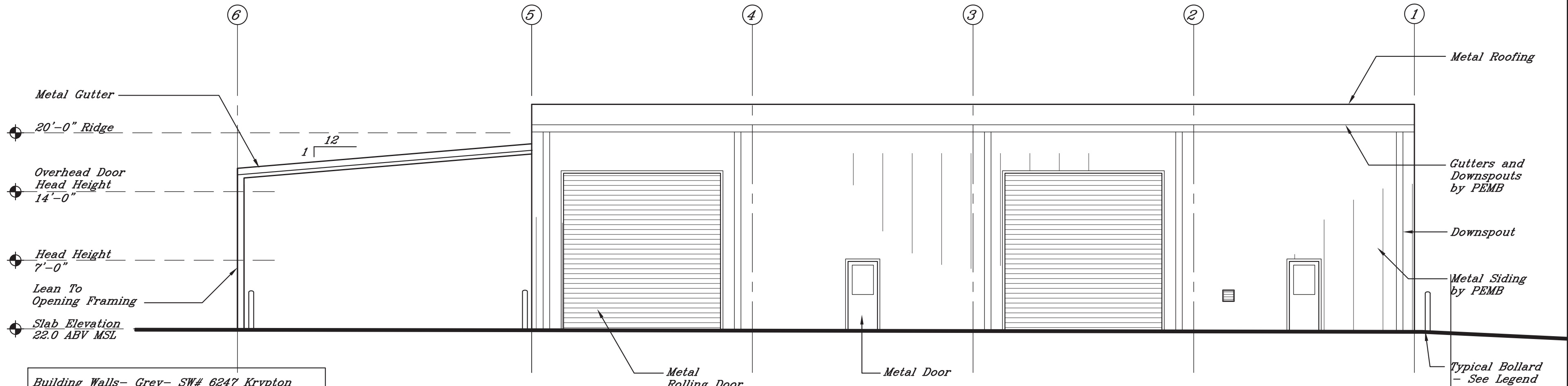
6 FINISH SCHEDULE
SCALE: N.T.S.



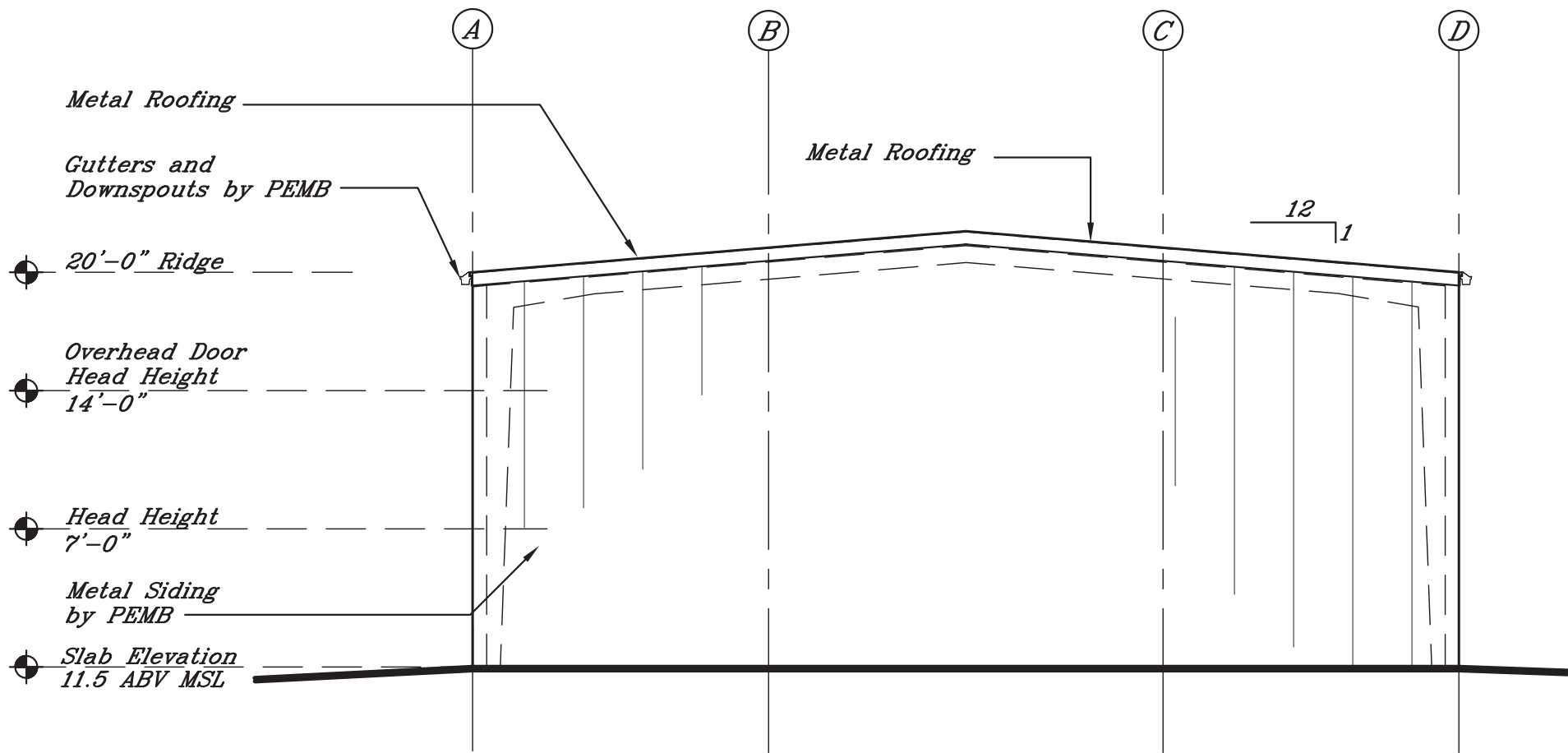
5 SECTION
SCALE: 1/8"=1'-0"



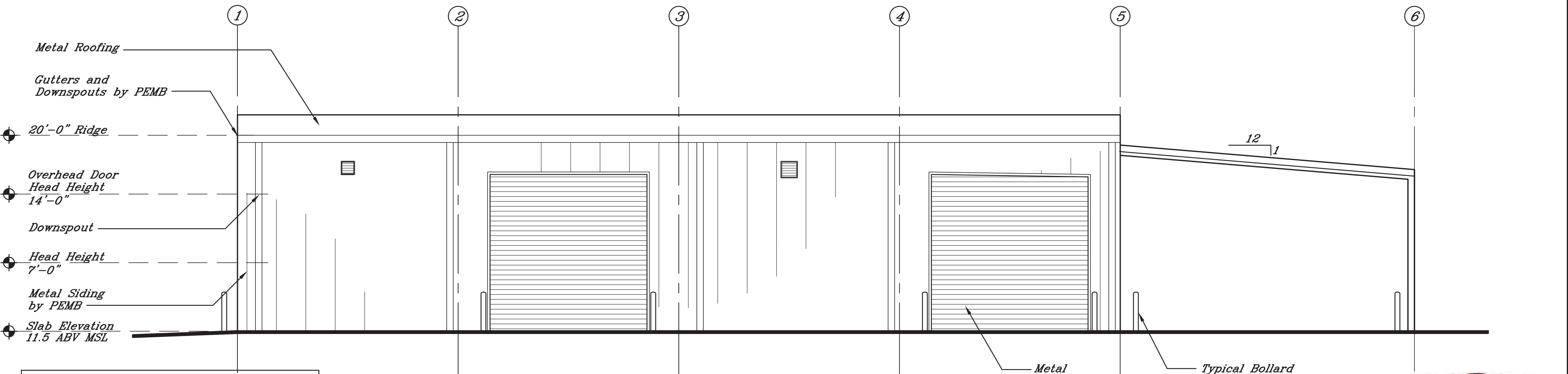
4 ELEVATION
SCALE: 1/8"=1'-0"



3 ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION
SCALE: 1/8"=1'-0"



1 ELEVATION
SCALE: 1/8"=1'-0"



MEMORANDUM

To: Garden City Planning Commission & Board of Appeals

From: Carlos Nevarez, Assistant Planning Director

Date: December 23rd, 2025

Re: GDP-APAC Savannah GDP Application

Application Type	General Development Plan
Case Number	PC-01-26-1152
Applicant	Luke Guess- APAC-Atlantic, INC.
Name of Project	Southern Atlantic Aggregates Asphalt Plant-Savannah
Property Address	47 Telfair Place
Parcel IDs	60799 02002A
Area of Property	15.92AC (2.2 AC Disturbed)
Zoning	P-I-2 (Planned Industrial-2)
Existing Land Use	(99) Heavy industrial and heavy manufacturing: I-2.

GENERAL INFORMATION

Project Description: The proposal includes an 8,300-square-foot office building with 20 parking spaces (including 2 accessible spots), replacement of a 7,100-square-foot office with expanded parking, installation of water utilities connected to existing lateral, and installation of sanitary sewer utilities involving a connection across Telfair Place with necessary road crossings and easements. Additionally, there are proposed operations for asphalt plant equipment at the rear of the site.

FINDINGS

In conformance with the City of Garden City Zoning Ordinance Section 90-48, the following factors are to be considered for a General Development Plan review:

1. *Proposed uses and overall development plan*

The subject property is a well-established and actively operated aggregate business within the P-I-2 zoning district. The proposed improvements—replacing the existing office structure with a comparable-sized building and adding small auxiliary structures—are essential for supporting the continued and efficient operation of the asphalt plant. These enhancements align with the current land use and maintaining the site’s character, demonstrating a commitment to responsible development and consistent use that benefits the community.

2. *Façade elevation plan indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches, and balconies; architectural style or structure and the facade architectural treatment.*

The proposed building is a sturdy, well-designed structure featuring durable natural-colored vinyl siding on its exterior. To ensure the site's security, it will be enclosed by a high-quality chain-link fence, effectively safeguarding the area. Additionally, the building's placement will minimize visibility from the public right-of-way, maintaining privacy and aesthetic integration with the surroundings.

3. *Fences, landscaping, and buffers.*

The neighboring properties are zoned Industrial (I-1 and I-2), eliminating the need for buffers. A 40-foot front public right-of-way setback is established with the site, ensuring clear separation. As previously mentioned, chain-link fencing will be installed. Landscaping details are currently pending from the applicant.

4. *Driveway and parking orientation, in keeping with the established character in the area.*

The driveway will be accessed via Telfair Place, and an additional asphalt driveway has been installed previously to keep commercial trucks away from the entry for employees and customers. There will be 20 parking spaces provided. The ordinance requires 1 space for every 2 employees on a single shift.

5. *Scale, design, and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area.*

Signage information has not been submitted. Any signage shall comply with the City of Garden City ordinances and will require a sign permit.

The applicant has provided the required information, **except for the landscaping plans.**

ACTIONS

The Planning Commission shall take one of the following formal actions:

- i. *Approve the general development plan as presented;*
- ii. *Approve the general development plan with modifications or conditions.* The Planning Commission may impose conditions and restrictions so long as the intent of the Zoning Ordinance is carried out and the zoning district regulations established herein are not varied so as to make them less restrictive. The Planning Commission shall specifically state the requirements that must be met before an applicant may be granted final site plan approval;
- iii. *Defer action on the general development plan* upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- iv. *Deny the general development plan* based upon the findings that the proposed plan fails to comply with the requirements for approval.

RECOMMENDATION

Staff recommend **approval** of the General Development Plan as presented, **pending submittal of the landscape plans during the engineer review.**

RECOMMENDED MOTION

I move to **approve** the general development plan for PC-01-26-1152

Note:

Approval, if granted, by the Planning Commission only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City General Development Plan Application



Development Information

Development Name		
Southern Atlantic Aggregates Asphalt Plant - Savannah		
Property Address		
47 Telfair Pl.		
Savannah, GA 31408		
Parcel ID	Total Site Acreage	Zoning
6079902002A	15.91AC (2.2 AC Disturbed)	P-I-2
Detailed project description including the character and intended use of the development. Attach additional pages as needed.		
<ul style="list-style-type: none">•Proposed 8,300 SF office building with 20 parking spaces (2 ADA)•Demolition of 7,100 SF office building, to be replaced with parking area expansion•Installation of water utilities (connection to existing lateral)•Installation of sanitary sewer utilities (involves connection to existing SSMH on other side of Telfair Pl.; road crossing and easement dedications needed)•Proposed asphalt plant operations equipment (at the rear of the project)		
Water Supply		Sewage Disposal
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Existing Conditions		
Is the property located in a flood zone?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the property currently contain any of the following:		
<ul style="list-style-type: none">• Existing buildings, streets, or other developed areas		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">• Easements or rights-of-way		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none">• Underground storage tanks		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">• Water bodies, wetlands, or similar natural features		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none">• Specimen trees (see Sec. 90-259)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Improvements (See "General Development Plan Checklist" for full requirements)		
Building Area (Square Feet) 8,250		
Will the development be phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, how many phases?
Are buffers required? (see Sec. 90-262) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		40' front setback
Will fencing be provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, what material? Chain link / security fencing
A façade elevation plan is required. Building Material(s): Stick-built, vinyl		
Building Color(s): Neutral		
Any additional details relevant to the application:		

The subject property is an existing, fully developed and actively operating aggregate business within the P-I-2 zoning district. The proposed scope of work involves replacing an existing office structure with a similar-sized building and adding small auxiliary structures to support proposed asphalt plant operations. These improvements are consistent with the current use and do not introduce new land uses or alter the fundamental character of the site.

City of Garden City General Development Plan Application



Applicant Information

Owner	
Name	Address
APAC-Atlantic, Inc.	Luke Guess
Phone	Email
(912) 661-9861	louis.guess@apacatlantic.com
Engineer/Surveyor <input checked="" type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Thomas & Hutton Engineering Co.	Felipe Toledo
Phone	Email
(912) 721-4090	toledo.f@tandh.com
Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Thomas & Hutton Engineering Co.	Felipe Toledo
Phone	Email
(912) 721-4090	toledo.f@tandh.com

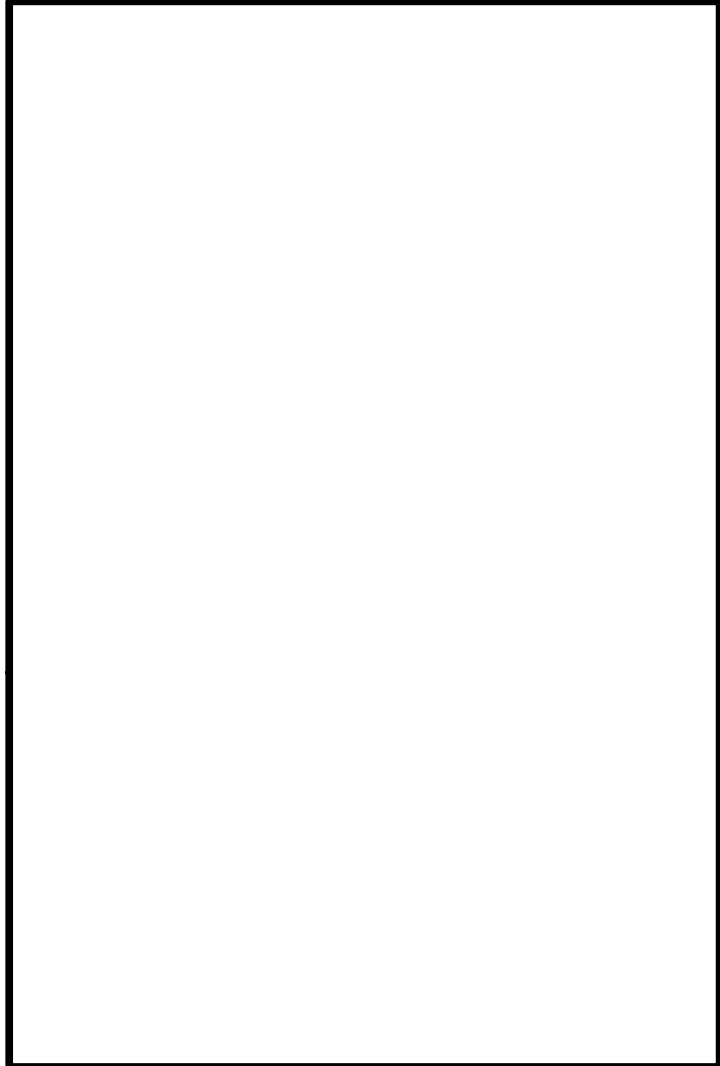
I hereby certify that I am the owner or authorized agent for the property included in this development application. The information provided in this application is accurate and complete. I understand that any permit issued based on false or misleading information provided in this or subsequent applications will be null and void and subject to penalty as provided by law and ordinance.

I understand that I will need to attend or be represented by the authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

<u>Luke Guess</u>	<u>Louis D Guess</u>	<u>11/06/2025</u>
Owner/Authorized Agent (Print Name)	Signature	Date

This form and all required information must be completed in its entirety before it will be accepted by the City of Garden City. Failure to provide all required information may result in a delay in processing.

OFFICE USE ONLY		
Received By	Date Received	Case Number



NO.	REVISIONS	BY	DATE



ASPHALT PLANT - SAVANNAH
SOUTHERN ATLANTIC
AGGREGATES

CLIENT/OWNER:
SOUTHERN ATLANTIC AGGREGATES
47 TELFAIR PL.
SAVANNAH, GA 31408



JOB NO:	32673.0001
DATE:	10/31/2025
DRAWN:	PGC
DESIGNED:	BJS
REVIEWED:	EMD
APPROVED:	FIT
SCALE:	1" = 40'

C1.1



MEMO

To: Mayor and City Council; Rhonda Ferrell, City Manager
From: Carlos Nevarez, Planning and Zoning
Date: January 7, 2026
RE: Proposed Restructuring of BOA/Planning Commission & Member Appointments

Dear Mayor and City Council,

As you may be aware, some members of the commission require replacement or reappointment. City staff recommends restructuring the current Planning Commission to include four city staff members and four resident or business representatives, with the Planning Director serving as chair. If approved, we also suggest that the city staff positions include the department head or a designated representative from the Police Department, Fire Department, and Public Works or Public Utilities (Water Operations or Wastewater Department). This change aims to improve customer service and provide a more thorough and professional review of proposals.

Pros of the Proposed Structure:

- Greater professional oversight: City staff provide technical expertise and consistency in review.
- Improved customer service: Staff can respond more quickly and coordinate better with applicants.
- Enhanced efficiency: Communication and review processes become more streamlined.

Cons of the Proposed Structure:

- Possible reduction in community representation compared to the current commission.
- Potential perception of less transparency or public involvement.

It is worth noting that the idea of replacing commission members with city staff has been previously discussed, and the consensus from the city council was favorable.

If approved, we recommend the following list for approval:

City:

- Planning Director
- Police Department
- Fire Department
- Public Works

Residents:

- Wayne Joyner (2028)
- Charles Orrel (2028)

- Chad Flowers

Business:

- Yuridia Maldonado (2028)

Thank you.

Carlos Nevarez

Garden City Board of Zoning Appeals/Planning Commission

Current List - Board of Appeals / Planning Commission Member Appointments (Updated 4-19-2025)

Name	Business/Occupation	Term	Contact Information
Wayne Joyner	Resident 111 Live Oak Lane Garden City, Georgia 31408	4 Year 2024 - 2028	Cell: 912-224-1914 Home: Email: wjoyner@gardencity-ga.gov
Jenecia Perry	101 Crosscreek Drive Pooler, Georgia 31322	4 Year 2022-2026	Office: 912-349-3693 Cell: 912-844-2249 Home: Email: jeneciaperry@gmail.com kidzplacefun1@aol.com
Yuridia (Judy) Maldonado	Business Owner/Operator Pa'Latinos – 5208 Augusta Rd & La Chalupa Mexican Restaurant – 5200 Augusta Rd, Garden City, GA 31408	4 Year 2024 - 2028	Office: Cell: 912-678-1731 Email: judy-multiservice@gmail.com
Michael Bruner	Business Owner/Operator Sunshine RV Park 110 Sunshine Road Garden City, Georgia 31405	4 Year 2024 - 2028	Cell: 912-604-3167 Home: Email: mbruner23@gmail.com
Chad Flowers	Resident 4 Hawkinsville Rd Garden City, GA, 31408	4 Year (Replacement for Billy Jackson, started in 2024) 2022-2026	Cell: 912-657-5961 Home: Email: chadflowers15@gmail.com
Mack Roberts (City)	Resident 423 Griffin Ave Garden City, Georgia 31408	4 Year 2022-2026 REPLACED JEFF ASHLEY APR2025	Office: 912-230-1099 Cell: 912-660-6201 Home: Email: m.roberts423@comcast.net
Misty Selph (NOT REPLACED)	Resident 2622 Woodlawn Avenue Garden City, Georgia 31408	4 Year 2022-2026 RESIGNED MAR2025	Cell: Home: Email:
Charles Orrel	Business Owner/Resident DC Electric, Inc. PO Box 7075 Garden City, Georgia 31418	4 Year 2024 - 2028	Cell: 912-655-6126 Office: 912-966-0340 Home: Email: orrel.d.c.electric@live.com

Memo

To: Mayor & City Council Members
From: City Manager
cc: City Attorney
Date: January 8, 2026
Re: Proposed City Charter / Ordinance Changes by Councilmember Bruner

This memorandum is to notify the City Council of Councilmember Bruner's request to place the attached proposed City Charter/Ordinance changes on the January 12th workshop agenda. Councilmember Bruner's proposed changes aim to revise the composition and required qualifications for membership on the Board of Zoning Appeals/Planning Commission.

This item is placed by staff on the workshop agenda at the request of Councilmember Bruner for discussion.

I've also attached the City's current Ordinance for your reference.

Proposed by CM Quynn

Sec. 2-183. – Membership; Qualifications; Terms of Office.

(a) Composition.

The Consolidated Board of Zoning Appeals/Planning Commission ("the Board") shall consist of seven (7) members appointed by the Mayor and City Council.

(b) Qualifications.

Each member shall meet and maintain the following minimum qualifications for the duration of their term:

1. Must be a resident of Garden City for a minimum of two (2) years or a Garden City business owner holding a valid Garden City business license for at least five (5) years.
2. Shall not hold any compensated position within Garden City government.
3. Must not have any conflict of interest in matters that come before the Board.
4. Must maintain all qualifications continuously throughout their service.
5. Employees of Garden City, whether full-time, part-time, seasonal, temporary, or contractual, are ineligible to serve on the Board.

(c) Duty to Notify.

Any member who no longer meets the qualifications shall notify the Mayor and City Council in writing immediately. The Mayor and City Council shall determine whether the member may continue serving or shall be removed or reappointed.

(d) Terms of Office.

Members shall serve staggered terms of four (4) years. Appointments shall be made at the first regular meeting of the Mayor and City Council in January.

(e) Vacancies.

Vacancies occurring before the expiration of a term shall be filled by the Mayor and City Council for the remainder of the unexpired term.

(f) Removal.

Members may be removed by the Mayor and City Council for cause, including but not limited to failure to maintain required qualifications, failure to complete required training, violation of ethics or conflict-of-interest requirements, or repeated unexcused absences.

(g) Required Training.

1. All Board members shall complete a minimum of six (6) hours of training within the first twelve (12) months of appointment.
2. Each member shall complete a minimum of three (3) hours of continuing education annually.
3. Training may be provided by DCA, GMA, GPA, accredited institutions, the City Attorney, or qualified City staff.
4. Failure to complete training may constitute cause for removal.
5. The City shall make reasonable efforts to provide or fund required training.

(h) Attendance.

1. Members are expected to attend all scheduled meetings unless excused for good cause.
2. A member shall be subject to removal if they:
 - a. Miss three (3) consecutive meetings, or
 - c. Attend less than 75% of meetings in any calendar year.
3. Members must notify the presiding officer or designated City staff as soon as reasonably possible when they cannot attend.
4. Attendance and punctuality shall be recorded in the official minutes.

Sec. 2-184. – Compensation and Reimbursement.

Members serve without compensation. Pre-approved expenses may be reimbursed according to City policy.

Sec. 2-185. – Expenditures.

All expenditures necessary for the Board's operations shall comply with budget appropriation and City financial procedures.

Sec. 2-186. - Conduct of hearings before the consolidated zoning board of appeals/planning commission.

(a) All public hearings conducted by the consolidated board of zoning appeals/planning commission on matters referred to it shall be called to order by the presiding officer.

(b) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the board of zoning appeals and planning commission, and the procedures governing hearings before the board are available to the public.

(c) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.

(d) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten minutes for the presentation of data, evidence, and expert opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.

(e) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.

(f) After all individuals have had an opportunity to speak in accordance with subparagraph (e) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.

(g) The presiding officer may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.

(h) It shall be the duty of the presiding officer to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.

(i) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

(j) All proceedings of the consolidated board of zoning appeals/planning commission shall be recorded using audio or digital media. The recording of the proceeding shall be retained in conformance with the city's records retention schedule.

Sec. 2-183. - Membership; term of office.

The consolidated board of zoning appeals/planning commission shall consist of eight members who shall serve for staggered regular terms of four years. At its first regular council meeting in January 2008, the city council shall appoint the initial eight members of the board, four of whom shall serve an initial term of two years and the other four serving an initial term of four years. Thereafter, all appointments upon the expiration of the members' terms shall be for four years, and shall be made by city council at its first regular council meeting in January.

(Ord. No. 2008-10, § 1, 2-18-08)

Sec. 2-184. - Compensation of members.

The members of the consolidated board of zoning appeals/planning commission shall not receive any compensation for their services rendered to or in the board.

(Ord. No. 2008-10, § 1, 2-18-08)

Sec. 2-185. - Expenditures.

All expenses necessarily incurred in, by and for the work of the consolidated board of zoning appeals/planning commission shall be subject to the appropriation and approval of city council.

(Ord. No. 2008-10, § 1, 2-18-08)

Sec. 2-186. - Conduct of hearings before the consolidated zoning board of appeals/planning commission.

- (a) All public hearings conducted by the consolidated board of zoning appeals/planning commission on matters referred to it shall be called to order by the presiding officer.
- (b) The presiding officer shall open the hearing by stating the specific zoning matter being considered at the public hearing, and shall explain the procedures to be followed in the conduct of the hearing and further stating that printed copies of the adopted standards governing the exercise of the zoning powers of the board of zoning appeals and planning commission, and the procedures governing hearings before the board are available to the public.
- (c) The presiding officer shall determine the number of attendees who desire to testify or present evidence at the hearing.
- (d) When there is a large number of individuals wishing to testify at a hearing, the presiding officer may invoke time limits on individual speakers. In such cases, these time limits shall apply to all speakers. Proponents, including the petitioner or the petitioner's agent requesting the zoning decision, shall have no less than ten minutes for the presentation of data, evidence, and expert

opinions; opponents of the proposed decision shall have an equal minimum period of time. The presiding officer may grant additional time; provided, however, an equal period of time shall be granted both sides.

- (e) The petitioner requesting the proposed decision, or the petitioner's agent, shall be recognized first and shall be permitted to present and explain the request for the decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the matter.
- (f) After all individuals have had an opportunity to speak in accordance with subparagraph (e) above, those individuals present at the public hearing who wish to speak in opposition to the proposed decision shall have an opportunity to speak.
- (g) The presiding officer may limit repetitious comments in the interest of time and may call for a show of hands of those persons present in favor of or opposed to the proposed decision.
- (h) It shall be the duty of the presiding officer to maintain decorum and to assure the public hearing on the proposed decision is conducted in a fair and orderly manner.
- (i) Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.
- (j) All proceedings of the consolidated board of zoning appeals/planning commission shall be recorded on tape or other media. The recording of the proceeding shall be retained in conformance with the city's retention schedule.

(Ord. No. 2017-7, § 1, 10-16-17; Ord. No. 2023-11, § 13, 6-20-23)

Memo

To: **Mayor & City Council Members**

From: City Manager

cc: Court Staff & City Attorney

Date: January 7, 2026

Re: **Renewal of Prosecuting Attorney & Public Defender Legal Services Contracts**

This memorandum serves to notify the City Council of the January 20th council meeting agenda item for the proposed renewal of the existing contracts with Caroline Bradley, Prosecuting Attorney, and Gage Montgomery, Public Defender, to provide court attorney services for the City's Municipal Court for an additional one-year term, effective on the date of execution of the contract until January 31, 2027. There is no proposed change in compensation. Compensation remains at \$800 per court day.

Sufficient funds for the contract renewals are included in the approved FY2026 Municipal Court Budget.

Staff recommends placing the contracts on the January 20th council meeting agenda for formal consideration.

Thank you in advance for considering this matter.

GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **CAROLINE BRADLEY**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve as the City's Prosecuting Attorney on a part-time basis at their pleasure for the purpose of exercising all of the authority and duties of such position as are set forth in Section 15-18-96 of the Official Code of Georgia Annotated in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

BE IT FURTHER RESOLVED that within thirty (30) days of the date of this resolution, the Municipal Court Clerk notify the Prosecuting Attorneys' Council of the State of Georgia of Ms. Bradley's appointment.

BE IT FURTHER RESOLVED that before Ms. Bradley commences performance of her duties and responsibilities as the City's Prosecuting Attorney, she be given her oath of office as required by Section 15-18-93 of the Official Code of Georgia Annotated.

BE IT FURTHER RESOLVED that the Mayor execute, with the Clerk of Council's attestation, that certain agreement between the City and Caroline Bradley attached hereto as Exhibit "A" which sets forth the terms of Ms. Bradley's appointment as the City's Prosecuting Attorney.

IN OPEN SESSION this 20th day of January, 2026.

TONYA ROPER
Clerk of Council

Received and approved this 20th day of January, 2026.

BRUCE CAMPBELL, Mayor

Exhibit "A"

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

THIS AGREEMENT is made this _____ day of January, 2026, by and between **GARDEN CITY, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **CAROLINE BRADLEY** of Chatham County, Georgia (hereafter referred to as "Ms. Bradley").

WHEREAS, the City desires to appoint and engage Ms. Bradley to perform the duties and responsibilities as Prosecuting Attorney of the Municipal Court of Garden City, Georgia, pursuant to the terms and conditions stated in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties, intending to be legally bound, agree as follows:

Section 1. Services to be Rendered. The City desires that Ms. Bradley perform, and Ms. Bradley agrees to perform, all the duties and responsibilities of the Prosecuting Attorney of the Municipal Court of Garden City, Georgia, which duties and responsibilities include (a) prosecuting misdemeanor and felony violations of the Georgia Criminal Code and violations of Garden City ordinances that are heard in the Municipal Court of Garden City; (b) reviewing cases prior to trial; (c) reviewing evidence prior to trial; (d) coordinating and reviewing the case witness list to insure that subpoenas have been issued; (e) consulting with applicable law enforcement officers prior to trial; and, (f) conducting preliminary hearings as required. During the term of this Agreement, the Prosecuting Attorney shall be available upon reasonable notice given by the City for special assignments on an as-needed basis.

Section 2. Performance. All work done by the Prosecuting Attorney shall be of the highest professional standard and shall be performed to the City's reasonable satisfaction. The City recognizes that professional regulatory and advisory groups and bodies may from time to time establish standards and requirements regarding prosecutors. All restrictions contained herein with respect to the duties and obligations of the Prosecuting Attorney shall be subject to said standards and requirements of the aforesaid groups and bodies.

Section 3. Status. The Prosecuting Attorney's status under this Agreement shall be that of an independent contractor, and not that of an agent or employee. The Prosecuting Attorney warrants and represents that she has complied with all state and local laws regarding licenses that may be required for her to perform the work as set forth in this Agreement. The Prosecuting Attorney shall not be entitled to receive any compensation or benefits other than those expressly provided in this Agreement. Except

as otherwise required by law, the City shall not withhold any sums from the payments to be made to the Prosecuting Attorney for Social Security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely the Prosecuting Attorney's responsibility. She shall not be eligible for, nor be entitled to, and shall not participate in any of the City's pension, health, or other fringe benefit plans, if any such plans exist. Such participation in these fringe benefit plans is limited solely to the City's employees.

Section 4. Terms of Payment. The City shall pay the Prosecuting Attorney, as sole consideration for the Prosecuting Attorney's services rendered pursuant hereto, the sum of Eight Hundred and 00/100 (\$800.00) Dollars per court day (which includes any and all sessions within the day such as criminal, traffic, and arraignments) worked by the Prosecuting Attorney. The Prosecuting Attorney shall invoice the City for such compensation within ten (10) business days after the court day during which her services were rendered. The City shall process the invoice for payment within two (2) weeks after receiving the invoice.

Section 5. Reimbursement of Expenses. The City shall not be liable to the Prosecuting Attorney for any expenses he pays or incurs unless otherwise agreed to in writing by the City.

Section 6. City Not Responsible for Worker's Compensation. Because the Prosecuting Attorney is not an employee of the City, the City will not obtain worker's compensation insurance for the Prosecuting Attorney.

Section 7. Term. The term of this Agreement shall commence on the date of the execution of same and shall remain in force until January 31, 2027. Either party may terminate the Agreement at any time, for any or no reason, by giving thirty (30) days' written notice to the other.

Section 8. Notices. Any notice or other communication required or permitted to be given under this Agreement shall be sufficient if in writing and if delivered personally, or sent by certified or registered mail as follows or to another addressee or address as shall be set forth in a notice given in the same manner:

If to the Prosecuting
Attorney:

Caroline Bradley, Esq.
Attorney at Law
33 Bull Street, Suite 510
Savannah, Georgia 31401

and

If to the City:

City Manager
Garden City, Georgia
100 Central Avenue
Garden City, Georgia 31405

Any notice shall be deemed to be given on the date delivered or mailed in the manner provided above.

Section 9. No Authority to Bind City. The Prosecuting Attorney has no authority to enter into contracts or agreements on behalf of the City.

Section 10. Validity. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and effect of the other provisions shall not be affected.

Section 11. Waiver of Breach. The waiver by the City or by the Prosecuting Attorney of a breach of any provision of this Agreement by the other party shall not operate, or be construed, as a waiver of any other breach of the other party.

Section 12. Assignment. This Agreement shall inure to the benefit of, and be binding upon, the City, its successors, and assigns. It shall not be assigned by the Prosecuting Attorney.

Section 13. Entire Agreement. This Agreement represents the entire understanding of the parties. There are no other outstanding agreements or provisions on this subject matter. This Agreement may not be amended except by a writing signed by the party against whom enforcement of any amendment is sought.

Section 14. Applicable Law. The parties agree that this Agreement shall be construed and enforced pursuant to the laws of Georgia.

Section 15. Separability. If, for any reason, any section or portion of this Agreement is held by a court to be invalid or unenforceable, it is agreed that this shall not affect any other section or portion of this Agreement.

Section 16. Insurance. The Prosecuting Attorney agrees to procure and maintain at her expense until this Agreement is terminated professional liability insurance in an amount not less than \$1,000,000 per claim and \$2,000,000.00 in the aggregate issued by an insurance company authorized to do business in the State of Georgia covering her as well as any agents or employees involved in the performance of her duties hereunder. Before commencing work under this Agreement, the Prosecuting Attorney shall furnish the City a certificate in form satisfactory to the City, showing how she has complied with this Section. The certificate shall provide that the policy shall not be changed or canceled until at least thirty (30) days written notice shall been given to the City.

Section 17. Indemnification. The Prosecuting Attorney agrees to indemnify the City against all liability of any character brought because of any damage sustained by any person or property resulting from any asserted negligent act, error or omission of the Prosecuting Attorney or her agents or employees. The Prosecuting Attorney, however,

shall not be required to indemnify the City from assertions that the City was negligent, or to defend the City from liability based upon the City's own negligence. The indemnity required by this Section shall not be limited by the professional liability insurance coverage set forth in Section 16 above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GARDEN CITY, GEORGIA

By: _____
Bruce Campbell, Mayor

Attest: _____
Tonya Roper
Clerk of Council

CAROLINE BRADLEY (L.S.)

GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **GAGE MONTGOMERY**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Public Defender on a part-time basis in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

BE IT FURTHER RESOLVED that the Mayor execute, with the Clerk of Council's attestation, that certain agreement between the City and Gage Montgomery, attached hereto as Exhibit "A" which sets forth the terms of Mr. Montgomery's appointment as the City's Public Defender.

IN OPEN SESSION this 20th day of January, 2026.

TONYA ROPER
Clerk of Council

Received and approved this 20th day of January, 2026.

BRUCE CAMPBELL
Mayor

EXHIBIT "A"

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

THIS AGREEMENT is made this _____ day of January, 2026, by and between **GARDEN CITY, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **GAGE MONTGOMERY** of Chatham County, Georgia (hereafter referred to as "Mr. Montgomery").

WHEREAS, the City desires to appoint and engage Mr. Montgomery to perform the duties and responsibilities as Public Defender of the Municipal Court of Garden City, Georgia, pursuant to the terms and conditions stated in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties, intending to be legally bound, agree as follows:

Section 1. Services to be Rendered. The City desires that Mr. Montgomery perform, and Mr. Montgomery agrees to perform, all the duties and responsibilities of the Public Defender of the Municipal Court of Garden City, Georgia, which duties and responsibilities include (a) providing legal defense, as required, to indigent persons who are defendants in the Court, and who are charged with criminal offenses for which a suspended sentence of imprisonment, or other loss of liberty or any fine, fee, or cost enforceable by confinement, probation, or other loss of liberty, may be imposed; (b) reviewing cases prior to trial; (c) reviewing evidence prior to trial; (d) meeting with defendants prior to trial as needed; (e) consulting with the Garden City Solicitor and probation personnel prior to trial as needed; and (f) providing defense consultation for preliminary hearings as required. During the term of this Agreement, the Public Defender shall be available upon reasonable notice given by the City for special assignments on an as-needed basis. Mr. Montgomery shall share the duties of Public Defender with other qualified persons appointed by the City to serve in the position. Legal representation responsibilities subject to the Agreement are limited to those required while in the Garden City Municipal Court. Any follow-up representation should be arranged by the defendant and at the defendant's expense or through the Eastern Judicial Circuit Public Defenders Office.

Section 2. Performance. The Clerk of the Garden City Municipal Court shall schedule, at least 60 days in advance, the court sessions at which Mr. Montgomery's services will be needed. If Mr. Montgomery has any scheduling conflicts, he is authorized to contact any of the City's other public defenders to substitute for him. All work done by the Public Defender shall be of the highest professional standard and shall

be performed to the City's reasonable satisfaction. The City recognizes that professional regulatory and advisory groups and bodies may from time to time establish standards and requirements regarding public defenders. All restrictions contained herein with respect to the duties and obligations of the Public Defender shall be subject to said standards and requirements of the aforesaid groups and bodies.

Section 3. Status. The Public Defender's status under this Agreement shall be that of an independent contractor, and not that of an agent or employee. The Public Defender warrants and represents that he is currently a member in good standing of the State Bar of Georgia, and has complied with all state and local laws regarding licenses that may be required for him to perform the work as set forth in this Agreement. The Public Defender shall not be entitled to receive any compensation or benefits other than those expressly provided in this Agreement. Except as otherwise required by law, the City shall not withhold any sums from the payments to be made to the Public Defender for Social Security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely the Public Defender's responsibility. He shall not be eligible for, nor be entitled to, and shall not participate in any of the City's pension, health, or other fringe benefit plans, if any such plans exist. Such participation in these fringe benefit plans is limited solely to the City's employees.

Section 4. Terms of Payment. The City shall pay the Public Defender, as sole consideration for the Public Defender's services rendered pursuant hereto, the sum of Eight Hundred and 00/100's (\$800.00) Dollars per court day (which includes any and all sessions within the day such as criminal, traffic, and arraignments) worked by the Public Defender. The Public Defender shall invoice the City for such compensation within ten (10) business days after the court day during which his services were rendered. The City shall process the invoice for payment within two (2) weeks after receiving the invoice.

Section 5. Reimbursement of Expenses. The City shall not be liable to the Public Defender for any expenses he pays or incurs unless otherwise agreed to in writing by the City.

Section 6. City Not Responsible for Worker's Compensation. Because the Public Defender is not an employee of the City, the City will not obtain worker's compensation insurance for the Public Defender.

Section 7. Term. The term of this Agreement shall commence on the date of the execution of same and shall remain in force until January 31, 2027. Either party may terminate the Agreement at any time, for any or no reason, by giving thirty (30) days' written notice to the other.

Section 8. Notices. Any notice or other communication required or permitted to be given under this Agreement shall be sufficient if in writing and if delivered personally, or sent by certified or registered mail as follows or to another addressee or address as shall be set forth in a notice given in the same manner:

If to the Public Defender: Gage Montgomery, Esq.
Attorney at Law
1137 Mohawk Street, Suite A
Savannah, Georgia 31419+

and,

If to the City: City Manager
Garden City City Hall
100 Central Avenue
Garden City, Georgia 31405

Any notice shall be deemed to be given on the date delivered or mailed in the manner provided above.

Section 9. No Authority to Bind City. The Public Defender has no authority to enter into contracts or agreements on behalf of the City.

Section 10. Validity. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and effect of the other provisions shall not be affected.

Section 11. Waiver of Breach. The waiver by the City or by the Public Defender of a breach of any provision of this Agreement by the other party shall not operate, or be construed, as a waiver of any other breach of the other party.

Section 12. Assignment. This Agreement shall inure to the benefit of, and be binding upon, the City, its successors, and assigns. It shall not be assigned by the Public Defender.

Section 13. Entire Agreement. This Agreement represents the entire understanding of the parties. There are no other outstanding agreements or provisions on this subject matter. This Agreement may not be amended except by a writing signed by the party against whom enforcement of any amendment is sought.

Section 14. Applicable Law. The parties agree that this Agreement shall be construed and enforced pursuant to the laws of Georgia.

Section 15. Separability. If, for any reason, any section or portion of this Agreement is held by a court to be invalid or unenforceable, it is agreed that this shall not affect any other section or portion of this Agreement.

Section 16. Insurance. The Public Defender agrees to procure and maintain at his expense until this Agreement is terminated professional liability insurance in an amount not less than \$1,000,000.00 per claim and \$2,000,000.00 in the aggregate issued by an insurance company authorized to do business in the State of Georgia covering him as well as any agents or employees involved in the performance of his duties hereunder. Before commencing work under this Agreement, the Public Defender shall furnish the City with a certificate in form satisfactory to the City, showing how he has complied with this Section. The certificate shall provide that the policy shall not be changed or canceled until at least thirty (30) days written notice shall been given to the City.

Section 17. Indemnification. The Public Defender agrees to indemnify the City against all liability of any character brought because of any damage sustained by any person or property resulting from any asserted negligent act, error or omission of the Public Defender or his agents or employees. The Public Defender shall not, however, be not required to indemnify the City from assertions that the City was negligent, or to defend the City from liability based upon the City's own negligence. The indemnity required by this Section shall not be limited by the amount of professional liability insurance coverage set forth in Section 16 above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GARDEN CITY, GEORGIA

By: _____
Bruce Campbell, Mayor

Attest: _____
Tonya Roper
Clerk of Council

GAGE MONTGOMERY (L.S.)

GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **ASHLEY BEARD**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Prosecuting Attorney in the event that the City's designated Prosecuting Attorney is unavailable to perform her duties and she is requested by the Garden City Court Administrator to substitute for the City's Prosecuting Attorney for a court day, such service being in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

IN OPEN SESSION this 20th day of January, 2026.

TONYA ROPER, Clerk of Council

Received and approved this 20th day of January, 2026.

BRUCE CAMPBELL
Mayor

GARDEN CITY RESOLUTION

BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, in regular session assembled, that **LAWRENCE TELL**, as a duly qualified member in good standing of the State Bar of Georgia, and admitted to practice before the appellate courts of this State, be appointed to serve at their pleasure as the City's Public Defender in the event that the City's designated Public Defender, Gage Montgomery, is unavailable to perform his duties and he is requested by the Garden City Court Administrator to substitute for the Public Defendant for a court day, such service being in compliance with all applicable laws, statutes, and ordinances of Garden City, the State of Georgia, and the United States of America.

IN OPEN SESSION this 20th day of January, 2026.

TONYA ROPER, Clerk of Council

Received and approved this 20th day of January, 2026.

BRUCE CAMPBELL
Mayor

Memo

To: **Mayor & City Council Members**

From: City Manager

cc: City Attorney & Court Staff

Date: January 7, 2026

Re: **Renewal of Professional Probation Services, Inc., Contract**

This memorandum serves to notify the City Council of the January 20th council meeting agenda item for the proposed renewal of our existing municipal probation services contract with Professional Probation Services, Inc., which is set to expire on March 31, 2026.

The City contracts with Professional Probation Services to provide essential probation supervision, counseling referrals, and collection of court-ordered financial obligations (fines, fees, restitution) for individuals placed on probation by our Municipal Court. This service ensures compliance with court orders and supports the rehabilitation efforts of defendants, while also fulfilling legal mandates.

The proposed contract is very similar to the current contract. The most significant material change is the increase in supervision fees, as outlined in the attached 2026 Contract (page 8). Due to inflation and other costs associated with providing probation services, they are increasing their Pay-Only, Basic, and Pre-Trial Diversion Supervision Fees from \$40.00 to \$45.00 per month on April 1, 2026. The offenders, not the City, pay the supervision fees. The term of the contract is one year, commencing April 1, 2026, through March 31, 2027. This contract shall automatically renew for additional one-year terms for a maximum of four (4) years. The contract shall absolutely be terminated on March 31, 2031.

Sufficient funds for contract renewals are included in the approved FY2026 Municipal Court Budget.

Staff recommends placing the contract on the January 20th council meeting agenda for formal consideration via resolution.

Thank you in advance for considering this matter.

**STATE OF GEORGIA
COUNTY OF CHATHAM**

**CONTRACT FOR PROBATION SUPERVISION
AND REHABILITATION SERVICES**

THIS CONTRACT made and entered into this _____ day of _____, 20____, by and between the City of Garden City, Georgia (hereinafter referred to as the "City") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judge of the Garden City Municipal Court (hereinafter referred to as the "Court").

WITNESSETH:

WHEREAS, the City, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Court, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the City with the approval of the Court; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Court.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

DESIGNATION BY THE CITY

The City shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Court.

SCOPE OF SERVICES

PPSI shall provide the services and programs for the misdemeanor offenders placed on probation by the Court which shall include the following particulars:

- A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.
- B. Operate under the conditions as agreed to by and between PPSI and the City, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.
- C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Court.
- D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

- E. Maintain individual files for each offender participating in PPSI's programs in accordance with DCS Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.
- F. Provide timely and prompt reports as are, or may be required by the Court during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.
- G. Provide counseling and supervision services for all persons ordered by the Court to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.
- H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.
- I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.
- J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Court. Those offenders the Court shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.
- K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).
- L. Submit a written report to the Court as frequently as the Court requires on the amount of Court fines, costs, fees, and restitution Court ordered and collected from each offender. The report shall include the total dollar amount applied to Court ordered fines, fees, restitution, and other conviction related costs.
- M. Tender all Court fines and costs ordered and collected from offenders to the Court as frequently as the Court requires.
- N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.
- O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand (\$100,000.00) dollars as surety for the satisfactory performance of the Contract.

- P. Not profit or attempt to profit from any fines, restitution, or Court cost collected from the offenders.
- Q. The Court shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.
- R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.
- S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.
- T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.
- U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Court. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision and no more than 50 probationers under Intensive Supervision. There are no caseload size limitations regarding pay-only cases.
- V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Court. PPSI will maintain records of community service participation and completion.
- W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Court and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens as determined necessary by the Court, the costs for which shall be paid by the offender as fully set forth in the Specifications for Services, attached hereto.
- X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees.
- Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103.1.
- Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Court. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Court shall determine what constitutes a substantial failure to comply with probation

terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Court's Judicial Procedures.

PRETRIAL INTERVENTION AND DIVERSION PROGRAM

In accordance with O.C.G.A. §15-18-80, the prosecuting attorney of the Garden City Municipal Court is authorized to create and administer a Pretrial Intervention and Diversion Program for offenses within the jurisdiction of the Court. The purpose of such program is to provide an alternative to prosecuting offenders in the criminal justice system. Upon the request of the solicitor and with the advice and express written consent of the solicitor, which is now given, the City designates PPSI as the sole private entity to be used for the purpose of monitoring program participants' compliance with a Pretrial Intervention and Diversion Program. Fees for monitoring services are payable not by the City, but by sentenced offenders. Entry into the Pretrial Intervention and Diversion Program shall be at the discretion of the solicitor.

PERIOD OF SERVICE

The performance of the aforementioned services shall commence on the 1st day of April, 2026, and shall continue until the 31st day of March, 2027. This contract shall automatically renew for additional one-year terms on each subsequent April 1, under the same terms and conditions as provided herein, unless written notice to the contrary is directed to the other party within thirty (30) days of the current term's expiration. Said automatic renewals shall continue for a maximum of four (4) years. The contract shall absolutely terminate on March 31, 2031. Notwithstanding any provision contained herein to the contrary, the Contract may be terminated by the Court without cause upon giving a thirty (30) day written notice to PPSI of its intention to do so. Within five (5) working days of the effective termination date, PPSI shall tender to the Court all records and documents generated by it in connection with this Contract and the services hereunder and any equipment or supplies assigned to it by the Court. PPSI shall turn over to the Clerk of Court any monies collected or received, less supervision fees validly incurred and duly owing to PPSI through the termination date. Any fines, costs, fees, or restitution received by PPSI from probationers of this Court after termination of this Contract shall be forwarded to the Clerk of Court, other than fees earned by PPSI. The Court shall provide PPSI a receipt for all property tendered pursuant to this paragraph.

PAYMENTS FOR SERVICES

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the City, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the City. The City shall have no obligation for fees incurred during this contract term and none in subsequent renewals in accordance with O.C.G.A. §36-60-13.

DEFICIENCIES IN SERVICE, TERMINATION

In the event the City determines there are deficiencies in the service and work provided by PPSI, the City shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the City may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

DISPUTES

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the City is the complaining party, each such question shall be submitted to the Chief Judge of the Garden City Municipal Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction. The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Chatham County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

TRANSFER OF OPERATIONS

In the event PPSI defaults for any reason in the service provided for by this Contract, the City may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the City may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents. The City shall provide PPSI with a written receipt of those items over which the City assumes exclusive control. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City, or seek monetary damages as its remedy in a court of competent jurisdiction.

RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

ACCESS TO BOOKS AND RECORDS

The City's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

INSURANCE

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

Workers' Compensation	- Statutory
Bodily Injury Liability	- \$ 100,000 each accident
	- \$ 500,000 each occurrence
General Liability	- \$1,000,000 each occurrence
Personal & Advertising Injury	- \$1,000,000 each occurrence
Professional Liability	- \$1,000,000 each occurrence

INDEMNIFICATION/HOLD HARMLESS

With regard to the work to be performed by PPSI, neither the Court nor the City shall be liable to PPSI, or to anyone who may claim a right resulting from any relationship with PPSI, for any negligent act or omission of PPSI, its employees, agents, or participants in the performance of services conducted on behalf of the City. In addition, PPSI agrees to indemnify and hold harmless the Court and the City, their officials, employees, agents, or participants with the Court and the Probation Services described herein, from any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorney's fees and court costs) arising out of or in connection with any negligent act or omission of PPSI, including wrongful criminal acts of PPSI, or PPSI's employees, agents, or representatives. Further, the City is to be named as an additional named insured on PPSI's liability insurance policies.

ASSIGNMENT

The duties and obligations assumed by PPSI are professional services unique to PPSI and are therefore not transferable or assignable without prior consent of the Court and City. Consent, however, shall not be unreasonably withheld.

VALIDITY

This Contract shall be binding on any successor to the undersigned official of the City or Court. The provisions enumerated in this Contract shall be deemed valid insofar as they do not violate any City, State, or Federal laws. In the event any provision of this Contract should be declared invalid, the remainder of this Contract shall remain in full force and effect.

NOTICE

Any notice provided for in this Contract shall be in writing and served by personal delivery or by registered or certified mail addressed to:

As to the City: The City of Garden City
 100 Central Avenue
 Garden City, GA 31405
 Attn: City Manager

As to PPSI: Professional Probation Services, Inc.
 327 South Hill Street, Building A
 Buford, Georgia 30518
 Attn: Keith Ward, CEO

Notices sent by registered or certified mail shall be deemed delivered/received upon actual receipt or three (3) days from mailing, whichever is shorter. The above addresses may be modified by written notice to the other party.

ENTIRE AGREEMENT

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the City and PPSI.

In witness whereof, the parties hereto have executed this agreement on the day first above written.

THE CITY OF GARDEN CITY

PROFESSIONAL PROBATION SERVICES, INC.

Rhonda Ferrell-Bowles, City Manager

Keith Ward, CEO

APPROVED BY THE GARDEN CITY MUNICIPAL COURT

Lindy Moody, Chief Judge

Caroline Bradley, Solicitor



Specifications for Services

Pay-Only Probation Supervision	\$45.00 per month. The pay-only probation supervision fees shall be capped per O.C.G.A. §42-8-103.
Basic Probation Supervision	\$45.00 per month
Intensive Probation Supervision	\$45.00 per month
Indigent Supervision	\$0.00 – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	\$45.00 per month
Electronic Monitoring	<u>\$75.00 Installation Fee +</u> RF House Arrest: \$6.00 per day Active GPS: \$10.00 per day SCRAM – Remote Breath: \$7.25 per day SCRAM – with landline: \$10.00 per day SCRAM – Alcohol Monitoring with Cellular Connector: \$12.00 per day SCRAM – Alcohol Monitoring plus House Arrest: \$15.00 per day
Alternative GPS Monitoring with Victim Notification	Talitrix System Smart Phone Application \$55.00/\$85.00 Enrollment Fee + \$5.00 - \$6.00 per day
On-Site, Multi-Panel Drug Screen	\$15.00
Alcohol Test – Breathalyzer	\$15.00
On-Site EtG Test	\$25.00
Laboratory Confirmation Test	\$25.00
Termination Letter Administrative Fee	\$10.00 (If applicable)
Community Service Work Coordination	No Cost
Restitution Collection - Direct Disbursement to Victim	No Cost
On-Line Access for the Court to the PPSI Probation Tracker 2.0 Computer Program	No Cost
Transfer of Supervision	For 24/7 Internet Access to all Offender Data and Activity No Cost to any of our more than 40 locations nationwide
Domestic Violence Workshop	No Cost referral to a List of Certified Treatment Providers
Anger Control Workshop	No Cost referral to a List of Certified Treatment Providers
Youthful Offender Workshop	No Cost referral to a List of Certified Treatment Providers
Resume and Interview Skills Development with Job Placement Assistance	No Cost
Indemnification of the Court, and Naming the Court as an Additional Insured	No Cost – Professional and General Liability

Memo

To: Mayor & City Council Members

From: City Manager

cc: City Attorney & Finance Director

Date: January 8, 2026

Re: Professional Lobbyist Services Contract for 2026 Legislative Session

This memorandum transmits to the City Council for discussion and consideration a proposed contract from Hughes Public Affairs for the provision of consulting and lobbying services during the 2026 Legislative Session. As you are aware, the City is currently utilizing its staff resources for legislative efforts. The City has two legislative priorities: (1) Garden City Charter Amendment Authorizing the Mayor to Choose the City's Mayor Pro-tem and (2) The Dissolution of the Garden City Area Convention & Visitors Bureau Authority (CVB).

The proposed contract is for a one-year term, expiring on January 20, 2027, for a total Amount of \$72,000.

If the City Council chooses to engage a professional lobbyist, a budget amendment would be required for the FY26 General Fund Budget for this contractual service to increase the Legislative Department's Budget via the creation of a Contracts and Agreement line item within the Legislative Department's Budget to fund the services.

If the City Council recommends approval, the staff would move forward with placing the contract on the January 20th council meeting agenda for formal consideration via resolution.

Thank you in advance for your consideration.

Contract For Consulting and Lobbying Services

Purpose:

This document establishes a renewed contractual agreement (“Agreement”) between Hughes Public Affairs (“HPA”), and Garden City (“GC”) for the provision of advocacy and consulting services detailed below and specifically including efforts to pass legislation through the Georgia General Assembly.

PROPOSED SCOPE OF WORK:

Direct preparation of legislation:

HPA will work to identify the appropriate legislative sponsor. HPA will then work with the office of legislative counsel to draft legislation to modify the city charter of GC to (1) change the method by which the mayor is able to select a mayor pro-tempore from the city council and (2) dissolve the Garden City Convention and Visitors Bureau in such a way that past collected hotel motel funds can be legally used by the new destination marketing organization under contract with GC (Visit Savannah). This will most likely be two bills, but may possibly be combined into one bill.

Gain support of Chatham County Legislative Delegation:

Schedule and facilitate meetings with all of the nine legislators that represent Chatham County to educate them on the issues and secure their support.

Support legislative sponsors throughout process of passing the local legislation.

The legislation will have to pass the Georgia House and the Georgia Senate. HPA will shepherd the bill through that process.

Work with legislative sponsors to ensure the Governor will sign measures into law

Given that this Governor has had to veto one Garden City bill and has signed another Garden City bill that now has to be corrected, this cannot be taken for granted.

**Note – This scope of work includes lobbying as defined by the Georgia Code and will require registration and periodic reporting by HPA to the Ethics Commission. HPA assumes all responsibility for registering and reporting as lobbyists for GC.*

PROPOSED COMPENSATION ARRANGEMENT:

This document will serve as a contract for Hughes Public Affairs to represent Garden City as contract lobbyists. It is understood by all parties that HPA represents other clients at the Capitol. Any potential conflicts of interest will be disclosed to Garden City. As compensation for lobbying services, GC will pay HPA \$72,000. This payment can be paid in monthly \$6,000 installments.

The effective start date of this contract will be January 20, 2026 and it shall expire January 20, 2027.

All Parties signify acceptance of this agreement by executing as provided below.

Lee Hughes, Partner, Hughes Public Affairs

Date

Rhonda Ferrell-Bowles, City Manager, City of Garden City

Date