Columbia County Board of Commissioners
Agenda for December 2, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Commissioners:

Chairman - Douglas R. Duncan, Jr.	District 1 - Connie M. Melear	District 3 – Michael W. Carraway
	District 2 – Jim M. Steed	District 4 - Alison G. Couch

A. CALL TO ORDER — Chairman Duncan

B. INVOCATION — Commissioner Melear

C. PLEDGE OF ALLEGIANCE — Chairman Duncan

D. ROLL CALL / QUORUM — Chairman Duncan

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING — Chairman Duncan

1. (E1) November 18, 2025

F. PRESENTATION AND APPROVAL OF THE AGENDA — Chairman Duncan

The Chairperson of the Board of Commissioners shall prepare and present the agenda for each meeting of the Board of Commissioners. Sec 2-81(4) Columbia County Code of Ordinances

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION — Chairman Duncan

1. Special Recognition
   a. (G1a) Recognition for Emergency Management Agency of the Year for 2025

H. CONSENT AGENDA — Chairman Duncan

The Board, upon a motion and second, shall vote on the items on the consent agenda collectively. A vote on the consent agenda shall constitute a vote on each and every item listed thereon. Upon a vote of a majority of the members of the Board present and voting approving the consent agenda items, each and every item shall stand approved as if voted on individually. Section 2-81(6) Columbia County Code of Ordinances.

1. Community and Emergency Services Committee — Commissioner Carraway
   a. (H1a) DHS Coordinated Transportation Grant Contract
   b. (H1b) Animal Services Donations
   c. (H1c) Library Services Agreement with the Columbia County Library System
2. Public Works and Engineering Services Committee — Commissioner Couch
   a. (H2a) Georgia Department of Transportation Radius Encroachment Easement Agreement at the Corner of William Few Parkway and Columbia Road
   b. (H2b) Rejection of the Bid #2025013-BID3289 for the Pollard House Renovation
   c. (H2c) Independent Contract with Thomson Roofing for the Reroofing of the Columbia County Cares Building
   d. (H2d) Independent Contractor Agreement with Duke's Root Control to perform a Precision I&I Microdetection Study
   e. (H2e) The Purchase of Pigging Project Valves from American Flow

f. (H2f) Resolution 25-38 on the Creation of a 'No Parking' Zone on Grimaude Blvd

g. (H2g) Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project

h. (H2h) 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application

i. (H2i) Rescind Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project

j. (H2j) Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for the Gateway Signage and Landscaping Project

k. (H2k) Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services on the Hereford Farm Rd Widening Project

l. (H2l) Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project

m. (H2m) Change Order #2 to Contract #2025-3194 with Pond & Company for Expanded Preliminary Engineering Services Related to the Realignment of N. Fairview Drive

n. (H2n) Acceptance of Improvements at Greenpoint, Phase III

I. DEBATE AGENDA — Chairman Duncan

The Chairman, after allowing sufficient time for debate and consideration, shall have the authority to call the question and when this is done, the question before the Board shall be immediately voted upon. Section 2-81(7) Columbia County Code of Ordinances.

1. Unfinished Business — Chairman Duncan

a. Development and Planning Services Committee

1. (I1a1) Ordinance Number 25-07, Text Amendment, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*. – **Second Reading**

2. New Business — Chairman Duncan

a. Management and Internal Services Committee — Commissioner Melear

1. (I2a1) Resolution Number 25-40 Columbia County Board of Education Requesting the Levy and Collection of an Annual Ad Valorem Tax for the Columbia County School District General Obligation Bonds, Series 2025

b. Development and Planning Services Committee — Commissioner Steed

1. (I2b1) VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

2. (I2b2) RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial).

3. (I2b3) RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).

4. (I2b4) RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special).

5. (I2b5) RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/-

acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential).

3. Items Added at the Meeting

J. LEGAL MATTERS — County Attorney Driver

K. REQUESTS FOR REVIEW BY COMMITTEE — Chairman Duncan

L. PUBLIC COMMENTS — Chairman Duncan

Anyone desiring to speak before the Board is limited to five minutes and must fill out a request to speak form which should be given to the county clerk prior to the start of the meeting. Comments should provide relevant information regarding (their) position and should avoid being repetitious. If a group wishes to speak, one person must be designated to speak for the group. Please speak into the microphone and adjust as needed. You may view the video of the Board of Commissioners meeting on our website www.columbiacountyga.gov..

1. Karin Parham

M. EXECUTIVE SESSION — Chairman Duncan

All portions of meetings held in executive session shall be held in accordance with the provisions of O.C.G.A. Section 50-14-1 through 50-14-4 to discuss exempt personnel matters, land acquisitions, pending or threatened lawsuits, and other matters as permitted by law.

1. Property
   a. (M1a) ECHO Riverwood, LLC. parcel 065900 to obtain a temporary easement for the Washington Road and William Few Parkway intersection improvements project.
   b. (M1b) Resolution Number 25-41 parcel 060046, Resolution Number 25-42 parcel 060043A, Resolution Number 25-43 parcel 067122Z, Resolution Number 25-44 parcel 072B050, Resolution Number 25-45 parcel 072A348, Declaration of Taking and Order of Condemnation for the Hereford Farm Road widening project.
   c. (M1c) Acceptance of the roads, rights of way and easements as depicted on the plat prepared by Jachens Land Surveying dated February 22, 2022, Parcel A labeled as the sanitary sewer pump station on a plat prepared by Jachen Land Surveying dated November 20, 2025 and the detention pond parcels labeled as A, B and C on a plat prepared by Jachens Land Surveying dated November 26, 2025.
   d. (M1d) Tina Carroll parcel 072J062 and Waterford Community Association, Inc. parcel 072J187 to obtain right of way and/or easements for the Hereford Farm Road widening project.

N. ADJOURNMENT — Chairman Duncan

The next scheduled meeting is Tuesday, December 16, 2025 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center

The following is a draft of the actions taken at the November 18, 2025 meeting. This document has not been reviewed or approved and is not an official record of the meeting. The Board will approve the official minutes on December 02, 2025.

Columbia County Board of Commissioners Meeting
Minutes of Tuesday, November 18, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman Alison G. Couch
Commissioner Connie M. Melear
Commissioner Jim M. Steed
Commissioner Michael W. Carraway
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
Deputy County Manager Glenn Kennedy
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:
Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility Services
Steven Prather – Facility Services
County Staff

Members of the Media and Public

A. CALL TO ORDER
Chairman Duncan called the meeting to order at 6:00 p.m.

B. INVOCATION
Chairman Duncan gave the invocation.

C. PLEDGE OF ALLEGIANCE
County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM
Chairman Duncan declared a quorum with five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) November 04, 2025
Commissioner Melear made a motion to approve the minutes of the November 04, 2025 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA
Chairman Duncan presented the November 04, 2025 agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

H. CONSENT AGENDA

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ25-11-02, Major PUD (Planned Unit Development) Revision, 975 Windmill Parkway, Tax Map 059A Parcel 307, 0.43 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment.
Commissioner Melear made a motion to approve the request for the major PUD revision for property located at tax map 059A parcel 307 to reduce the side setback for an existing gazebo and reduce the rear setback for the existing pool subject to the following conditions:

Planning:
The reduction in the side setback only applies to the existing structure.
Stormwater:
An easement encroachment agreement will be required.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a2) RZ25-11-03, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 5385 Washington Road, Tax Map 058 Parcels 218B, 218C & 218D, 12.54 +/- acres combined, and currently zoned R-A (Residential Agricultural).
Commissioner Melear made a motion to disapprove the request for the rezoning from R-A to S-1 for property located at tax map 058 parcels 218B, 218C, & 218D. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a3) Ordinance Number 25-07, Text Amendment, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*. – First Reading
Sylvia Elam and Vin Muller gave their concerns about the rezoning ordinance.
Commissioner Melear made a motion to approve the first reading of Ordinance Number 25-07 Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed uses, Section 90-98 List of lot and structure requirements, and establishing Section 90-101 D-C Data center district. Article IV Supplemental Requirements, Section 90-139 Buffers and screening, and Section 90-147 Use provisions. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Contract #2025-3387 with Southern Asphalt for Milling and Resurfacing Memorial Park Trail
Vice Chair Couch made a motion to approve an Independent Contract with Southern Asphalt for milling and resurfacing of Memorial Park Trail not to exceed $150,000; 2102100.544035.2100.31.216. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) Janice Muller, Karen Phelps, Aaron Bilyeu, Howard Johnson, Elijah Sapp, Susan Warren and D.J. Hadden.
Chairman Duncan read a statement concerning the data centers in Columbia County.
Janice Muller stated her concerns about the data center water use and the zoning issue of White Oak Technology Park.
Karen Phelps requested that the library guidelines revert to the original ones.
Aaron Bilyeu stated that the Commissioners are going the correct way by approving the data center ordinance.
Howard Johnson recommended Sandra Bowers for the appointment by Commissioner Steed to the library board.
Elijah Sapp stated his concerns about the proposed data center.

Susan Warren stated her concerns about data centers in Columbia County.
D.J. Hadden stated that he is in favor of data centers in Columbia County.

M. EXECUTIVE SESSION

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 7:11 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Emergency Management
Revenue:		Contact:	Shawn Granato
Expenses:		Phone:	706.312.7229
Line Codes(s):			

ITEM: Recognition for Emergency Management Agency of the Year for 2025

BACKGROUND: Columbia County is a member of the Emergency Management Association of Georgia (EMAG), Georgia's professional association of emergency managers. EMAG provides training and fosters the exchange of best practices to advance the mission of safeguarding lives and protecting property from natural, technological, and man-made hazards.

At EMAG's Fall Conference in November 2025, the Columbia County Emergency Management Agency (CCEMA) was honored with the *Emergency Management Agency of the Year Award*. This recognition was earned primarily for the agency's outstanding leadership and coordination in response to Hurricane Helene in September 2024, when CCEMA and partner departments across county government mounted a highly coordinated, sustained response critical to Columbia County's recovery.

While the award is formally presented to CCEMA, the Director and staff emphasize receiving the award represents a county-wide achievement. The response and recovery required extraordinary teamwork across departments, and the people involved exemplified Columbia County's core values of Professionalism, Respect, Integrity, Dedication, and Excellence.

Recognition Statement: The Columbia County Board of Commissioners proudly recognizes the Columbia County Emergency Management Agency for being named *Emergency Management Agency of the Year* by the Emergency Management Association of Georgia. This honor reflects the county's extraordinary leadership and dedication during Hurricane Helene, when a unified response protected lives, restored critical services, and guided our community through recovery.

STAFF RECOMMENDATION:

COMMITTEE COMMENTS:

COMMITTEE RECOMMENDATION / MOTION:

Community and Emergency Services Committee
December 2, 2025

Fund:	General Fund	Department:	Community Services
Revenue:	$0.00	Contact:	John Luton
Expenses:		Phone:	706-863-7523
Line Codes(s):	1010326.433016.10508 and 1011516.601079		

ITEM: DHS Coordinated Transportation Grant Contract

BACKGROUND: Staff received notification that the Georgia Department of Human Services Coordination Transportation Grant contract administered by Verida Inc. is ready for signature. The grant provides funding for transportation services to senior residents for rides to and from the Bessie Thomas Senior Center. Rides will be performed during the core hours of operations at a rate of $18.00 per ride for FY2026.

STAFF RECOMMENDATION: Staff recommends approval and signature of the contract providing funding in the amount of $18.00 per ride for FY2026.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the Georgia Department of Human Services Coordination Transportation Grant contract administered by Verida Inc. to provide transportation services to senior residents.*

VERIDA

PROVIDER RATE AGREEMENT

EFFECTIVE DATE: 10/01/2025

SUBCONTRACTOR NAME: _____

FOR SUBCONTRACTOR/COUNTIES: **Region 7**-Burke, Columbia, Glascock, Hancock, Jenkins, Lincoln, McDuffie, Richmond, Screven, Taliaferro, Warren, Washington, Wilkes County

TYPE	DEFINITION	RATE
TRIP	Any one-way trip that is inclusive of ambulatory, wheelchair, fixed route, one-way passenger, one-way division trips, scheduled, and demand response.	$18.00
Hourly	Any trip that originates at a designated location, and entails (1) transporting client(s) to a designated location(s), and (2) arriving back at the original location. If a driver must wait for a client(s) who cannot be dropped off and picked up at a later time, an hourly wait may be approved. Trips will be billed in :15 minute increments. Trips will be charged an hourly rate when: (1) The scheduling requires a vehicle to be specifically assigned to, and remain with, a client(s), or (2) The trip entails transporting a client outside the county where the trip originates, and the trip is not a "one-way trip". When the trip entails transporting three or more clients traveling from the same address going to the same address, even if the trip does not involve traveling to another county, the group trip hourly rate will apply.	$35.00
FIELD TRIP HOURLY	Any field trip with more than 3 passengers originating at a designated location, transported to a designated location, and arriving back at the same location. To charge an hourly rate, the trip must be less than 8 hours. These trips are not charged per passenger.	N/A
EMERGENCY Hourly	A rate to assist with evacuation and transportation efforts in a governor-declared state of emergency or pandemic. (Rates will be negotiated based on cost to provide the service.)	$40.00
WHEELCHAIR TRIP	Any one-way trip that is ordered by a HSP for a consumer whose physical limitation requires the use of a wheelchair as a mobility aide and requires securement by the driver. The consumer may have a temporary or permanent disability.	$15.00

No Shows will be billed at the trip type ordered.

Subcontractor Approval: _____ Date: _____

Print Name and Title: _____

Company Name: _____

Authorizing Agent for VERIDA: _____

State Director Date

Authorizing Agent for VERIDA: _____

Operations Date

Authorizing Agent for VERIDA: _____

Finance Date

Community and Emergency Services Committee
December 2, 2025

Fund:		Department:	Community Services
Revenue:	$3,350.00	Contact:	John Luton
Expenses:		Phone:	706-863-7523
Line Codes(s):	2250301.433019.01713		

ITEM: Animal Services Donations

BACKGROUND: The following would like to donate a total of $3,350.00 to Columbia County Animal Services for the medical care of shelter animals:

Richard Jefferies	$100.00
Stephanie Kraynak	$250.00
Attic Treasures	$3,000.00

STAFF RECOMMENDATION: Staff recommends approving the monetary donations to Animal Services.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the acceptance of $3,350 in donations for the Columbia County Animal Services for the medical care of shelter animals.*

Community and Emergency Services Committee
December 2, 2025

Fund:		Department:	Community Services
Revenue:		Contact:	John Luton
Expenses:		Phone:	706-863-7523
Line Codes(s):			

ITEM: Library Services Agreement with the Columbia County Library System

BACKGROUND: The agreement outlines the services provided by the Columbia County Library System, and outlines the annual budget appropriations from the Georgia Public Library System for the salary's reimbursement grant, materials grant, and the system service grant.

STAFF RECOMMENDATION: Staff recommends approval of the Library Services Agreement with the Columbia County Library System, effective January 1, 2026 through June 30, 2026.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the Library Services Agreement with the Columbia County Library System.*

COLUMBIA COUNTY LIBRARY SYSTEM
SERVICE AGREEMENT WITH COLUMBIA COUNTY, GA

THIS AGREEMENT, made and entered into this January 1, 2026 by and between the Board of Trustees of the Columbia County Library System and the Columbia County Board of Commissioners

WITNESSETH:

WHEREAS, Columbia County seeks to establish and maintain a countywide public library system: and

WHEREAS, the Columbia County Library System is authorized to provide comprehensive library services to all residents of Columbia County on the terms and conditions hereinafter set forth.

NOW, THEREFORE, it is agreed as follows:

1. The operation of the Columbia County Library System shall be entrusted to the Columbia County Library System Board of Trustees, which shall conform to the laws of the State of Georgia governing public libraries.
2. All residents of Columbia County shall have full use of all services and materials at any Columbia County Library System branch and may borrow any materials available for circulation. Patrons shall participate in the statewide PINES circulation system and have access to the Galileo statewide electronic databases.
3. All state funds provided for library service shall be administered through the budget of the Columbia County Library System.
4. The book stock and other library materials will be maintained in library facilities and enriched by purchases made with local and state funds.
5. Annual state funding is subject to fiscal year budget appropriations from the Georgia Public Library Service (GPLS).
6. Columbia County shall provide facilities to house the state funded employees.
7. The Columbia County Finance Department shall serve as the fiscal agent for the Columbia County Library System to receive state-funded System Services Grants, Materials Grants, and Salary Reimbursement Grants. The Finance Department shall also process payment for all budgeted expenses of the Library System. Library funds shall be included in the annual Columbia County auditing process.
8. The Treasurer of the Columbia County Library System shall request monthly financial statement from the Columbia County Finance Department for reporting at Library Board of Trustees meetings.
9. A State Salary Reimbursement Grant in the amount of one hundred eighty-one thousand eighty-seven dollars and fifty cents ($181,087.50) shall reimburse Columbia County for the salaries, retirement, health benefits, and FICA for the Director and two additional positions.
10. A Materials Grant in the amount of sixty thousand, seventy-five dollars and zero cents ($60,075.00), a System Services Grant in the amount of ten thousand nine hundred and twenty-six dollars and zero center ($10,926.00), and a Post E-rate Grants in the amount of two thousand two hundred and nine dollars and zero cents ($2,209.00) shall supplement the County Library's local budget.
11. The Columbia County Financial Services Director shall provide the FY 2025 audit to the Library Director by March 20, 2026. The Director shall submit the audit to GPLS by March 30, 2026.
12. Columbia County shall be responsible for all expenses related to the operation of the Columbia County Library System and its branches, including but not limited to building maintenance, personnel, insurance, furnishings, utilities, and supplies.
13. The Columbia County Library System shall provide staff development training and Summer Reading Programs.
14. Columbia County IT Department shall provide internet access for the PINES interface and other technical support for the Library System.

15. The Library Director shall represent the Columbia County Library System at state meetings, conferences, and workshops.
16. The Columbia County Library System shall oversee all aspects of library operations for the three county branches. Library staff shall be leased from Columbia County and shall report to the Library Director. The Columbia County Library System shall operate in full compliance with the Columbia County Comprehensive Policy Manual.
17. Any party wishing to terminate this Agreement shall provide written notice to the other party at least six (6) months in advance of termination. Termination shall take effect on the first day of July in the following year.
18. This Agreement shall be valid from January 1, 2026 through June 30, 2026.

IN WITNESS WHEREOF, these parties have caused this agreement to be executed as of December 2, 2025.

COLUMBIA COUNTY, GEORGIA

By: _____
Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

COLUMBIA COUNTY LIBRARY SYSTEM

By: _____
Connie Melear, Chair
Columbia County Library System

ATTEST

By _____
Patrice Crawley, County Clerk
Columbia County Board of Commissioners

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Commissioners
Revenue:		Contact:	Matt Schlachter
Expenses:		Phone:	706-868-3356
Line Codes(s):			

ITEM: Georgia Department of Transportation Radius Encroachment Easement Agreement at the Corner of William Few Parkway and Columbia Road

BACKGROUND: As part of the development of the parcel at the northeast corner of William Few Pkwy and Columbia Road, the owners must apply for and receive a DOT permit to construct driveways into the development. During the review by GDOT, it was determined that a radius encroachment easement agreement must be signed by Columbia County in order for GDOT to process the permit. The Agreement is required because the radius of the proposed driveway is located in front of property owned by the county. The radius is entirely on state property in Columbia Road's right of way. However, because it is along the frontage in front of the parcel owned by the county, the County must agree to the easement.

STAFF RECOMMENDATION: Staff recommends approval of the radius encroachment easement agreement.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the Georgia Department of Transportation Radius Encroachment Easement Agreement at the corner of William Few Parkway and Columbia Road.*

DOT 7430
Rev. 02/01/1984
Rev. 10/25/1994
Rev. 06/22/2000

GEORGIA DEPARTMENT OF TRANSPORTATION
ONE GEORGIA CENTER, 600 WEST PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308

RADIUS ENCROACHMENT EASEMENT AGREEMENT

GEORGIA, COLUMBIA COUNTY PERMIT NO. A-073-011547-2

THIS AGREEMENT, made and entered into this _____ day of _____ , 20 _____ , by and between **Board of Commissioners of Columbia County, Georgia** as First Party, and **MHR Landlord, LLC**, as Second Party.

WITNESSETH THAT:

Second Party owns a certain tract of land in Land Lot _____ of the _____ District of **COLUMBIA** County, Georgia, fronting on the **NORTH** line of State Highway **232** as shown in Exhibit "A", more particularly described by reference to a plat thereof recorded in Book **E2022** Page **361** of the Clerk's Office, **COLUMBIA** County Superior Court; and,

First Party owns land adjacent and contiguous to the above described property and immediately **N.S.E.W.** thereof which also fronts on the **NORTH** line of State Highway **232** as shown in Exhibit "A" and is described as being a part of Land Lot _____ of the _____ District of **COLUMBIA** County according to a plat recorded in Book _____, Page _____, in said Clerk's Office; and

Second party desires to place on their land, as described above, a driveway along the **NORTH** line of its property which will require a radius of **35** feet on the **EAST** side of Second Party's driveway resulting in the curve of the driveway extending into the right-of-way of State Highway **232** in front of the **SW** corner of the property of the First Party; and,

PERMIT # **A-073-011547-2**

In order for Second Party to secure a permit from the Department of Transportation, State of Georgia, to install the driveway, First Party must grant an easement to Second Party permitting the extension of the **35** foot radius of the driveway into an area within it's frontage for a distance of approximately **24** feet; and,

NOW THEREFORE, for and in consideration of the sum of ONE DOLLAR ($1.00) to it paid, receipt and sufficiency of which is hereby acknowledged, First Party does hereby grant to Second Party, it's heirs, successors and assigns, the right to extend the **35** foot radius of the driveway of the Second Party on the **SW** line of its property, into the area of the right-of-way of State Highway **232** lying within the frontage of property of First Party, as described above, and, to whatever extent it can go, grants as easement therein to Second Party. The right granted hereby shall apply only to the area lying in front of the **SW** corner of the property and only to the extent necessary to install a driveway radius of **35** feet.

Whenever the "First Party" and "Second Party" are used herein, they shall be construed to mean and shall include the respective parties and the heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, First Party has hereunto set its corporate hand and affixed its corporate seal by and through its duly authorized officers the day and year first above written.

Signed, Sealed and Delivered
this _____ day of _____ ,
20 _____ , in the presence of:

_____
Notary Public

Corporate Seal required for Corporations
plus two (2) Corporate Signatures

_____ (L.S.)

_____ (L.S.)

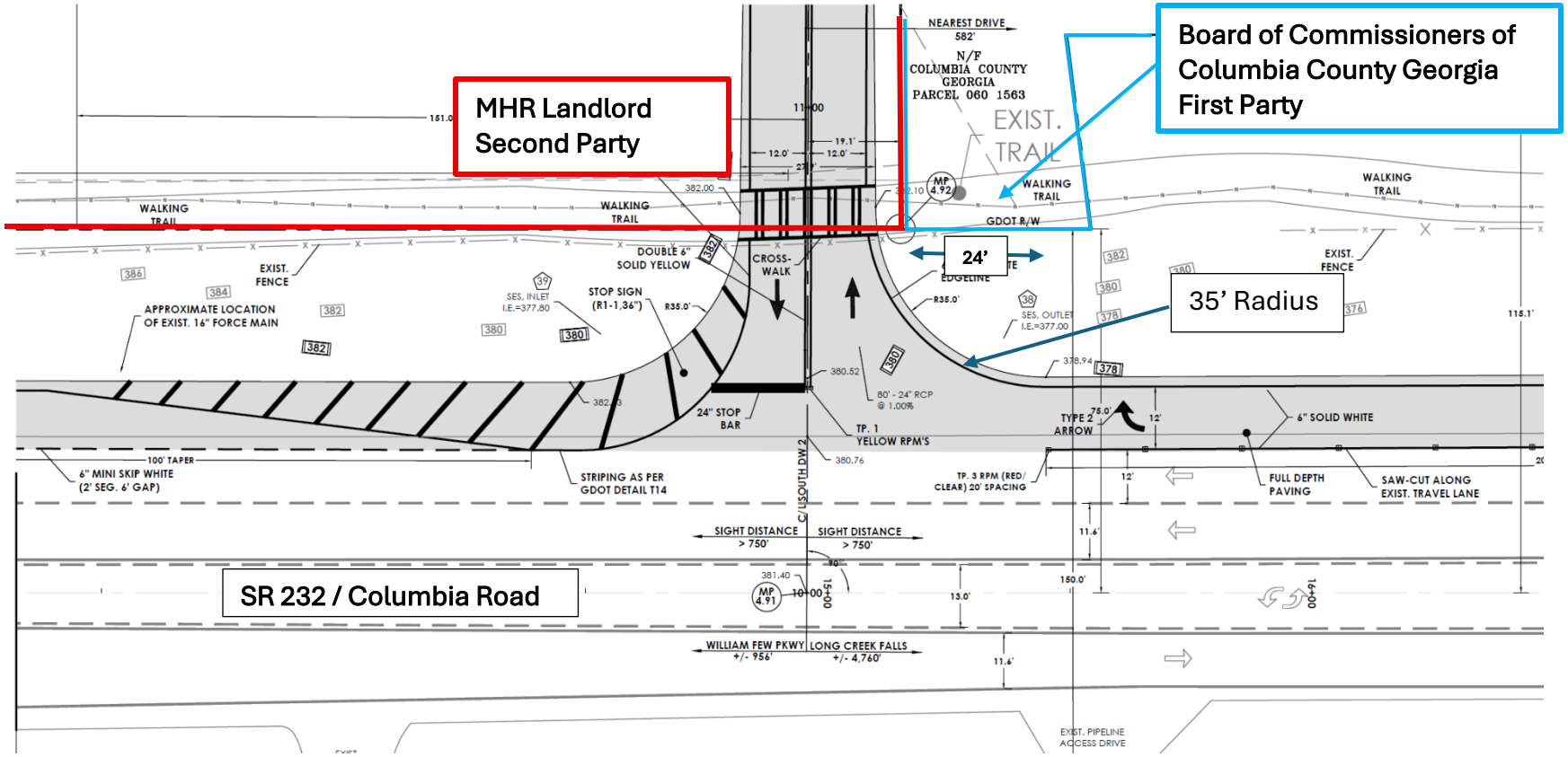
RECORDED

_____ _____
Book No. Page No.

_____
Date

No modifications or changes may be made to the text of this radius encroachment easement agreement, unless agreed upon in writing by the Department. A copy of the form for this radius encroachment easement agreement is on file with the Department's Office of Traffic Operations, General Office, and the language therein shall be deemed to control in the event of any dispute concerning the specific provisions of this radius encroachment easement agreement or any modifications to same.

Exhibit A


MHR Landlord
Second Party
Board of Commissioners of
Columbia County Georgia
First Party
24'
35' Radius
SR 232 / Columbia Road
NEAREST DRIVE
582'
N/F
COLUMBIA COUNTY
GEORGIA
PARCEL 060 1563
EXIST.
TRAIL
WALKING
TRAIL
GDOT R/W
EXIST.
FENCE
APPROXIMATE LOCATION
OF EXIST. 16" FORCE MAIN
DOUBLE 6"
SOLID YELLOW
CROSS-
WALK
STOP SIGN
(R1-1,36")
SES, INLET
I.E.=377.80
SES, OUTLET
I.E.=377.00
EDGELINE
24" STOP
BAR
TP. 1
YELLOW RPM'S
80' - 24" RCP
@ 1.00%
TYPE 2
ARROW
6" SOLID WHITE
100' TAPER
6" MINI SKIP WHITE
(2' SEG. 6' GAP)
STRIPING AS PER
GDOT DETAIL T14
TP. 3 RPM (RED/
CLEAR) 20' SPACING
FULL DEPTH
PAVING
SAW-CUT ALONG
EXIST. TRAVEL LANE
C/L SOUTH DW 2
SIGHT DISTANCE
> 750'
SIGHT DISTANCE
> 750'
WILLIAM FEW PKWY
+/- 956'
LONG CREEK FALLS
+/- 4,760'
EXIST. PIPELINE
ACCESS DRIVE

NOTE:
CONTRACTOR TO REMOVE ALL EXISTING ABOVE GROUND AND BELOW GROUND STRUCTURES AND UTILITIES ON THE SITE UNLESS STATED OTHERWISE.

NOTE:
ANY EXISTING BUILDINGS, PAVING, FENCING, ETC. TO BE REMOVED MUST BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE THE PROJECT SITE DURING CONSTRUCTION ACTIVITIES. TEMPORARY FENCING MAY BE USED AT THE CONTRACTOR'S DISCRETION.

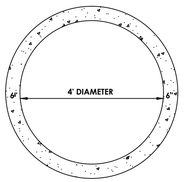
NOTE:
ALL EXISTING WATER SERVICE LINES AND APPURTENANCES TO BE REMOVED UNLESS STATED OTHERWISE. ANY EXISTING WATER METER NOT TO BE RE-USED MUST BE RETURNED TO COLUMBIA COUNTY UTILITY DEPARTMENT.

NOTE:
THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS WITH THE UTILITY OWNER/PROVIDER AS REQUIRED.

NOTE:
THERE ARE NO STATE WATERS AND NO KNOWN WETLANDS LOCATED NEAR THIS PROJECT.

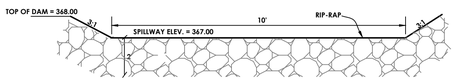
NOTE:
CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY THE DESIGN ENGINEER IF A CONFLICT ARISES.

NOTE:
A REPORT ENTITLED "REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION, PROPOSED COMMERCIAL DEVELOPMENT, COLUMBIA ROAD AT WILLIAM FEW PARKWAY, GROVETOWN, GEORGIA, CSRA REPORT NO. B-115.22" AND DATED SEPTEMBER 21, 2022 WAS PREPARED FOR THIS PROJECT BY CSRA TESTING AND ENGINEERING CO., INC. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THIS REPORT AND FOLLOW ALL RECOMMENDATIONS MADE IN SAID REPORT.



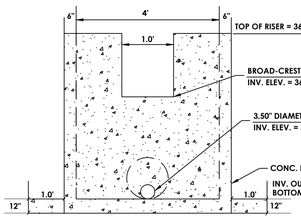
TOP VIEW RISER DETAIL

NOT TO SCALE



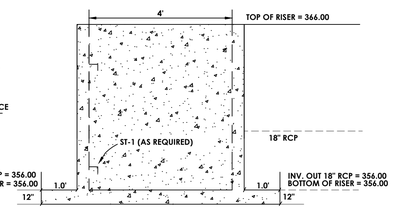
EMERGENCY SPILLWAY

NOT TO SCALE



FRONT VIEW RISER DETAIL

NOT TO SCALE

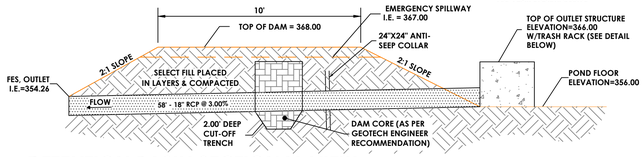


SIDE VIEW RISER DETAIL

NOT TO SCALE

POND POOL ELEVATIONS

1 YEAR STORM: 361.10
25 YEAR STORM: 364.48
50 YEAR STORM: 365.16
100 YEAR STORM: 365.90



DETENTION BASIN SECTIONAL VIEW

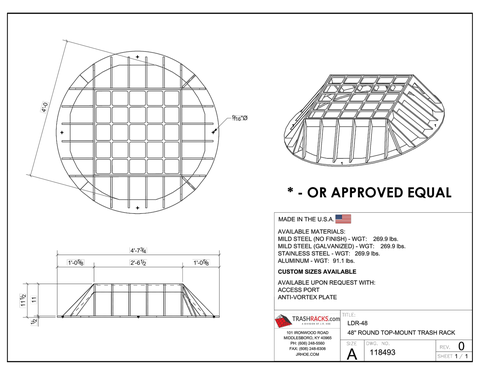
NOT TO SCALE

POND DAM SPECIFICATIONS

1. DAM TO BE CONSTRUCTED FROM CLAYS. DAM MATERIAL TO BE APPROVED BY A SOILS ENGINEER PRIOR TO PLACEMENT.
2. EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AT OPTIMUM TO 3% ABOVE OPTIMUM MOISTURE CONTENT IN 8" LIFTS. THE FILL WILL BE FREE OF TOP SOIL, ORGANIC MATTER, & STONES LARGER THAN 6".
3. ALL AREAS BENEATH THE DAM SHALL BE CLEARED OF ALL ROOTS, STUMPS AND TOP SOIL BEFORE PLACING FILL.
4. THE RISER SHALL BE PRECAST OR CONSTRUCTED OF APPROVED CONCRETE BLOCK.
5. SUFFICIENT TOP SOIL TO BE STOCK PILED TO PROVIDE A 6" COVER OVER THE EMBANKMENT.
6. ANTI-SEEP COLLARS SHALL BE PLACED BY EXCAVATING THE COMPACTED FILL AND THEN BACKFILLING WITH HAND TAMPED MATERIAL.
7. THE DAM SHALL BE MATTED, SEEDED, LIMED, FERTILIZED, AND MULCHED.
8. ONCE SITE IS STABILIZED REMOVE E&S CONTROLS.
9. A SOILS ENGINEER WILL PROVIDE A GEOTECHNICAL INVESTIGATION REPORT OF THE POND AREA AND APPROVE MATERIAL FOR DAM PRIOR TO PLACEMENT AND DETERMINE DEPTH AND DIMENSIONS NECESSARY FOR CUT OFF TRENCH.

LEGEND

- RBS = REBAR SET
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- EXIST. LIGHT POLE
- BENCHMARK
- x 234.5 = SPOT ELEVATION
- GAS VALVE
- POWER POLE WITH GUY ANCHOR
- SANITARY MANHOLE
- HBT = HOOD BACK TRAP
- w — WATER LINE
- g — GAS LINE
- ss — SANITARY SEWER
- OHP — OVERHEAD POWER LINES
- UGP — UNDERGROUND POWER LINE
- t — TELEPHONE LINE
- e — ELECTRICAL LINE
- STORM LINE
- ASPHALT PAVING
- CONCRETE PAVING



* - OR APPROVED EQUAL

MADE IN THE U.S.A.

AVAILABLE MATERIALS:
MILD STEEL (NO FINISH) - WGT: 269.9 lbs.
MILD STEEL (GALVANIZED) - WGT: 269.9 lbs.
STAINLESS STEEL - WGT: 269.9 lbs.
ALUMINUM - WGT: 91.1 lbs.

CUSTOM SIZES AVAILABLE

AVAILABLE UPON REQUEST WITH:
ACCESS PORT
ANTI-VORTEX PLATE

TRASHRACKS.com
101 IRONWOOD ROAD
MIDDLEBORO, KY 40965
PH: (606) 248-5900
FAX: (606) 248-6306
JRHOE.COM

TITLE: LDR-48
48" ROUND TOP-MOUNT TRASH RACK

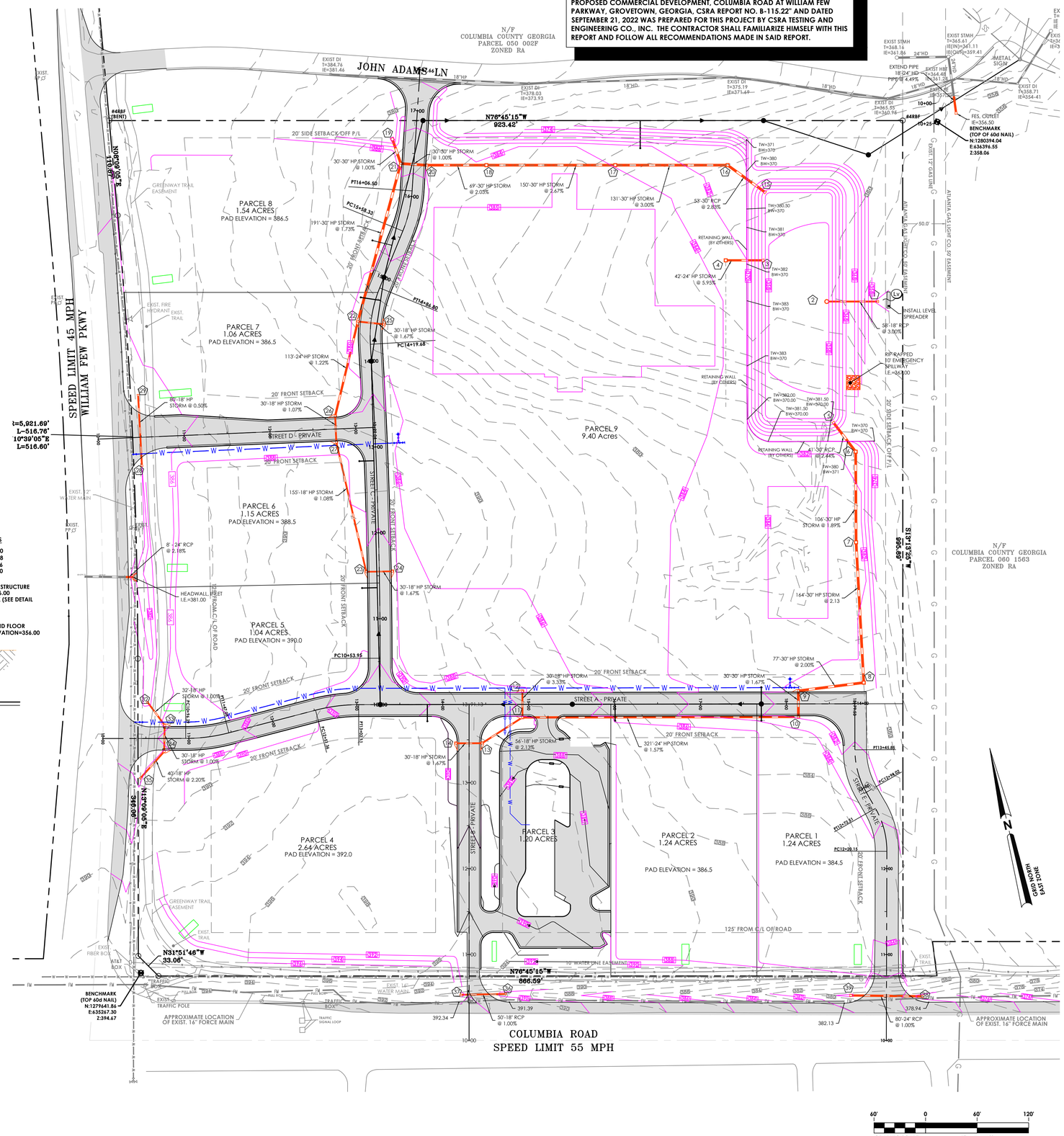
SIZE: A | CAGE CODE: 118493 | REV.: 0 | SHEET 1 / 1

TRASH RACK DETAIL

NOT TO SCALE

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

Soil erosion control measures must be in place prior to any land disturbing activity



GRAPHIC SCALE 1" = 60'

REVISION BLOCK			
DATE	DESCRIPTION	BY	
6/11/24	AS PER COUNTY COMMENTS	LHH	
3/27/25	AS PER OWNER, COUNTY & GDOT COMMENTS	LHH	
5/30/25	AS PER OWNER COMMENTS	LHH	
7/31/25	AS PER COUNTY COMMENTS	LHH	
9/17/25	AS PER COUNTY & GDOT COMMENTS	LHH	
10/13/25	AS PER COUNTY & GDOT COMMENTS	LHH	

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 29578 LAWTON N. HUNT
10/13/25

CIVILDESIGN SOLUTIONS
371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30828
706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com

GRADING PLAN

PATRIOT'S SQUARE RETAIL DEVELOPMENT
2207 WILLIAM FEW PARKWAY
20.51 ACRES - TAX PARCEL 050 002E
COLUMBIA COUNTY, GEORGIA

DATE:	2/7/2024
SCALE:	1"=60'
DESIGNED BY:	LHH
CHECKED BY:	SLJ
ACAD FILE:	23-020
DRAWING NO:	23-020-3

SHEET NO. 3 OF 18 SHEETS

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Facility Services
Revenue:		Contact:	Steven Prather
Expenses:		Phone:	706.312.7374
Line Codes(s):			

ITEM: Rejection of the Bid #2025013-BID3289 for the Pollard House Renovation

BACKGROUND: Bids were received for the Pollard House Renovation on October 30, 2025, with multiple bids received. The lowest bid was SD Clifton Construction in the amount of $3,392,281.00 with an alternate of $207,718.00 to bring the total bid number to $3,599,999.00. Due to the bid amount exceeding the budget, the project will be re-evaluated by staff to reduce the scope and rebid or placed on hold until the construction market becomes more competitive.

STAFF RECOMMENDATION: Staff recommends rejecting bids received for Bid #2025013-BID3289, Pollard House Renovation, due to being over budget.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the rejection of the bids for the Pollard House Renovation.*

BID Process Data, Evaluation & Recommendation
Procurement Department

BID#: 2025013-BID3289 BID Item(s): Pollard House Renovation
Dept(s) requesting: Facilities Design & Construction Dept. Head(s): Steven Prather Date: 03/19/25 Qty: NA
Advertised: CCNT/Online Date(s): 09/17, 09/24, 10/01, 10/08/25 & Georgia Procurement Registry
Responding Vendors: 4 Location: Procurement Department Due Date/Time: 10/30/25 @ 12PM
Open Date/Time:10/30/25 @ 2:00 PM

Verified BID Results: (Lowest to Highest Cost Provider)

VENDOR & LOCATION	TOTAL BID	COMMENTS
1. SD Clifton Construction, Inc. Martinez, GA 30907	Base Bid: $3,392,281.00 Alternate 1: $207,718.00 Total Bid: $3,599,999.00	Apparent Low / Overbudget
2. Shearer-Mutimer Construction, LLC. Martinez, GA 30907	Base Bid: $3,995,000.00 Alternate 1: $283,000.00 Total Bid: $4,278,000.00	
3. RD Brown Contractors North Augusta, SC 29861	Base Bid: $4,145,000.00 Alternate 1: $ 285,000.00 Total Bid: $ 4,430,000.00	
4. Kuhlke Construction Augusta, GA 30919	Base Bid: $ 4,623,200.00 Alternate 1: $ 302,000.00 Total Bid: $ 4,925,200.00	

Budget: $2,200,000.00 Line Code: 24185-34-015

Procurement Recommendation: Procurement recommends rejecting bids, redesigning project, and rebidding to try to bring project in under budget.

Departmental Instructions - Approval of Award / Expense Threshold Process

__X__ $50,000 and greater — Division Manager, Oversight Committee, Board of Commissioners

_____ Agree with Procurement recommendation:
*Proceed with approval process noted above.

_____ Disagree with Procurement recommendation:
* Notify Procurement in writing as to reason(s)
* Document position and make it a part of the agenda item

Note: This document is to be made a part of the agenda item submitted to any oversight committee and Board of Commissioners.

Glenn O'Steen, CPPO, MBA
Procurement Manager

Bid# 2025013-BID3289

Pollard House Renovation

Bid Tabulation

				Kuhlke Construction & Associates, Inc.		RD Brown Contractors		SD Clifton Construction, Inc.		Shearer - Mutimer Construction	
			Total Cost	$4,925,200.00		$4,430,000.00		**$3,599,999.00**		$4,278,000.00	
#	Items	Quantity Required	Unit of Measure	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1. Base Bid - ALL ITEMS AS DIRECTED BY ENGINEER (1)											
#1-1	BIDDER agrees to perform all the work described in the BASE BID of the CONTRACT DOCUMENTS for the total sum of:	1	LS	$4,623,200.00	$4,623,200.00	$4,145,000.00	$4,145,000.00	$3,392,281.00	$3,392,281.00	$3,995,000.00	$3,995,000.00
2. ADD ALTERNATE NO. 1 (1)											
#2-1	ADD ALTERNATE NO. 1 – PAVILION - REFERENCE COVER, A901, A902, S401, E102	1	LS	$302,000.00	$302,000.00	$285,000.00	$285,000.00	$207,718.00	$207,718.00	$283,000.00	$283,000.00

Public Works and Engineering Services Committee
December 2, 2025

Fund:	Hurricane Fund	Department:	Facility Services
Revenue:	$0.00	Contact:	Steven Prather
Expenses:	$70,965.00	Phone:	706.312.7374
Line Codes(s):	2100-31-214		

ITEM: Independent Contract with Thomson Roofing for the Reroofing of the Columbia County Cares Building

BACKGROUND: During Hurricane Helene, the roof of the Columbia County Cares Building sustained damage. Staff worked with insurance to obtain a roofing report and recommendations for repair. This scope includes the retrofit reroof, new insulation, coping, etc. Three quotes were received, with Thomson Roofing being the lowest qualified at $70,965.00, which includes the 20-year manufacturers warranty.

STAFF RECOMMENDATION: Staff recommends entering into an Independent Contract with Thomson Roofing for the reroofing of the Columbia County Cares Building in the amount of $70,965.00 to be reimbursed by insurance.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved an Independent Contract with Thomson Roofing for the reroofing of the Columbia County Cares Building in the amount of $70,965; 2100.31.214.*

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement is made and entered into December 2, 2025 by and between **Thomson Roofing and Metal Company,** a Domestic Professional Corporation with a location at P.O. Box 185, Thomson, Georgia 30824 (hereinafter the "Contractor") and **Columbia County, Georgia** a political subdivision of the state of Georgia, (hereinafter the "County").

WHEREAS, the County has identified a need to contract for Reroof of Columbia County Cares Building as the County shall approve (hereinafter "Services"), in accordance with the Statement of Work (SOW), which is Exhibit "A" attached hereto and made a part hereof, to be provided by an outside contractor.

WHEREAS, the Contractor desires to provide Services to Columbia County and the County desires to engage Contractor for such purposes;

NOW THEREFORE, in consideration of the premise, the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Contractor and County hereby agree as follows:

1. Engagement. The County hereby engages the Contractor to provide Services in accordance with the SOW. In the event of conflicting information, this document shall govern. The Contractor hereby accepts such engagement, upon the terms and conditions hereinafter set forth.
2. Term. The Term of this Agreement shall be until services have been rendered in full and managing department has determined the work is complete in accordance with the SOW.
3. Compensation. Compensation will be in accordance with the Georgia Prompt Pay Act and provided as specified in the SOW, which is Exhibit "A".
4. Contractor Relationship. In performance of services specified by the SOW under this Agreement, the Contractor is acting as an independent contractor and not as an employee, partner or agent of the County. The Contractor shall have no power or authority to bind, represent or act on behalf of the County. As an independent contractor, the Contractor will be responsible for the payment of all taxes on the Contractor's earnings under this Agreement and will not be subject to withholding of income, FICA, or Medicare taxes by the County. The Contractor shall have full responsibility for services provided in accordance with the SOW.
5. Indemnity. Indemnification/Duty to Defend. During and after the term hereof, the Contractor agrees to indemnify and hold harmless the County from and against all causes of action, claims, loss or damages resulting to the Counts to the extent arising or resulting from the delivery of the Scope of Services under this Agreement, but such indemnity is limited to those liabilities caused by a negligent professional act of the Contractor as defined below. 1. For the purposes of the Professional Services indemnity in the subparagraph above, services means those services performed by a licensed professional employed by the Contractor.2. For the purposes of the Professional Services Indemnity in the subparagraph above, Negligent Professional Act means a negligent act, error, or omission in the performance of Professional Services by the Contractor (or by any person or entity, including joint ventures, for who the Contractor is liable) that causes liability and fails to meet the applicable professional standard of care, skill and ability under similar conditions and like surrounding circumstances, as is ordinarily employed by others in their profession.
6. Amendment of Agreement. Modifications or changes in this Agreement must be in writing and executed by the parties bound to this Agreement.
7. Authority to Contract. The individual executing this Agreement on behalf of Contractor covenants and declares that it has obtained all necessary approvals of Consultant's board of directors, stockholders, general partners, limited partners or similar authorities to simultaneously execute and bind Contractor to the terms of this Agreement, if applicable.
8. Licenses, Certifications, Permits, Etc. Contractor covenants and declares that it has obtained all diplomas, certificates, licenses, permits or the like required of Contractor by any and all national, state, regional, County,

or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. Further, Contractor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or offers applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. §50-18-71, et seq.). Further, Vendor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

9. Assignment. This Agreement, or any interest therein, shall not be assignable by the Contractor to any other party without the prior written consent of the County.

10. Governing Law/Venue. All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under only Georgia law without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement. In consenting to jurisdiction, a representative must be named as registered agent in state of Georgia, who can be served in the event of legal action.

11. Non-Binding Future Commissions. In accordance with O.C.G.A. §36-30-3 and Columbia County Ordinance Sec. 1-2-15, which prohibits legally binding the County's future commissions, should the Commission vote to cancel this Agreement, County shall provide 45 (forty-five) days' notice to Contractor. County shall not be further obligated to the terms under this Agreement.

12. Cancellation for Non Appropriation. County represents and warrants that it has appropriated and budgeted the funds to make all Payments for the remainder of the fiscal year in which the term commences and that it currently intends to make Payments for the full term if funds are appropriated for the Payments in each succeeding fiscal year. Without contractually committing itself to do so, County reasonably believes that moneys in an amount sufficient to make all Payments due, and will lawfully be, appropriated therefor. County directs the person in charge of its budget requests to include the Payments payable during each fiscal year in the budget request presented to County's governing body for such fiscal year, provided that County's governing body retains authority to approve or reject any such budget request. All payments shall be payable out of the general funds of County or out of other legally appropriated funds. This Agreement will not be a general obligation of County and shall not constitute a pledge of either County's full faith and credit or of County's taxing power. If County's governing body fails to appropriate sufficient funds in any fiscal year for Payments or other Payments due hereunder and if other funds are not legally appropriated for such payments, a "Non-Appropriation Event" will be deemed to have occurred. If a Non-Appropriation Event occurs, then a) County shall give Contractor immediate notice of such Non-Appropriation Event; b) on the Return Date, County shall return to Contractor all of the Equipment, at County's sole expense; and c) the Agreement shall terminate on the Return Date without penalty to County, provided, that County shall pay all payments and other amounts payable under the Agreement for which funds shall have been appropriated, provided further, that County shall pay month-to-month rent at the rate set forth prorated each month that County fails to so return the Equipment. "Return Date" means the last day of the fiscal year for which appropriations were made for the payments due hereunder.

13. Insurance: Contractor shall not commence Work under this Agreement until he has obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Contractor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

    a. Worker's Compensation Insurance: Contractor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance for all of his employees to be engaged in work on this Agreement.

    b. Public Liability and Property Damage Insurance: Contractor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability

Insurance as shall protect him and anyone working on his behalf from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by himself or by any subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

i. Public Liability and Property Damage Liability Insurance. Contractor shall carry, with respect to the operations he performs, regular Contractor's Public Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the General Contractor shall be provided by or in behalf of the subcontractor to cover their operation.

ii. Automobile Liability Insurance (owned, non-owned, hired). (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than one million dollars ($1,000,000) on account of one accident. (b) Property damage in an aggregate amount up to one million dollars ($1,000,000) per accident during the Policy Period.

iii. General Liability and Automobile Liability. (a) Contractor's insurance coverage shall be primary noncontributing insurance as respects to any other insurance or self-insurance available to the Insured Parties. Any insurance or self-insurance maintained by the Insured Parties shall be in excess of Contractor's insurance and shall not contribute with it; (b) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County; (c) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to limits of insurance provided; (d) Coverage shall be provided on a "Pay on Behalf" basis, with defense costs payable in additional to policy limits. There shall be no cross liability exclusion.

c. Subcontractors: Contractor shall either (a) ensure that its insurance policies (as described herein) cover all subcontractors and the Work performed by such subcontractors or (b) ensure that any subcontractor secures separate policies covering that subcontractor and its Work.

d. Proof of Carriage of Insurance: Contractor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Contractor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Contractor shall suspend all work or operations until such time as Contractor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement, P O Box 498, Evans, GA 30809.

This Agreement is an important legal document. Prior to accepting these terms and agreements you should have fully reviewed and understood its contents. You may consult with your attorney before accepting terms and agreements.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of December 2, 2025.

COLUMBIA COUNTY, GEORGIA

By: Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

ATTEST

By: Patrice Crawley, County Clerk
Columbia County Board of Commissioners

THOMSON ROOFING AND METAL COMPANY

Jay Poston, President
Thomson Roofing and Metal Company

Date

EXHIBIT "A"

SCOPE OF WORK

THOMSON ROOFING

Phone: 706-595-2864
Fax: 706-595-7134

PROPOSAL

SUBMITTED TO		JOB NAME	DATE
Columbia County BOC		Columbia County Cares	October 16, 2025
ADDRESS	EMAIL	JOB LOCATION	
4325 Evans to Locks	therring@columbiacountyga.gov	1959 Appling Harlem Rd	
CITY, STATE, ZIP	DIRECT	SPECIFIER	MANUFACTURER
Evans, GA 30809	706-312-7446	none	Carlisle / Elevate / GAF
ATTENTION	CELL	SYSTEM TYPE	PROPOSAL NUMBER
Tyler Herring	478-595-4191	20 Year - 060mil TPO	1

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

We propose to provide and install the single ply roof system as described below. This proposal covers all labor, materials, equipment, insurance, safety, and supervision necessary to install approx. 75 SQS of TPO membrane roof system on the existing Columbia county Cares Building. The warranty for this roofs system is a 20 year NDL (no dollar limit) labor and material warranty from the roof manufacturer.

Scope of Work: **20 Year - 060mil "white" TPO Membrane - Retrofit**

- We will install 1/2" treated plywood on the interior of the sloped parapet walls - new scuppers will be cut thru the existing parapet walls and the interior gutter will be abandoned.
- Next we will custom cut EPS flute fill and install between each rib - a 1.5" ISO cover board is to be installed over the entire roof area (approximate R value addition of R11).
- Finally we will install a 060mil "white" TPO roof membrane over the new insulation boards with screws and rhino bond plates into the metal building purlins.
- All sheet metal trim & flashing is to be shop fabricated from 24 Ga Kynar flat sheets - this includes new counter flashing, coping cap, scuppers, receiver heads, downspouts and splice plates.
- 20 Year NDL Warranty.

Notes:

A. Please note: We will cut 10 each new scuppers in the exterior parapet wall for drainage. Scuppers to have a receiver head box and downspout on the outside wall of the building.

B. Add $2,000 for insulation crickets to divert water to new scuppers. This is recommended to help prevent ponding water on the roof.

Exclusions:

I. Framing or panel replacement

II. Mechanical, Plumbing or Electrical work

Proposal Price **(20 Yr - 060mil White TPO Membrane System - Metal Bldg Recover)** **$70,965.00**

Net 30

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE:

Charlie Toburen

Charlie Toburen

Note: This proposal is good for only 30 Days from the date above.

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOUR ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

Date of Acceptance: Signature:

Public Works and Engineering Services Committee
December 2, 2025

Fund:	Water Utility General Operating Fund	Department:	Water Utility
Revenue:	$0.00	Contact:	Stacey Gordon
Expenses:	$64,999.58	Phone:	706-868-3474
Line Codes(s):	511-5130-601100		

ITEM: Independent Contractor Agreement with Duke's Root Control to perform a Precision I&I Microdetection Study

BACKGROUND: Independent Contractor Agreement with Duke's Root Control to perform a Precision I&I Microdetection Study. The study area is in the Jones Creek basin from Fury's Ferry Rd to Evans to Locks Rd. This study is to identify inflow and infiltration issues during rain events which heavily impact the lift station at Jones Creek overloading the pumps. This is a budgeted item and the total cost of $64,999.58 will be applied to line code 511-5130-601100.

STAFF RECOMMENDATION: Staff recommends the approval of this agreement.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved an Independent Contractor Agreement with Duke's Root Control to perorm a percision I&I microdetection study in the amount of $64,999.58; 511.5130.601100.*

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement is made and entered into December 2, 2025 by and between **Duke's Root Control, Inc.,** a Corporation with a location at 400 Airport Road, Unit E, Elgin, Illinois 60123 (hereinafter the "Contractor") and **Columbia County, Georgia** a political subdivision of the state of Georgia, (hereinafter the "County").

WHEREAS, the County has identified a need to contract for Precision I&I Microdetection Study as the County shall approve (hereinafter "Services"), in accordance with the Statement of Work (SOW), which is Exhibit "A" attached hereto and made a part hereof, to be provided by an outside contractor.

WHEREAS, the Contractor desires to provide Services to Columbia County and the County desires to engage Contractor for such purposes;

NOW THEREFORE, in consideration of the premise, the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Contractor and County hereby agree as follows:

1. Engagement. The County hereby engages the Contractor to provide Services in accordance with the SOW. In the event of conflicting information, this document shall govern. The Contractor hereby accepts such engagement, upon the terms and conditions hereinafter set forth.
2. Term. The Term of this Agreement shall be until services have been rendered in full and managing department has determined the work is complete in accordance with the SOW.
3. Compensation. Compensation will be in accordance with the Georgia Prompt Pay Act and provided as specified in the SOW, which is Exhibit "A".
4. Contractor Relationship. In performance of services specified by the SOW under this Agreement, the Contractor is acting as an independent contractor and not as an employee, partner or agent of the County. The Contractor shall have no power or authority to bind, represent or act on behalf of the County. As an independent contractor, the Contractor will be responsible for the payment of all taxes on the Contractor's earnings under this Agreement and will not be subject to withholding of income, FICA, or Medicare taxes by the County. The Contractor shall have full responsibility for services provided in accordance with the SOW.
5. Indemnity. Indemnification/Duty to Defend. During and after the term hereof, the Contractor agrees to indemnify and hold harmless the County from and against all causes of action, claims, loss or damages resulting to the Counts to the extent arising or resulting from the delivery of the Scope of Services under this Agreement, but such indemnity is limited to those liabilities caused by a negligent professional act of the Contractor as defined below. 1. For the purposes of the Professional Services indemnity in the subparagraph above, services means those services performed by a licensed professional employed by the Contractor.2. For the purposes of the Professional Services Indemnity in the subparagraph above, Negligent Professional Act means a negligent act, error, or omission in the performance of Professional Services by the Contractor (or by any person or entity, including joint ventures, for who the Contractor is liable) that causes liability and fails to meet the applicable professional standard of care, skill and ability under similar conditions and like surrounding circumstances, as is ordinarily employed by others in their profession.
6. Amendment of Agreement. Modifications or changes in this Agreement must be in writing and executed by the parties bound to this Agreement.
7. Authority to Contract. The individual executing this Agreement on behalf of Contractor covenants and declares that it has obtained all necessary approvals of Consultant's board of directors, stockholders, general partners, limited partners or similar authorities to simultaneously execute and bind Contractor to the terms of this Agreement, if applicable.
8. Licenses, Certifications, Permits, Etc. Contractor covenants and declares that it has obtained all diplomas, certificates, licenses, permits or the like required of Contractor by any and all national, state, regional, County, or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work

contracted for under this Agreement. Further, Contractor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or offers applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. §50-18-71, et seq.). Further, Vendor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

9. Assignment. This Agreement, or any interest therein, shall not be assignable by the Contractor to any other party without the prior written consent of the County.

10. Governing Law/Venue. All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under only Georgia law without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement. In consenting to jurisdiction, a representative must be named as registered agent in state of Georgia, who can be served in the event of legal action.

11. Non-Binding Future Commissions. In accordance with O.C.G.A. §36-30-3 and Columbia County Ordinance Sec. 1-2-15, which prohibits legally binding the County's future commissions, should the Commission vote to cancel this Agreement, County shall provide 45 (forty-five) days' notice to Contractor. County shall not be further obligated to the terms under this Agreement.

12. Cancellation for Non Appropriation. County represents and warrants that it has appropriated and budgeted the funds to make all Payments for the remainder of the fiscal year in which the term commences and that it currently intends to make Payments for the full term if funds are appropriated for the Payments in each succeeding fiscal year. Without contractually committing itself to do so, County reasonably believes that moneys in an amount sufficient to make all Payments due, and will lawfully be, appropriated therefor. County directs the person in charge of its budget requests to include the Payments payable during each fiscal year in the budget request presented to County's governing body for such fiscal year, provided that County's governing body retains authority to approve or reject any such budget request. All payments shall be payable out of the general funds of County or out of other legally appropriated funds. This Agreement will not be a general obligation of County and shall not constitute a pledge of either County's full faith and credit or of County's taxing power. If County's governing body fails to appropriate sufficient funds in any fiscal year for Payments or other Payments due hereunder and if other funds are not legally appropriated for such payments, a "Non-Appropriation Event" will be deemed to have occurred. If a Non-Appropriation Event occurs, then a) County shall give Contractor immediate notice of such Non-Appropriation Event; b) on the Return Date, County shall return to Contractor all of the Equipment, at County's sole expense; and c) the Agreement shall terminate on the Return Date without penalty to County, provided, that County shall pay all payments and other amounts payable under the Agreement for which funds shall have been appropriated, provided further, that County shall pay month-to-month rent at the rate set forth prorated each month that County fails to so return the Equipment. "Return Date" means the last day of the fiscal year for which appropriations were made for the payments due hereunder.

13. Insurance: Contractor shall not commence Work under this Agreement until he has obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Contractor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

    a. Worker's Compensation Insurance: Contractor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance for all of his employees to be engaged in work on this Agreement.

    b. Public Liability and Property Damage Insurance: Contractor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability Insurance as shall protect him and anyone working on his behalf from claims for damages for personal

injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by himself or by any subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

i. Public Liability and Property Damage Liability Insurance. Contractor shall carry, with respect to the operations he performs, regular Contractor's Public Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the General Contractor shall be provided by or in behalf of the subcontractor to cover their operation.

ii. Automobile Liability Insurance (owned, non-owned, hired). (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than one million dollars ($1,000,000) on account of one accident. (b) Property damage in an aggregate amount up to one million dollars ($1,000,000) per accident during the Policy Period.

iii. General Liability and Automobile Liability. (a) Contractor's insurance coverage shall be primary noncontributing insurance as respects to any other insurance or self-insurance available to the Insured Parties. Any insurance or self-insurance maintained by the Insured Parties shall be in excess of Contractor's insurance and shall not contribute with it; (b) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County; (c) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to limits of insurance provided; (d) Coverage shall be provided on a "Pay on Behalf" basis, with defense costs payable in additional to policy limits. There shall be no cross liability exclusion.

c. Subcontractors: Contractor shall either (a) ensure that its insurance policies (as described herein) cover all subcontractors and the Work performed by such subcontractors or (b) ensure that any subcontractor secures separate policies covering that subcontractor and its Work.

d. Proof of Carriage of Insurance: Contractor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Contractor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Contractor shall suspend all work or operations until such time as Contractor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement, P O Box 498, Evans, GA 30809.

This Agreement is an important legal document. Prior to accepting these terms and agreements you should have fully reviewed and understood its contents. You may consult with your attorney before accepting terms and agreements.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of December 2, 2025.

COLUMBIA COUNTY, GEORGIA

By: Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

ATTEST

By: Patrice Crawley, County Clerk
Columbia County Board of Commissioners

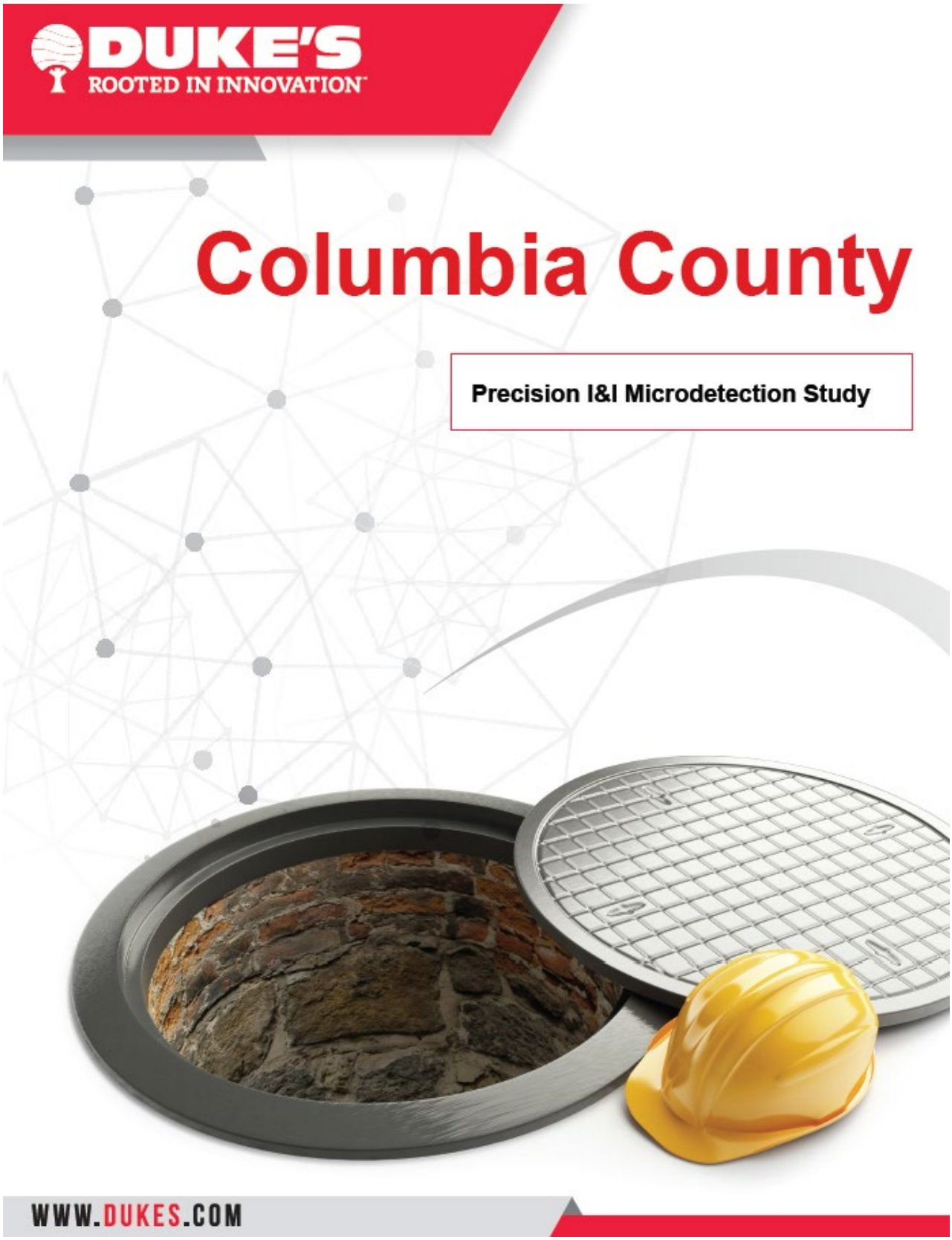
DUKE'S ROOT CONTROL, INC.

Stuart Tillery, Southeast Regional Manager
Duke's Root Control, Inc.

Date

EXHIBIT "A"

SCOPE OF WORK



October 30, 2025

Jody Crabtree
Columbia County
2140 William Few Pkwy.
Grovetown, GA 30813

PROJECT NAME: Precision I&I Microdetection Study

Dear Jody,

Duke's Root Control, Inc. is pleased to submit this proposal to Columbia County for the Precision I&I Microdetection Study. All details regarding this project are contained within the pages of this proposal and include sample deliverables, scope of service descriptions, and pricing.

This proposal is being submitted based on interpretations made from the study maps or information we have been provided. Please review for accuracy.

Thank you for your consideration and the opportunity to illustrate our services. Please do not hesitate to contact me with any questions regarding this proposal.

Sincerely,
Duke's Root Control, Inc.

Stuart Tillery
National Account Manager
678-232-7706
stu@dukes.com

Precision I&I Microdetection - Scope of Services

Process
1. Receive and upload current GIS / GDB files from client (data requisition guide may be supplied upon project initialization). 2. Determine location to place initial iTracker units based on flow data obtained from maps or GIS files to properly canvas the study area. Final locations placed with client collaboration to achieve best results. 3. Provide client link to view or approve locations for units. 4. Access manholes and install iTracker units in accordance with manufacturer recommended installation procedures. If unable to access/locate previously approved manhole locations, a viable alternative will be selected by Duke's. 5. After 60 days installed and a qualifying rain event (defined as singe day rain event 1" or greater), Duke's will remove the iTracker units. If there is no qualifying rain event, then Duke's will extend the study period an additional 30 days, for a maximum of 90 days. If an additional field visit is needed for project maintenance after 90 days, a mobilization fee may be required. 5.1. Rain data will be determined by using compiled Doppler radar-derived precipitation measurements, generating hourly grids with data points spaced at 1-km (1/2-mile) intervals across the continental United States – a so-called "rainfall map." This highly detailed picture of hourly data is based on a combination of various sources: 5.1.1. Precipitation data from a network of 180 NWS-maintained overlapping dual-polarization Doppler radar networks. 5.1.2. Input from over 20,000 rain gauges. 5.1.3. Satellite data processed every 15-minutes. 5.1.4. Hourly automatic observations from reporting stations (often located at airports). 5.1.5. Numerical models and climatology. 6. Upon project completion, review, analyze and report data from test period to identify areas of the system prone to elevated levels of inflow or infiltration during and after rain events. Duke's will provide access to Insight 360, Duke's web hosted data platform. A username and password will be provided so that access to all data, graphs, maps, and raw data downloads are available.

Responsibilities of Duke's	Responsibilities of Client
1. Provide staff with proper identification and PPE including, but not limited to, hi-vis vests. 2. Ensure that all vehicles are properly marked and have adequate safety lighting. 3. Act in a polite, professional manner at all times and especially when dealing with the public. 4. Report any severe observations to the point person from the client's office assigned to this project.	1. Provide contractor with all electronic data to successfully complete the project. 2. Assist contractor with public issues or concerns. 3. Agree to promptly review and advise contractor on any changes to location of iTracker units, if client is participating in the iTracker placement process. 4. Assist contractor with location and access of buried or surcharged manhole structures that have been deemed optimal locations for iTracker placement. 5. Assist Dukes with traffic control to ensure a safe installation of units. If traffic control or permitting is the responsibility of Duke's, client must disclose this prior to execution of contract and commencement of work.

REV 02.2025

I&I MICRO-DETECTION

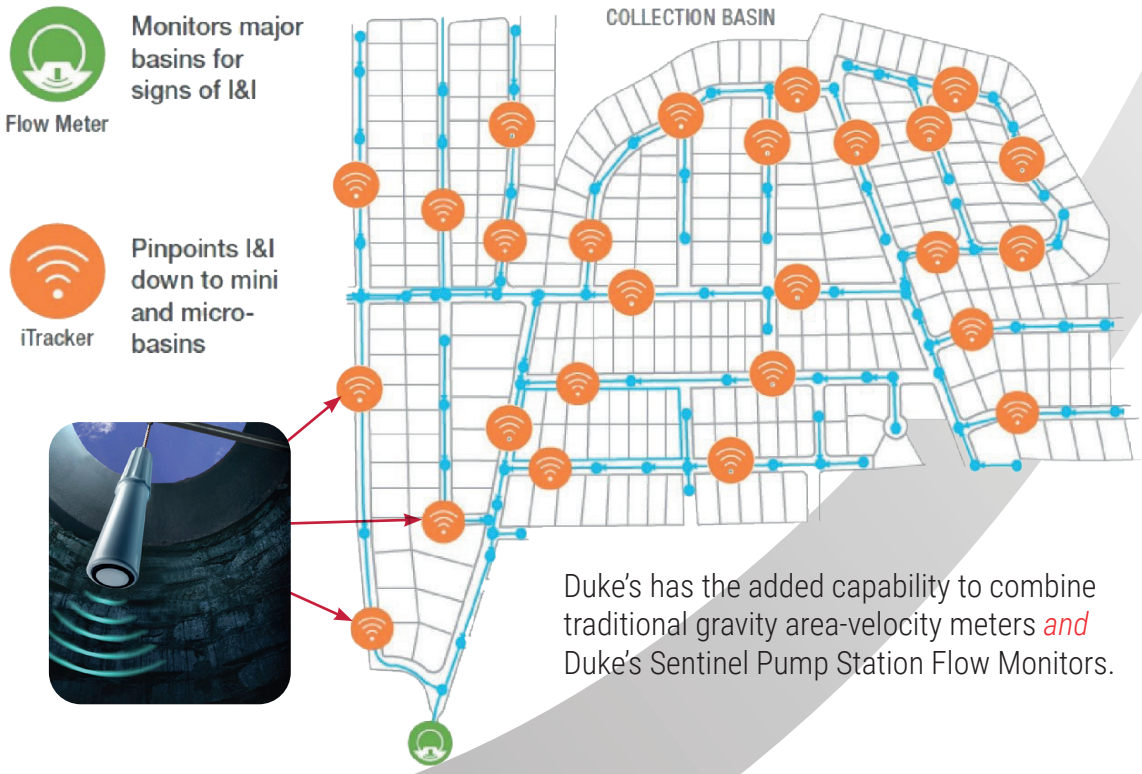
I&I micro-detection is essential for creating a Smart Wastewater System.

At Duke's, we understand that detecting infiltration and inflow (I&I) can be a frustrating and expensive process. That's why we utilize cutting-edge micro-detection technologies to quickly and accurately isolate the line segments within a basin that are causing excess I&I. By pinpointing these specific areas, we can start optimizing your sewer system right away.

We know that chasing down I&I can be a daunting task, especially when most models only detect the problem within a few miles. But with our advanced technology, we can detect even the smallest points of entry, saving you time and money in the long run. Trust Duke's to efficiently and effectively tackle your I&I problems.

We do it with precision pinpointing of lines.

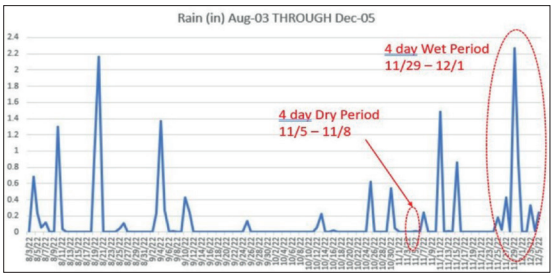
- Duke's micro-detection units and software identify specific areas to address for I&I management
- Custom algorithms compare dry days to rain events to provide charts, graphs, and reports on I&I flows
- Deliverables are provided in an easy-to-use and understand interface.



Duke's has the added capability to combine traditional gravity area-velocity meters *and* Duke's Sentinel Pump Station Flow Monitors.

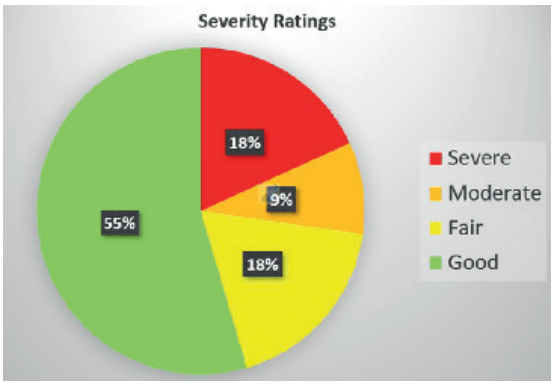
Innovation by DUKE'S ROOTED IN INNOVATION

ADVANCED DELIVERABLES



WET WEATHER ANALYSIS

A wet weather analysis is a powerful tool for sewer system operators and municipalities to identify and manage I&I issues during periods of precipitation. The analysis provides detailed data on I&I flows, enabling operators to pinpoint problem areas and prioritize mitigation efforts. By utilizing this data, sewer systems can be optimized, reducing the risk of costly and disruptive sewer overflows and backups.

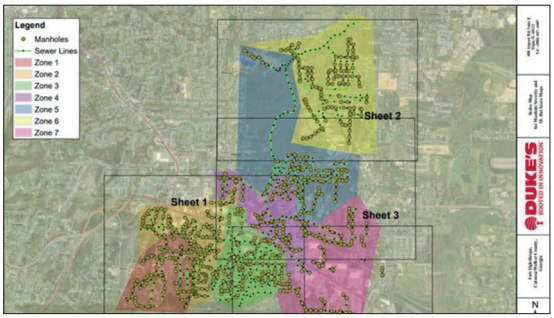


SEVERITY RATINGS

Duke's team of engineers utilize custom in-house developed algorithms that compare 4-day rain events with 4-day dry events to determine areas of concern and triage the results into 4 categories: Severe, Moderate, Fair and Good. These severity ratings can help prioritize further investigation in select micro-basins to minimize time spent searching for I&I entrance points.

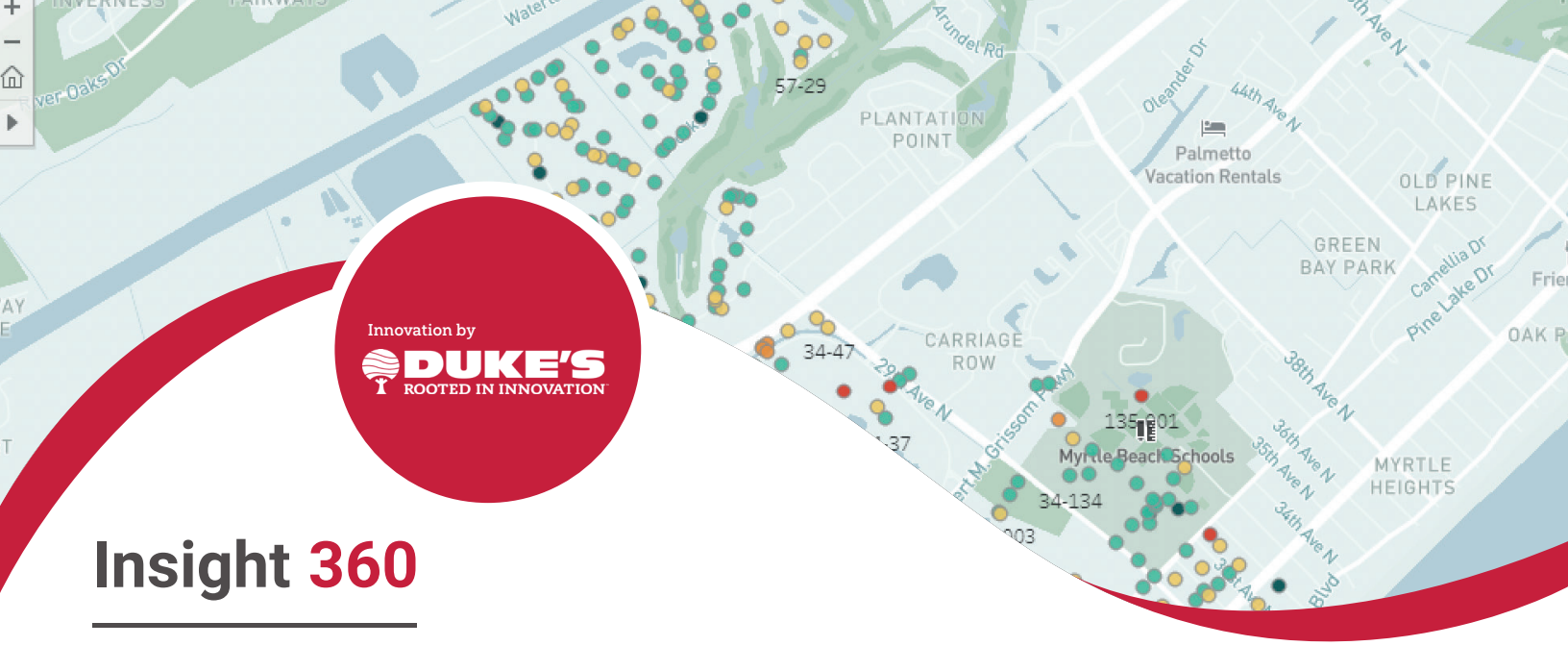
DUKE'S INSIGHT 360 INTERACTIVE PLATFORM

Duke's Insight 360 is an online platform that can be used to view all Dukes micro detection studies, and all other data collection service results. This platform gives a client's full team easy access to their information from anywhere, anytime they have access to the internet. In addition to the online electronic deliverables, Dukes also provides hard copies and printed maps upon request.



I&I MITIGATION MAPS

After analyzing the data collected during the study time period, color-coded maps will be created, providing a visual representation of the sewer system and highlighting each area included within the study and color coded according to the severity of the assessed level of inflow and infiltration. These maps can be viewed either online at Duke's Insight 360 or can be physically printed, formatted to 11x17 or 24x36-inches, whichever is preferred.

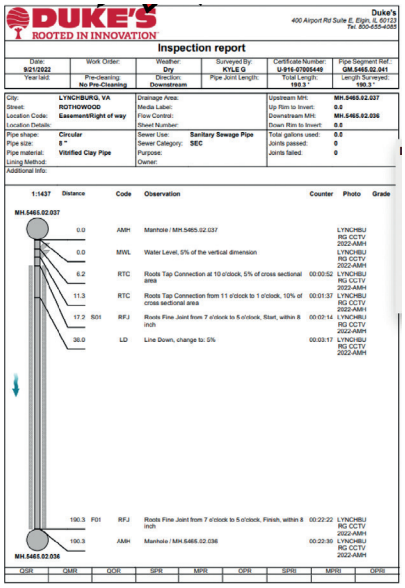


Insight 360

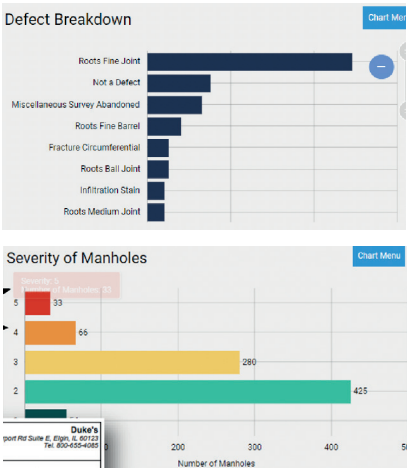
Duke's has revolutionized the inspection and data management process with Insight 360. This innovative tool offers web-based results that require no special software, making it easy for anyone to access and use. With a simple login, clickable results are available in both map and table views, allowing for quick and easy analysis. All results can be downloaded in a standard Excel format, providing users with the flexibility to manipulate and analyze data as needed. The video viewer for manhole and pipe inspections is a particularly valuable feature, allowing for a detailed visual inspection of assets. And for those who prefer hard copies, maps can be downloaded and printed. Insight 360 simplifies the inspection process and provides valuable insights that help Duke's clients make informed decisions about their assets.

- Transform your inspection and data management process
- Web-based results are easily accessibly to all users withouth the need for special software
- Clickable results are available in both map and table views, allowing for quick and easy analysis
- Download results in standard Excel format for flexibility in manipulating and analyzing data
- Download and print maps for users who prefer or required hard copies
- Simplify the inspection process, saving time and resources while providing valuable insights
- Make informed decisions leading to better asset management and maintenance

Downloadable Reports



Clickable Analysis

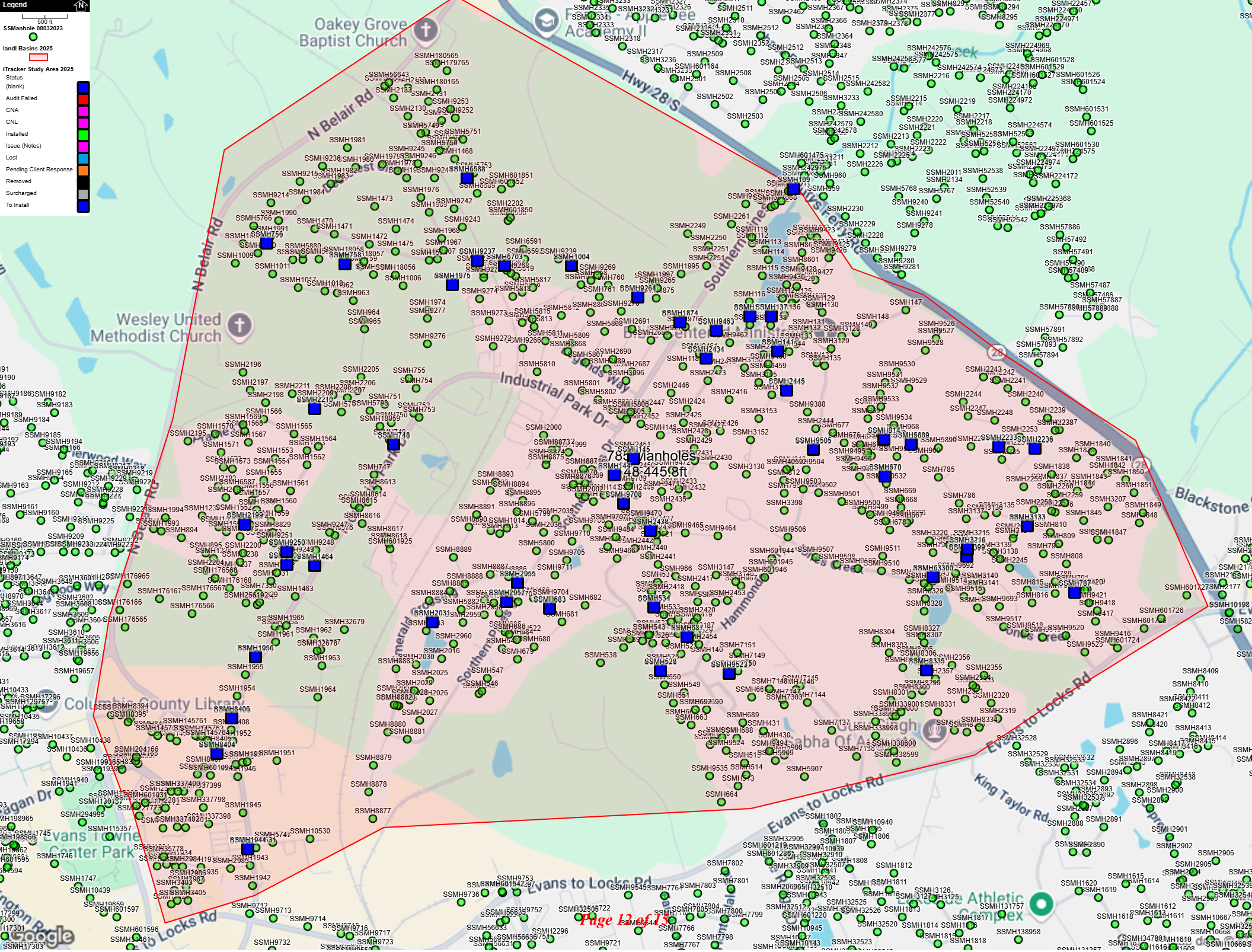


Viewable Photos

Manhole inspection photos are available with one click on the web-based Insight 360.

Maps of Subject Area

Proposed subject area supporting documents and maps


Legend
500 ft
SSManhole 08032023
landl Basins 2025
iTracker Study Area 2025
Status
(blank)
Audit Failed
CNA
CNL
Installed
Issue (Notes)
Lost
Pending Client Response
Removed
Surcharged
To Install
Oakey Grove Baptist Church
Wesley United Methodist Church
N Belair Rd
Hwy 28 S
Industrial Park Dr
Southern Industrial Blvd
Blackstone
Evans to Locks Rd
King Taylor Rd
Columbia County Library
Evans Towne Center Park
Columbia Athletic Complex
78 Manholes
1448.4458 ft

Fee Estimate

The prices quoted herein will remain in effect for the length of this contract, unless changes are agreed upon in writing by both parties.

TYPE OF SERVICE	Price	UM	QTY	Subtotal
Precision I & I Detection Program Microdetection Services Consisting of: • Installation, Data Pull & Retrieval of approximately 50* iTracker microdetection meters • Rain Data Collection • iTracker microdetection study documentation • Study report and summary presentation • GDB / GIS shape files with all deliverables • Deliverables Review Meeting	$1.31	LF	49618	$64,999.58
☐ iTracker Remobilization (after 90 days) Per Scope of Services page, if no qualified rain event within 90 days of the I&I study, we will re-mob to replace batteries and reinstall the iTrackers for an additional 60-90 days.	$17,500.00	LS	1	$17,500.00

Total **$64,999.58**

* Please note that the quantity of iTrackers specified in this proposal is an estimate provided for planning purposes. Proposals are built on the total footage of the project. The final billing will be adjusted according to the actual scope.

This is an estimate. Pricing subject to change based on actual quantity completed.

Proposal pricing is valid for 90 days.

Non-Prevailing Wage Rates Applied

We ask that our clients assist with structures that are not located or accessible while our crews are in the field in an effort to achieve full project completion. If assistance with access to structures cannot be completed within 24 hours after crews complete field work, a remobilization fee may be applied to complete remaining structures on the project.

Monthly progress billing will be based on field work completed to date. 10% of the item value will be withheld from billing until receipt and approval of final deliverables for the project. Any mobilization fees will be billed as they are incurred.

Purchasing Platform Partners:
BuyBoard Contract No. 730-24/731-24
COSTARS Contract No. 016-e22-232, Vendor No. 477970
HGACBuy Contract No. SC06-24

Agreement of Service

By signing below, Columbia County agree to all provisions set forth in this proposal. Any requirements not listed in this proposal may be subject to additional fees.

Columbia County

Jody Crabtree
Manager

THANK YOU

FOR YOUR CONSIDERATION OF OUR SERVICES

Stuart Tillery
National Account Manager
678-232-7706

400 E. AIRPORT ROAD, STE E
ELGIN, IL 60123
800-447-6687

DUKE'S
ROOTED IN INNOVATION™

Public Works and Engineering Services Committee
December 2, 2025

Fund:	Extension and Renewal Project	Department:	Water Utility
Revenue:	$0.00	Contact:	Stacey Gordon
Expenses:	$203,750.00	Phone:	706-868-3474
Line Codes(s):	57037-25-015-695		

ITEM: The Purchase of Pigging Project Valves from American Flow

BACKGROUND: The current vendor, Meuller, is not meeting the promised timeline to deliver the needed product to keep the contractor on schedule for project completion. Therefore, we have made a decision to order valves to maintain the necessary timeline to be able to perform the waterline cleaning process in February. The cost of the valves ordered is $203,750.00 and purchased out of Renewal & Extension Line Code 57037-25-015-695. We intend to cancel the order from Meuller and the contract price mentioned would be modified to the difference in the valve cost.

STAFF RECOMMENDATION: Staff recommends the approval of this purchase.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the purchase of pigging project valves from American Flow in the amount of $203,750; 57037.25.015.695.*

Water Utility

Department:	5000	**Date:**	11/13/2025
Line Code:	57037-25-015-695	**Req. #**	
Date Wanted:	A.S.A.P.	**P. O. #**	

Quantity	Description	Unit Price	Total
2	20" Series 2500 MJ RW Valve	$ 23,500.00	$ 47,000.00
2	24" Series 2500 MJ RW Valve	$ 29,550.00	$ 59,100.00
2	30" Series 2500 MJ RW Valve	$ 48,825.00	$ 97,650.00
		Total	$ 203,750.00

Purpose for the Order:	**To purchase Valves**
Suggested Vendor:	**American Flow Control**
Address:	**1501 31st Aven N, Birmingham, Alabama 35202**
Ship to:	**Columbia County Water Utility**
Address:	**2140 William Few Parkway Grovetown GA 30813**

The item(s) listed are proper charges against the appropriation shown hereon and the services or material are to be used exclusively for the purpose against which item(s) are charged.

Approved: _____
Department Head

Approved: _____
Fiscal Officer

AMERICAN
THE RIGHT WAY

Sales Rep Details

Shane Hall
1501 31st Avenue N
Birmingham, Alabama 35202

American Flow Control Quote: Pigging Project Valves

Customer Details

Jody Crabtree
Columbia County Water and Sewerage System
PO Box 960
Grovetown, Georgia 30813
P (706) 863-6928
F (706) 868-3473

Quote Details

Created Date: **11/12/2025**
Date Quoted: **11/12/2025**

Project Details

Item	Quantity	Unit Price	Total
20" Series 2500 MJ RW Valve NRS, 304ss bolting, Bevel Gear	2	$23,500.00	$47,000.00
24" Series 2500 MJ RW Valve NRS, 304ss bolting, Bevel Gear	2	$29,550.00	$59,100.00
30" Series 2500 MJ RW Valve NRS, 304ss bolting, Bevel Gear	2	$48,825.00	$97,650.00

Total	$203,750.00

Quote Note:

PRICING IS QUOTED AT CURRENT AMERICAN DISCOUNTS BUT IS SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTIFICATION DUE TO MARKET CONDITIONS. SHIPPING SCHEDULES ARE SUBJECT TO CHANGE AND ARE DETERMINED FROM THE APPLICABLE SCHEDULES IN EFFECT AT THE TIME MANUFACTURING BEGINS. THIS QUOTATION IS SUBJECT TO TERMS AND CONDITIONS OF AMERICAN FLOW CONTROL (COPIES ARE AVAILABLE UPON REQUEST). FREIGHT, VALUABLE BOXES, AND ANY APPLICABLE ACCESSORIES ARE EXCLUDED UNLESS NOTED OTHERWISE, AND MAY BE ADDED TO YOUR INVOICE. THIS DOCUMENT AND ANY ATTACHMENTS ARE FOR THE USE IF THE INDIVIDUAL OR ENTITY, TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL OR LEGALLY EXEMPT FROM DISCLOSURE. IF THE RECIPIENT OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR A RESPONSIBLE REPRESENTATIVE IF THE INTENDED RECIPIENT, YOU ARE ASKED TO PLEASE NOTIFY THIS OFFICE IMMEDIATELY FOR INSTRUCTIONS ON THE RETURN OR DESTRUCTION OF THE DOCUMENTS. FURTHERMORE YOU ARE ADVISED THAT ANY RETENTION, DISTRIBUTION, COPYING OR OTHER DISSEMINATION OF THE INFORMATION CONTAINED ON THE DOCUMENT IS PROHIBITED. YOUR ASSISTANCE IN THIS MATTER WILL BE GREATLY APPRECIATED.

AMERICAN FLOW CONTROL TERMS AND CONDITIONS OF SALE

1. All orders are subject to approval and acceptance by an authorized representative of Seller at its general office in Birmingham, Alabama.
2. Terms of payment as shown on the face hereof are subject to approval of Seller's Credit Manager.
3. Should the financial responsibility of Buyer at any time become unsatisfactory to Seller, Seller shall have the right to suspend performance of any order or require payment for any shipment hereunder in advance or require satisfactory security or other adequate assurance satisfactory to Seller.If Buyer fails to make payment in accordance with the terms of this agreement or fails to comply with any provision hereof, the Seller may at its option in addition to any other remedies, cancel any unshipped portion of this order, Buyer to remain liable for all unpaid accounts.In the event Buyer fails to make payment in accordance with the terms of this agreement, the account shall be deemed to be delinquent and a service charge of one and one-half percent (1 1/2%) per month or 18% per annum, charged weekly will be made on the unpaid balance. Where the annual rate of 18% exceeds the maximum allowed by law, the charge shall be the maximum allowed.Buyer agrees to pay all collection costs and expenses, including reasonable attorneys' fees, incurred by Seller in collecting or attempting to collect such account. Seller shall have the right to credit toward the payment of any monies that may become due Seller hereunder any sums which may now or hereafter be owed to Buyer by Seller.
4. If there is a delay in completion of manufacture or shipment of this order due to any change requested by the Buyer or as a result of any delay on Buyer's part in furnishing information required for completion of the order, the price and delivery terms agreed upon at the time of acceptance of the order is subject to change. Prices are F.O.B. factory except as otherwise noted on the face of the sales order contract. Unless otherwise provided in writing, freight charges on all shipments, and spotting, switching, demurrage, or drayage at destination are to be paid by Buyer. Any increase in the amount of freight from that shown on the face hereof as being included is for Buyer's account. Seller reserves the right to designate origin and intermediate carriers. If a specific delivering carrier is required, Buyer must designate such carrier in writing to Seller prior to shipment. Seller reserves the right to make partial shipments.
5. Prices do not include any present or future federal, state or local taxes based upon or measured by the sale, use, manufacture or shipment of the products covered hereby.All such taxes shall be for Buyer's account, and, if paid by Seller, the Buyer agrees to reimburse Seller on demand for the full amount thereof.
6. Title to products sold shall pass upon delivery to carrier at the point of shipment, irrespective of any freight, and thereafter risk of loss or damage shall be upon Buyer.
7. Specifications and instructions on the face hereof are in accordance with directions of Buyer and full responsibility of their correctness is assumed by the Buyer.
8. SELLER WARRANTS THAT THE PRODUCTS COVERED HEREBY CONFORM TO THE DESCRIPTION AND SPECIFICATIONS, IF ANY, ON THE FACE HEREOF, AND ARE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, FOR A PERIOD OF TEN (10) YEARS FROM THE DATE THE PRODUCTS ARE FIRST SHIPPED. ALL OTHER WARRANTIES ARE EXCLUDED, WHETHER EXPRESSED OR IMPLIED BY OPERATION OF LAW OR OTHERWISE, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ANY CERTIFICATIONS REQUIRED BY SPECIFIC STANDARDS, SPECIFICATIONS, AND/OR LAWS, CODES, OR REGULATIONS MUST BE DISCLOSED TO SELLER PRIOR TO THE TIME THE ORDER IS PLACED WITH SELLER. SELLER SHALL NOT BE RESPONSIBLE FOR ANY CERTIFICATIONS OR REQUIREMENTS NOT SPECIFICALLY INCORPORATED INTO THE ORDER. SELLER’S SOLE LIABILITY (AND BUYER’S EXCLUSIVE REMEDY) HEREUNDER, EITHER FOR BREACH OF WARRANTY OR FOR NEGLIGENCE, IS EXPRESSLY LIMITED AT THE OPTION OF SELLER: (A) TO THE REPLACEMENT AT THE AGREED POINT OF DELIVERY OF ANY PRODUCTS FOUND TO BE DEFECTIVE OR NOT TO CONFORM TO THE DESCRIPTION AND SPECIFICATIONS SET FORTH HEREIN, (B) TO THE REPAIR OF SUCH PRODUCTS, OR (C) TO THE REFUND OR CREDITING TO BUYER OF THE PRICE OF SUCH PRODUCTS, OR (D) AS TO MOTORS, CONTROLS, MANUAL ACTUATORS, TECHNOLOGY APPURTANCES, NETWORK CONNECTED ITEMS (INCLUDING THE AFC SEMPER), LOCKING OR ANTI-TAMPERING DEVICES (INCLUDING THE AFC CAPTIVATER) AND/OR ACCESSORIES PURCHASED BY SELLER FROM OTHER SUPPLIERS, AND USED OR INCORPORATED IN SELLER’S PRODUCTS, SELLER’S WARRANTY SHALL ONLY APPLY TO THE EXTENT OF THE SUPPLIER(S) WARRANTY TO SELLER FOR SUCH MOTORS, CONTROLS, MANUAL ACTUATORS, TECHNOLOGY APPURTANCES, NETWORK CONNECTED ITEMS, LOCKING OR ANTI-TAMPERING DEVICES AND/OR ACCESSORIES. .ANYTHING CONTAINED HEREIN TO THE CONTRARY NOTWITHSTANDING, SELLER’S

WARRANTIES SHALL NOT APPLY TO (A) ANY PRODUCT SOLD HEREUNDER IF BUYER ALTERS THE PRODUCT OR REPLACES ANY PART OR PARTS OF SUCH PRODUCT WITH ANY PART OR PARTS NOT MANUFACTURED, SOLD OR OFFERED FOR SALE BY SELLER, OR (B) DAMAGE TO THE PRODUCTS CAUSED BY EXPOSURE TO THE ADVERSE SERVICE CONDITIONS, INCLUDING THE FOLLOWING: (I) HIGHLY CORROSIVE CONDITIONS; (II) EXCESSIVE QUANTITY OF CHEMICALS OR CHEMICALS NOT TYPICALLY USED IN CONNECTION WITH THE USE OF THE PRODUCTS; (III) ABRASIVE OR DAMAGING HYDRAULIC OR MECHANICAL CONDITIONS; OR (IV) OTHER DAMAGING CONDITIONS NOT NORMALLY ENCOUNTERED IN CONNECTION WITH THE NORMAL USE OF THE PRODUCTS. No representation or warranty, express or implied, made by any sales representative or other agent or representative of the Seller which is not specifically set forth herein shall be binding upon the Seller. In the event the material to be furnished hereunder is claimed to be defective, the Seller shall be given ample opportunity for inspection or, upon request, be furnished with a sample.

9. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES DIRECTLY OR INDIRECTLY ARISING OR RESULTING FROM THE BREACH OF ANY OF THE TERMS HEREOF OR FROM THE SALE, HANDLING OR USE OF THE PRODUCTS SOLD.

10. No products may be returned for credit and no order is subject to cancellation or to change unless agreed to in writing by an authorized representative of Seller. In the event of any cancellation, and without limitation to other available remedies to Seller, the Buyer shall pay Seller within thirty (30) days of such cancellation (i) the order price, including applicable taxes, for all articles, materials and services which have been completed prior to cancellation; (ii) all cost and other expenses incurred by Seller for uncompleted items (including without limitation all commitments to Seller’s suppliers, subcontractors, and others); and (iii) a cancellation charge in an amount equal to twenty five percent (25%) upon the total of the foregoing. In the event of any change, Seller shall be entitled to revise its prices and delivery schedules to reflect such change.

11. Seller shall not be liable for any failure or delay in manufacture, shipment or delivery of products resulting from any cause beyond Seller's control, including, but not limited to, provisions of law or governmental regulations, accident, explosion, fire, windstorm, flood or other casualty, or acts of God, strike, lockout, or other labor difficulty, riot, war, terrorism, insurrection, shortage or inability to secure labor, raw materials, production or transportation facilities. Shipping dates are approximate and are based on factory conditions at the time of quotation.

12. Buyer may not assign this agreement without Seller's prior written consent.

13. Buyer agrees to accept delivery of any part or all of the products on the mutually agreed upon delivery date, and failure of the Buyer to furnish Seller with shipping instructions shall in no way alter the terms of payment of Seller's invoice for any of the products offered for delivery. Any deferred delivery request by Buyer shall be subject to Seller's written approval. On any approved deferred delivery Seller shall have the right to render invoice for the completed portion of the order and to warehouse all completed products at Buyer's expense and risk of loss. Furthermore, on the uncompleted portion of the order, Seller reserves the right at its option to either make a cancellation charge on the same conditions and terms of payment as outlined in section 10 hereof or to revise its prices and delivery schedules on the uncompleted portion to reflect its increased costs, delays and expenses.

14. Waiver of any term or provision of this agreement or of any breach of this agreement shall not be construed as a waiver of any other term or provision or of any other breach, nor shall any such waiver be deemed or construed as a continuing waiver. Any provision of this agreement prohibited by applicable law shall be ineffective to the extent of such prohibition without invalidating the remaining provisions hereof.

15. This agreement shall be governed under and according to the laws of the state of Alabama.

16. In the event of a conflict between any of the printed provisions hereof and any written or typed provisions hereof, the written or typed provisions shall govern.

17. There are no terms, conditions, understandings or agreements between Buyer and Seller other than those stated herein and all prior proposals and negotiations are merged herein. NO TERMS AND CONDITIONS IN ANY WAY ALTERING OR MODIFYING THE PROVISIONS HEREOF SHALL BE BINDING UPON SELLER UNLESS IN WRITING AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF SELLER. NO MODIFICATION OR ALTERATION OF ANY PROVISION HEREOF SHALL RESULT FROM SELLER'S ACKNOWLEDGEMENT OF BUYER'S PURCHASE ORDER, SHIPMENT OF MATERIAL OR OTHER AFFIRMATION ACTION BY SELLER TOWARD PERFORMANCE HEREUNDER FOLLOWING RECEIPT OF BUYER'S PURCHASE ORDER, SHIPPING ORDER, OR OTHER FORMS CONTAINING PROVISIONS, TERMS OR CONDITIONS IN ADDITION TO OR IN CONFLICT OR INCONSISTENT WITH THE PROVISIONS HEREOF.

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Traffic Engineering
Revenue:		Contact:	Kyle Titus
Expenses:		Phone:	706.868.3356
Line Codes(s):			

ITEM: Resolution 25-38 on the Creation of a 'No Parking' Zone on Grimaude Blvd

BACKGROUND: Location - Grimaude Blvd

Request - Approve Resolution 25-38 to create a 'No Parking' zone on Grimaude Blvd and authorize staff to install 'No Parking' signs as depicted in the layout plan.

History - Staff received complaints of trucks parking on the shoulder along Grimaude Blvd. Traffic Engineering conducted an on-site evaluation and verified the presence of large trucks parking on the side of the road. Traffic Engineering also identified safety issues introduced by parked trucks encroaching on the travel way, as well as damage to the roadway pavement and shoulders caused by the trucks maneuvering on and off the pavement surface.

Funding - N/A

Timeline - If approved, Roads & Bridges will install 'No Parking' signs in accordance with the layout prepared by Traffic Engineering.

STAFF RECOMMENDATION: Staff recommends approving Resolution 25-38 to create a 'No Parking' zone on Grimaude Blvd and authorizing staff to install 'No Parking' signs as depicted in the layout plan.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved Resolution 25-38 on the creation of a 'No Parking' Zone on Grimaude Blvd.*

RESOLUTION 25-38

RESOLUTION OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA SUPPORTING THE CREATION OF A NO PARKING ZONE ON GRIMAUDE BOULEVARD

WHEREAS, the Engineering Services Division proposes to make improvements to provide certain safety enhancements on Grimaude Boulevard, and;

WHEREAS, the Board supports the safe and efficient operation of the streets and roads in Columbia County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD and it is hereby resolved by the authority of same, as follows:

Section 1. Establishing a "No Parking" zone. On December 2, 2025, the Board of Commissioners approved a condition that a 'No Parking' zone is required on Grimaude Boulevard

Section 2. Enforcement. The Board requests the Columbia County Sheriff to enforce the "No Parking" zone established by the Columbia County Board of Commissioners.

Section 3. Repeal of Conflicting Resolutions. Any resolutions or portions of resolutions previously adopted by the Board which are in conflict with this resolution are hereby repealed to the extent necessary to eliminate such conflict.

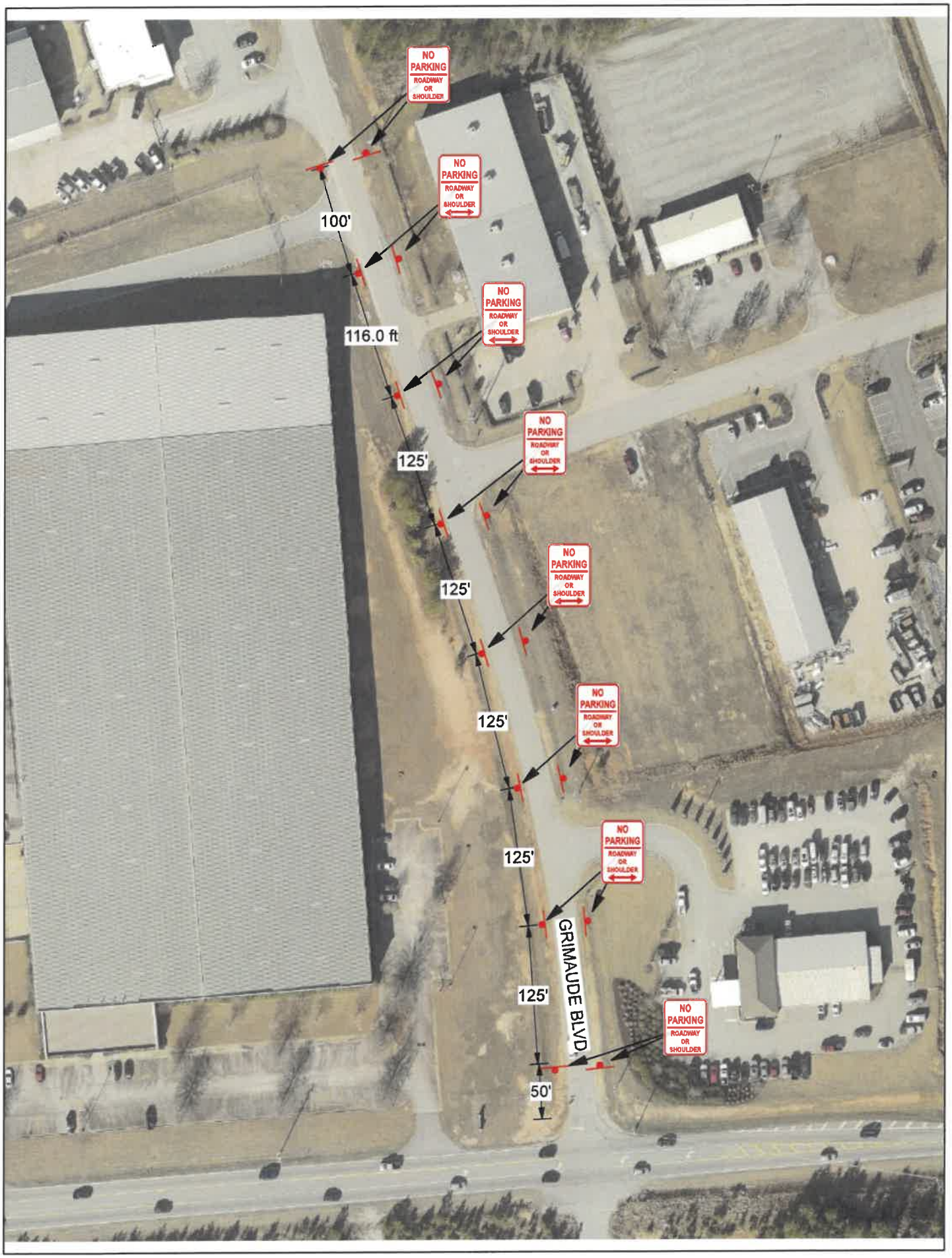
Section 4. Effective Date. This resolution shall become effective upon its adoption, this 2nd day of December 2025.

BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA

By:_____
Its Chairman

Attest:_____
Its Clerk

[COUNTY SEAL]


NO PARKING ROADWAY OR SHOULDER
100'
116.0 ft
125'
125'
125'
125'
125'
50'
GRIMAUDE BLVD.

Public Works and Engineering Services Committee
December 2, 2025

Fund:	SPLOST 17-22	Department:	Utility Permitting Department
Revenue:	$0.00	Contact:	Mike Zahner
Expenses:	$119,339.18	Phone:	706.868.4243
Line Codes(s):	3201522718		

ITEM: Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project

BACKGROUND: Location – Miramar Drive

Request – Approve Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project in the amount of $119,339.18.

History – On July 18, 2023, the Board of Commissioners approved the original contract for the Miramar Drive Storm Sewer Extension Project with Blair Construction in the amount of $2,326,939.17. The first two change orders were approved by staff over the course of the project -

Change Order #1 - $12,230.00
Second unforeseen water main conflict required removal and replacement of 40 LF with bypass pumping and incidentals.

Change Order #2 - $15,550.00
Unforeseen water main conflict required removal and replacement of 60 LF with temporary service connections and incidentals.

Change Order #3 - $119,339.18
Change Order #3 is the final change order for the project and reflects all additional quantities and incidental expenses required to complete the project as intended. This included the removal and replacement of additional fencing, concrete driveways, corrugated metal pipes, pavement, irrigation systems, etc., as well as two (2) additional pipe runs and associated structures to maintain positive drainage on properties that would have otherwise been negatively affected by the project. An itemized list of additional quantities is included.

Funding – SPLOST 17-22 (Final Project Cost of $2,474,058.35)

Timeline – Once approved, the final payment will be remitted and the project will be closed out.

STAFF RECOMMENDATION: Staff recommends approval of Change Order #3 to Contract #2023-2579 with Blair Construction for the Miramar Drive Storm Sewer Extension Project in the amount of $119,339.18.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved Change Order Number 3 with Blair Construction for the Miramar Drive storm sewer extension project in the amount of $119,339.18.*

Change Order No. 3

Date of Issuance: _____ Effective Date: _____

Project: **Miramar Drive Storm Sewer**	Owner: **Columbia County Georgia**	Owner's Contract No.: **2022044-BID5200**
Contract: **Miramar Drive Storm Sewer Extension Project**		Date of Contract: **10/15/23**
Contractor: **Blair Construction, Inc.**		Engineer's Project No.: **170.56**

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Final change order to reflect all differences from original contract.

Attachments (list documents supporting change):

Spreadsheet with details of changes.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$2,326,939.17

[**Increase**] [~~**Decrease**~~] from previously approved Change Orders No. 1 to No. 2:

$27,780.00

Contract Price prior to this Change Order:

$2,354,719.17

[**Increase**] [~~**Decrease**~~] of this Change Order:

$119,339.18

Contract Price incorporating this Change Order:

$2,474,058.35

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): 07/11/24

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): 07/11/24

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): 0

Contract Times with all approved Change Orders:

Substantial completion (days or date): _____

Ready for final payment (days or date): 07/11/24

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: 10/30/25	Date: _____	Date: 10-30-25

Approved by Funding Agency (if applicable):

_____ Date: _____

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

Job # 170.56 Miramar Drive Storm Sewer

Details on Washout Change Order #3 UPDATED 10-27-25

Original Quantities are based on original contract plus any previously executed change orders.

		ORIG QTY	NEW QTY		Unit price	ORIG AMT	NEW AMT	CHANGE
	Items asking for more than contract amount.							
3	Remove and Replace Wooden Fence	1357	2185	LF	$ 41.48	$ 56,288.36	$ 90,633.80	$ 34,345.44
4	Remove and Replace Chainlink Fence	1164	1536	LF	$ 35.34	$ 41,135.76	$ 54,282.24	$ 13,146.48
8	Remove and Replace Concrete Driveway	72	209	SY	$ 132.15	$ 9,514.80	$ 27,619.35	$ 18,104.55
9	Remove Existing 48"x60" CMP	207	319	LF	$ 28.98	$ 5,998.86	$ 9,244.62	$ 3,245.76
10	Remove Existing 18" CMP	155	234	LF	$ 23.22	$ 3,599.10	$ 5,433.48	$ 1,834.38
13	Temporay Fence	500	893	LF	$ 15.60	$ 7,800.00	$ 13,930.80	$ 6,130.80
17	Furnish and Install 24" HP	155	157	LF	$ 94.00	$ 14,570.00	$ 14,758.00	$ 188.00
18	Furnish and Install 18" HP	69	254	LF	$ 76.00	$ 5,244.00	$ 19,304.00	$ 14,060.00
19	Line exsting 24" CMP	92	99	LF	$ 356.29	$ 32,778.68	$ 35,272.71	$ 2,494.03
21	4' Junction Box	3	5	EA	$ 2,805.99	$ 8,417.97	$ 14,029.95	$ 5,611.98
27	Replace DWT Top	2	6	EA	$ 1,620.00	$ 3,240.00	$ 9,720.00	$ 6,480.00
28	Backfill Drainageway	1000	1163	CY	$ 38.40	$ 38,400.00	$ 44,659.20	$ 6,259.20
31	Inlet Protection	13	16	EA	$ 420.00	$ 5,460.00	$ 6,720.00	$ 1,260.00
34	Replace Sod	100	9019	SF	$ 3.84	$ 384.00	$ 34,632.96	$ 34,248.96
35	Cut and Replace Asphalt	71	740	SY	$ 90.66	$ 6,436.86	$ 67,088.40	$ 60,651.54
39	NPDES Inspections	9	12	M	$ 1,080.00	$ 9,720.00	$ 12,960.00	$ 3,240.00
42	Haul, Place, and Compact Stone for Demucked Areas	20	28	CY	$ 72.00	$ 1,440.00	$ 2,016.00	$ 576.00
43	Haul, Place, and Compact Suitable Earth Fill Material	20	167	CY	$ 48.00	$ 960.00	$ 8,016.00	$ 7,056.00
	Items deleted							
6	Repair Irrigation Head Sprinler	5	0	LF	$ 60.00	$ 300.00	$ -	$ (300.00)
7	Repair Irrigation Piping	100	0	LF	$ 30.00	$ 3,000.00	$ -	$ (3,000.00)
11	Remove Existing 18" RCP	67	0	LF	$ 35.82	$ 2,399.94	$ -	$ (2,399.94)
14	Relocate Shed	11	0	EA	$ 2,400.00	$ 26,400.00	$ -	$ (26,400.00)
40	Rock Excavation	20	0	CY	$ 72.00	$ 1,440.00	$ -	$ (1,440.00)
41	Remove Unsuitable Material	20	0	CY	$ 96.00	$ 1,920.00	$ -	$ (1,920.00)
	Items asking for less than contract amount.							
16	Furnish and Install 48" HP	2331	2103	LF	$ 272.00	$ 634,032.00	$ 572,016.00	$ (62,016.00)
20	Line Existing 18" CMP	257	247	LF	$ 211.80	$ 54,432.60	$ 52,314.60	$ (2,118.00)
	NET CHANGE:							**$ 119,339.18**

Original Contract Price	$ 2,326,939.17
Change Order #1	$ 12,230.00
Change Order #2	$ 15,550.00
Change Order #3	$ 119,339.18
Final Contract Price	$ 2,474,058.35

P.O. Box 617
Evans, GA 30809

BLUEWATER
Engineering Services

(706) 364-5220
fax: (706) 364-5221

September 16, 2025

Mr. Mike Zahner
Columbia County StormWater Utility
P.O. Box 498
Evans, GA 30809

Re: Miramar Drive Storm Sewer Extension
Pay Application #11
Columbia County Bid# 2022044-BID5200
Bluewater Project # 170.56

Dear Mr. Zahner:

Enclosed please find the eleventh and final pay request from Blair Construction, Inc. for the above referenced project. This pay application takes into account all of the quantity changes from the original contract. Based on all project, we recommend payment in the amount of four hundred and six thousand, forty-four and 54/100 dollars ($406,044.54).

If you have any questions or need additional information, please do not hesitate to give us a call.

Sincerely,

William L. Corder, Jr., P.E.

Encl: as stated
cc: Jeffrey Gay, Blair Construction, Inc.

ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE:

(a.) Original Contract Amount	$ 2,326,939.17
(b.) Plus: Addition scheduled in Change Orders	$ 27,780.00
(c.) Less: Deductions scheduled in Change Orders	$ -
(d.) Adjusted Contract Amount to date	$ 2,354,719.17

ANALYSIS OF WORK PERFORMED:

(a.) Cost of contract work performed	$ 2,474,058.35
(b.) Extra work performed to date	
(c.) Add: Materials stored at close of period	
(d.) Total cost of work performed to date and material	$ 2,474,058.35
(e.) Less: Amount retained in accordance with contract terms (10%)	
(f.) Net amount earned to date	$ 2,474,058.35
(g.) Less: Amount of previous payments	$ 2,068,013.81
(h.) BALANCE DUE THIS APPLICATION	**$ 406,044.54**

Percentage of Contract Value Complete per this application	105.07%

CERTIFICATION OF CONTRACTOR:

According to the best of my knowledge and belief, I certify that all items and amounts as shown on the face of this Periodic Application for partial payment are correct and that all work has been performed and/or materials supplied in full accordance with the requirements of the referenced contract, and/or additions; that the foregoing is a true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Application; that no part of the "Balance Due This Payment" has been received.

CONTRACTOR: Blair Construction, Inc.
P.O. Box 770
Evans, Georgia 30809

BY: _____
(Signature of Authorized Representative)

TITLE: Controller DATE: 07-7-25

CERTIFICATION OF ENGINEER:

I certify that I have checked and verified the above and foregoing Application for partial payment and to the best of my knowledge and belief it is true and correct statement of work performed and/or materials supplied by the contractor.

ENGINEER: Bluewater Engineering Services
P.O. Box 617
Evans, GA 30809

BY: _____
(Signature of Authorized Representative)

TITLE: PROJECT ENGINEER DATE: 9/16/25

OWNER APPROVAL:

OWNER: Columbia County
2140 William Few Parkway
Grovetown, GA 30813

BY: _____
(Signature of Authorized Representative)

TITLE: _____ DATE: _____

Pay Application

Blair Construction, Inc.
P.O. Box 770, Evans, Georgia 30809
Ph. (706) 868-1950
Fax (706) 868-1855

PROJECT: **Miramar Drive Storm Sewer**

OWNER: Columbia County
PAY APPLICATION: No. 11-Final
FOR PERIOD FROM: 12/01/24 THRU 06/06/25

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		THIS PERIOD		TOTAL TO DATE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	BASE BID								
1	Mobilization	LS	$12,000.00	1	$12,000.00		$ -	1.0	$ 12,000.00
2	Clearing and Grubbing	AC	$184,909.80	2.2	$406,801.56		$ -	2.2	$ 406,801.56
3	Remove and Replace Wooden Fence	LF	$41.48	1357	$56,288.36	2185	$ 90,633.80	2185	$ 90,633.80
4	Remove and Replace Chainlink Fence	LF	$35.34	1164	$41,135.76	1536	$ 54,282.24	1536	$ 54,282.24
5	Misc. Demo and Removal	LS	$24,000.00	1	$24,000.00		$ -	1.00	$ 24,000.00
6	Repair Irrigation Sprinkler Head	LF	$60.00	5	$300.00		$ -		$ -
7	Repair Irrigation Piping	LF	$30.00	100	$3,000.00		$ -		$ -
8	Remove and Replace Concrete Driveway	SY	$132.15	72	$9,514.80		$ -	209	$ 27,619.35
9	Remove Existing 48"x60" CMP	LF	$28.98	207	$5,998.86		$ -	319	$ 9,244.62
10	Remove existing 18" CMP	LF	$23.22	155	$3,599.10		$ -	234	$ 5,433.48
11	Remove existing 18" RCP	LF	$35.82	67	$2,399.94		$ -		$ -
12	Remove existing headwall	EA	$2,400.00	2	$4,800.00		$ -	2	$ 4,800.00
13	Temporary Fence	LF	$15.60	500	$7,800.00		$ -	893	$ 13,930.80
14	Relocate Shed	EA	$2,400.00	11	$26,400.00		$ -		$ -
15	Furnish and Install 72"x36" Double Cell Box Culvert	LF	$1,378.00	378	$520,884.00		$ -	378	$ 520,884.00
16	Furnish and Install 48" HP	LF	$272.00	2331	$634,032.00		$ -	2103	$ 572,016.00
17	Furnish and Install 24" HP	LF	$94.00	155	$14,570.00		$ -	157	$ 14,758.00
18	Furnish and Install 18" HP	LF	$76.00	69	$5,244.00	180	$ 13,680.00	254	$ 19,304.00
19	Line existing 24" CMP	LF	$356.29	92	$32,778.68		$ -	99	$ 35,272.71
20	Line existing 18" CMP	LF	$211.80	257	$54,432.60		$ -	247	$ 52,314.60
21	4' Junction Box	EA	$2,805.99	3	$8,417.97	1	$ 2,805.99	5	$ 14,029.95
22	4'x16' Junction Box	EA	$30,892.20	2	$61,784.40		$ -	2	$ 61,784.40
23	4'x16' Weir Inlet	EA	$25,934.40	1	$25,934.40		$ -	1	$ 25,934.40
24	4'x12' Weir Inlet	EA	$21,573.32	9	$194,159.88		$ -	9	$ 194,159.88
25	7'x7' Weir Inlet	EA	$10,350.00	3	$31,050.00		$ -	3	$ 31,050.00
26	Headwall w/ Energy Dissipators	EA	$40,770.00	1	$40,770.00		$ -	1	$ 40,770.00
27	Replace DWT Top	EA	$1,620.00	2	$3,240.00		$ -	6	$ 9,720.00
28	Backfill Drainageway	CY	$38.40	1000	$38,400.00		$ -	1163	$ 44,659.20
29	Silt Fence (sd1)	LF	$6.00	435	$2,610.00		$ -	435	$ 2,610.00

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	CONTRACT		THIS PERIOD		TOTAL TO DATE	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
30	Turbidity / Silt Curtain	LF	$14.40	30	$432.00		$ -	30	$ 432.00
31	Inlet Protection	EA	$420.00	13	$5,460.00		$ -	16	$ 6,720.00
32	Temporary Grassing	AC	$2,400.00	2.2	$5,280.00		$ -	2.20	$ 5,280.00
33	Permanent Grassing	AC	$3,600.00	2.2	$7,920.00		$ -	2.20	$ 7,920.00
34	Replace Sod	SF	$3.84	100	$384.00		$ -	9019	$ 34,632.96
35	Cut and Replace Asphalt	SY	$90.66	71	$6,436.86	120	$ 10,879.20	740	$ 67,088.40
36	Construction Exit	EA	$3,600.00	2	$7,200.00		$ -	2	$ 7,200.00
37	Concrete Washout	EA	$2,400.00	1	$2,400.00		$ -	1	$ 2,400.00
38	Traffic Control	LS	$3,600.00	1	$3,600.00		$ -	1.00	$ 3,600.00
39	NPDES Daily Inspections	M	$1,080.00	9	$9,720.00		$ -	12	$ 12,960.00
40	Rock Excavation	CY	$72.00	20	$1,440.00		$ -		$ -
41	Remove Unsuitable Material	CY	$96.00	20	$1,920.00		$ -		$ -
42	Haul, Place, and Compact Stone for Demucked areas	CY	$72.00	20	$1,440.00		$ -	28	$ 2,016.00
43	Haul, Place, and Compact Suitable Earth Fill Material	CY	$48.00	20	$960.00	83	$ 3,984.00	167	$ 8,016.00
	Additional Items								
44	Braddock St Sewer Replacement	LS	$12,230.00	1	$12,230.00		$ -	1	$ 12,230.00
45	Braddock St Water Isolation	LS	$15,550.00	1	$15,550.00		$ -	1	$ 15,550.00
	Contract Grand Totals				**$2,354,719.17**		**$176,265.23**		**$2,474,058.35**

Blair Construction, Inc.

Asphalt Paving & Underground Utilities

Invoice

4308 Evans-to-Locks Rd
P.O. Box 770, Evans, Georgia 30809
Phone 706.868.1950 Fax 706.868.1855

6-Jun-25

Invoice Number **23080-3 R**

Miramar Line A 2.1

Attn: Mike Zahner

Item	Description	QTY.	Unit	Unit Price	Amount
1	Furnish and Install 18 inch RCP	180	LF	$ 76.00	$ 13,680.00
2	4X4 Hood Back Trap	1	EA	$ 2,805.99	$ 2,805.99
3	Cut and Replace Asphalt	120	SY	$ 90.66	$ 10,879.20
4	Select Backfill	83	CY	$ 48.00	$ 3,984.00
				Total	**$ 31,349.19**

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Road Construction
Revenue:		Contact:	Kyle Titus
Expenses:		Phone:	706.868.3356
Line Codes(s):			

ITEM: 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application

BACKGROUND: Request - Approve the 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application, and authorize the Chairman to execute all required documents for the submittal.

History - Each year, the Georgia Department of Transportation (GDOT) issues a call for LMIG applications. Based on the state formula, Columbia County's 2026 allocation equates to $2,143,819.46. A 10% match will be required and added to the allocation, for a total of $2,358,201.41.

In addition, there is a total of $763,320.73 in project savings from the 2024 and 2025 LMIG and LRA Programs that staff requests be reallocated to the 2026 LMIG program. If approved, this would provide a total project budget of $3,121,522.14.

Staff has compiled the below list of projects for the 2026 LMIG Program Application at a total estimated cost of $3,143,698.00 for roadway improvements.

- Waylon Dr.	$175,550.00	- Golden Bell Ln.	$ 79,055.00
- Shawns Way	$ 60,540.00	- Dualwood Dr.	$ 61,365.00
- Ashbyrne Dr.	$118,590.00	- Alexandria Dr.	$224,330.00
- Crenshaw Dr.	$681,910.00	- Sebastian Way	$217,280.00
- Faldo Ct.	$ 45,400.00	- Springbrook Cir.	$127,390.00
- Zier Ct.	$ 79,025.00	- Springbrook Ln.	$ 60,400.00
- Erika Ln.	$ 73,400.00	- Murray Rd.	$439,625.00
- Old Spruce Ln.	$ 78,280.00	- Swint Rd.	$621,558.00

Funding - A commitment to provide the 10% match funding, which equates to $214,381.95, is all that is required for the application submittal.

Timeline - The 2026 LMIG application and project list is due by February 1, 2026. If/when grant funds are awarded, a contract will be prepared and let for bid. Once bids are received, a contract will be presented to the Board for consideration.

STAFF RECOMMENDATION: Staff recommends approval of the 2026 Local Maintenance Improvement Grant (LMIG) Project List and Application, and authorizing the Chairman to execute all required documents for the submittal.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the 2026 Local Maintenance Improvement Grant project list and application.*

GDOT District	County	City	Total Mileage*	Population**	2024 LMIG Formula Amount	2025 LMIG Formula Amount	2026 LMIG Formula Amount	Required LMIG Match
7	COBB	MARIETTA	212.96	62,769	$ 635,383.63	$ 652,003.49	$ 737,218.69	30%
7	COBB	POWDER SPRINGS	78.02	18,950	$ 197,284.26	$ 204,463.70	$ 242,005.88	30%
7	COBB	SMYRNA	173.18	56,566	$ 551,694.09	$ 562,994.89	$ 637,834.60	30%
7	COBB / DOUGLAS	AUSTELL	42.77	8,148	$ 99,891.78	$ 102,156.72	$ 117,117.45	30%
4	COFFEE	(UNINCORPORATED)	1,023.34	27,242	$ 1,418,954.35	$ 1,444,579.29	$ 1,638,220.64	10%
4	COFFEE	AMBROSE	9.72	335	$ 13,892.01	$ 14,192.47	$ 16,089.52	10%
4	COFFEE	BROXTON	17.20	1,075	$ 27,530.29	$ 28,082.61	$ 31,817.87	10%
4	COFFEE	DOUGLAS	107.24	11,769	$ 202,704.48	$ 206,049.03	$ 233,544.66	10%
4	COFFEE	NICHOLLS	15.52	2,896	$ 38,541.54	$ 38,253.82	$ 42,077.44	10%
4	COLQUITT	(UNINCORPORATED)	869.71	28,732	$ 1,236,891.06	$ 1,261,365.43	$ 1,431,007.05	30%
4	COLQUITT	BERLIN	6.94	517	$ 11,586.10	$ 11,845.15	$ 13,415.94	30%
4	COLQUITT	DOERUN	11.97	718	$ 19,042.15	$ 19,379.01	$ 21,933.94	30%
4	COLQUITT	ELLENTON	4.52	213	$ 6,826.44	$ 6,946.48	$ 7,879.08	30%
4	COLQUITT	FUNSTON	4.05	411	$ 7,405.71	$ 7,569.85	$ 8,587.73	30%
4	COLQUITT	MOULTRIE	117.93	14,565	$ 233,246.93	$ 236,740.84	$ 268,088.30	30%
4	COLQUITT	NORMAN PARK	13.36	975	$ 22,194.57	$ 22,633.50	$ 25,686.01	30%
2	COLUMBIA	(UNINCORPORATED)	810.14	143,590	$ 1,833,350.30	$ 1,881,285.19	$ 2,143,819.46	10%
2	COLUMBIA	GROVETOWN	46.62	17,580	$ 158,135.35	$ 164,090.83	$ 188,032.00	10%
2	COLUMBIA	HARLEM	24.60	3,992	$ 53,775.84	$ 55,154.34	$ 62,542.36	10%
4	COOK	(UNINCORPORATED)	383.25	8,965	$ 521,330.18	$ 532,625.56	$ 604,940.35	10%
4	COOK	ADEL	62.87	5,700	$ 110,484.52	$ 113,181.65	$ 128,590.70	10%
4	COOK	CECIL	5.33	283	$ 8,280.71	$ 8,383.89	$ 9,511.95	10%
4	COOK	LENOX	13.26	737	$ 20,826.84	$ 21,094.67	$ 23,892.57	10%
4	COOK	SPARKS	19.42	2,029	$ 36,135.93	$ 36,670.92	$ 41,582.82	10%
3	COWETA	(UNINCORPORATED)	996.79	99,670	$ 1,789,054.84	$ 1,839,616.07	$ 2,103,308.13	30%
3	COWETA	GRANTVILLE	27.96	3,278	$ 54,183.80	$ 54,965.68	$ 62,344.94	30%
3	COWETA	MORELAND	4.86	382	$ 8,298.31	$ 8,420.68	$ 9,533.49	30%
3	COWETA	NEWNAN	177.72	44,940	$ 478,575.01	$ 495,514.22	$ 563,573.69	30%
3	COWETA	SENOIA	32.27	5,929	$ 71,584.29	$ 75,258.68	$ 86,847.52	30%
3	COWETA	SHARPSBURG	3.24	325	$ 5,969.75	$ 6,033.66	$ 6,843.81	30%
3	COWETA	TURIN	7.97	589	$ 12,595.03	$ 13,421.40	$ 15,374.23	30%
3	COWETA / MERIWETHER	HARALSON	3.18	199	$ 4,931.77	$ 5,075.78	$ 5,884.34	30%
3	CRAWFORD	(UNINCORPORATED)	342.22	11,493	$ 487,810.88	$ 497,449.43	$ 564,383.44	30%
3	CRAWFORD	ROBERTA	8.50	784	$ 15,166.14	$ 15,416.86	$ 17,478.15	30%

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Road Construction
Revenue:		Contact:	Kyle Titus
Expenses:		Phone:	706.868.3356
Line Codes(s):			

ITEM: Rescind Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project

BACKGROUND: Location - Westbound I-20 off ramp quadrant at Belair Rd (SR383) interchange; Eastbound I-20 off ramp quadrant at Appling Harlem Rd (SR47) interchange.

Request - Rescind Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project.

History - On September 2, 2025, the Board of Commissioners approved Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project. Due to bonding complications, United Signs, LLC was ultimately deemed unresponsive by the Procurement Department.

Funding - N/A

Timeline - N/A

STAFF RECOMMENDATION: Staff recommends rescinding Contract #2025-3301 with United Signs, LLC for the Gateway Signage and Landscaping Project.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved rescinding the contract with United Signs, LLC. for the Gateway signage and landscaping project.*

Titus, Kyle

From: Marshall, Hope
Sent: Monday, November 17, 2025 10:50 AM
To: Titus, Kyle; Baxley, Kyle
Cc: Finlay, Lindsey
Subject: FW: Bond Verification - #75358928

From: Calhoun,John D. <John.Calhoun@cnasurety.com>
Sent: Tuesday, September 30, 2025 4:53 PM
To: Squillace, Stephany <ssquillace@columbiacountyga.gov>
Subject: RE: Bond Verification - #75358928

CAUTION: This email originated from outside of the Columbia County email system. Please exercise caution before clicking links, opening attachments, replying, or providing information to the sender.

Good afternoon. As discussed by phone, we do not locate this bond number or principal name in our system.

John Calhoun, AFSB | Underwriting Consultant | CNA Surety | 800-331-6053

From: Squillace, Stephany <ssquillace@columbiacountyga.gov>
Sent: Tuesday, September 30, 2025 8:09 AM
To: UWServices2 (UWServices2@cnasurety.com) <uwservices2@cnasurety.com>
Cc: UWServices2 (UWServices2@cnasurety.com) <uwservices2@cnasurety.com>
Subject: [EXTERNAL] Bond Verification

Good morning
Can you please verify this bond?

Respectfully,

Stephany

Stephany Squillace
Contract Specialist

Columbia County Board of Commissioners
Procurement Department
500 Faircloth Drive / P.O. Box 498
Building E
Evans, GA 30809
Phone: 706.312.7220 Fax: 706.312.7927
Email: ssquillace@columbiacountyga.gov
website: www.columbiacountyga.gov

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GATEWAY SIGNAGE AND LANDSCAPING

Bid # 2025022-BID3313

COLUMBIA COUNTY, GEORGIA

Bids will be received electronically via
https://columbiacountyga.bonfirehub.com **until July 10, 2025**
no later than 12:00 pm EST.

The bids will be publicly opened and
read VIRTUALLY via WebEx at 2:00 pm EST.

CONTACT INFORMATION:

Columbia County Procurement
cgoff@columbiacountyga.gov

INVITATION TO BID

Bid # 2025022-BID3313
BID ITEM: GATEWAY SIGNAGE AND LANDSCAPING

Bids will be received electronically via https://columbiacountyga.bonfirehub.com until **12:00 PM, E.T, Thursday, July 10, 2025.** The bids will be **publicly opened** and read **VIRTUALLY** via **WebEx** @ https://ccgagov.webex.com/meet/gosteen, on the same day at **2:00 PM E.T.** No submitted bid may be withdrawn after the scheduled closing time for receipt of bids for a period of Sixty (60) days.

Bids are to be submitted electronically at
https://columbiacountyga.bonfirehub.com

Bid Description: The work to be done consists of furnishing all materials, equipment, and labor for the construction of: **GATEWAY SIGNAGE AND LANDSCAPING, BID #2025022-BID3313**, as specified.

Proposals for the complete work in one or more general contracts shall be made on the proposal form provided and shall contain prices in words and figures and shall be accompanied by a Bid Bond drawn in favor of the **COLUMBIA COUNTY, GEORGIA**, in the amount of at least ten percent (10%) of the total bid amount for the complete work; such Bid Bond representing that the Bidder, if awarded the contract, will promptly enter into a contract and furnish Performance Bond and Payment Bond as provided by law and approved by the Attorney for the **COLUMBIA COUNTY, GEORGIA**. Each bond shall be equal to one hundred percent (100%) of the contract amount. The Bid Bond shall be forfeited to the **COLUMBIA COUNTY, GEORGIA** as liquidated damages if the Bidder fails to execute the contract and provide Performance and Payment Bonds within ten (10) days after being notified that he has been awarded the contract.

Bid bonds must be submitted electronically via https://columbiacountyga.bonfirehub.com. **Letters of credit will not be accepted in lieu of bid bonds.**

Plans and documents are available to be viewed/downloaded at no charge via https://columbiacountyga.bonfirehub.com. Questions should be submitted in writing via Bonfire at https://columbiacountyga.bonfirehub.com or by email to cgoff@columbiacountyga.gov until **5 PM E.T.** on **July 2, 2025.**

The Owner reserves the right to reject any or all bids and to waive informalities. Any objections to the specifications/contract documents as set forth should be filed in writing not less than five days prior to bid openings. Questions/objections shall be submitted via https://columbiacountyga.bonfirehub.com.

COLUMBIA COUNTY BOARD OF COMMISSIONERS
PURCHASING AGENT GLENN O'STEEN, MBA, CPPO, NIGP-CPP

FAXED OR E-MAILED BIDS WILL NOT BE ACCEPTED

Advertising in the Augusta Chronicle: 06/11, 06/18, 06/25, 07/02/25

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INSTRUCTIONS TO BIDDERS

1. **DEFINITIONS** - Where the following words, or pronouns in their stead, occur herein and throughout the Contract Documents, they shall have the following meanings:
    a) "Contractor" shall mean the party of the second part of the Articles of Agreement.
    b) "County" shall mean the Board of Commissioners of Columbia County, Georgia and the party of the first part of the Articles of Agreement.
    c) "County Engineer" shall mean the County Engineer of Columbia County, Georgia or their authorized representative. See also "County Engineer" in the General Provisions section.

2. **INTENT & CONTRACT DOCUMENTS** - It is intended that the documents listed below shall provide for the complete work to which they relate. These documents collectively shall hereinafter be referenced as the "Contract Documents" which comprise the entire agreement between the County and Contractor concerning the Work. The Contractor shall perform all Work in strict accordance and conformance with these documents. Should any discrepancy arise, the documents are listed here in order of precedence with the first listed being more relevant than the next, and so on:
    a) Articles of Agreement
    b) Instructions to Bidders
    c) Proposal
    d) Special Provisions
    e) Special Details
    f) Project Plans
    g) General Provisions
    h) Supplemental Specifications
    i) Standard Details (latest edition at the time of Bid, including any supplementals)
        i. Georgia Department of Transportation
        ii. Columbia County Engineering Division
        iii. Columbia County Water Utility
    j) Standard Specifications (latest edition at the time of Bid, including any supplementals)
        i. Georgia Department of Transportation
        ii. Columbia County Engineering Division
        iii. Columbia County Water Utility

3. **INTERPRETATION OF CONTRACT DOCUMENTS** - Should any party wishing to submit a Bid for the Work as described in the Contract Documents be in doubt as to the true meaning of any part of the Contract Documents, they may submit to the Columbia County Procurement Department a written request for interpretation and/or clarification not less than **<u>five (5) calendar days</u>** prior to the Bid opening date. Any interpretations and/or clarifications will be made through issuance of an

Addendum, a copy of which will be mailed or delivered to each person receiving a set of Contract Documents. No other interpretations or clarifications will be deemed valid or binding.

4. **WORK TO BE DONE** - The work to be done under this Contract by the awarded Contractor consists of furnishing any and all materials, equipment, and labor necessary for the successful construction of all work shown to be completed in the Contract Documents, hereinafter referred to as "the Work." This includes, unless specifically addressed otherwise in the Contract Documents or directed by the County Engineer, the Contractor providing and paying for all material, labor, tools, equipment, water, lights, power, transportation, and any other incidental expenses required to perform the Work; performing any work necessary to complete the Work before, during, or after regular working hours, weekends, or legal holidays without additional expense to the County; and providing for any and all other services, facilities, permanent or temporary, whatsoever necessary to execute, deliver, and complete the Work within the specified time.

5. **EXAMINATION OF LOCATION, CONDITIONS, AND REQUIREMENTS** - All parties wishing to submit a Bid for the Work are required to inform themselves completely as to the requirements of the Contract Documents and to perform any and all due diligence needed to satisfy themselves fully to the scope of work required by the same. This includes, but is not limited to, review of existing conditions in the project area(s) to include, if applicable, subsurface conditions, neighboring properties and traffic conditions, examination of the character of the materials and utilities expected to be encountered, review of the size and type of equipment and facilities that will be needed, and due diligence of all other matters which in any way may affect the successful completion of the Work required under this Contract. This examination shall be made prior to submitting a Bid, and by submitting a Bid, each bidder represents that they have complied with the provisions of this paragraph.

6. **LOCATION OF WORK** - The location of the Work is in Columbia County, Georgia, as further depicted and described in the Contract Documents.

7. **TIME LIMIT** - The time allowed for completion of the Work as described in the Contract Documents is listed in the Special Provisions under “Total Contract Schedule.”

8. **BIDS** - All Bids must be made upon the Forms provided and shall include all materials, equipment, and labor to perform the Work as required by the Contract Documents. Bids are to be submitted electronically via https://columbiacountyga.bonfirehub.com.

9. **SALES TAX** - Bidders shall include all State and Local Sales Tax in their Unit Price Bid amount. There will be no separate item for payment for any sales tax on any taxable materials.

10. **LIQUID ASPHALT PRICE ADJUSTMENT** - The County will follow the Georgia Department of Transportation’s provisions for Asphalt Cement Price Index adjustments that is current at the time of the official scheduled closing time for receipt of Bids.

11. **BID OPENINGS** - Bid Openings will be held virtually via WebEx at https://ccgagov.webex.com/meet/gosteen. All bidders submitting a Bid are requested to be present at the Bid Opening.

12. **INTERPRETATION OF PROPOSAL AND DETERMINATION OF LOW BID** - The County has established in the Proposal a Bid Form of the estimated quantities for each item scheduled to be completed under the Contract per the Contract Documents. The bidder is to insert a Unit Price, as a numerical dollar and cents amount, to be reimbursed to the bidder for the complete installation and acceptance of each unit should the bidder be awarded the Contract. The Unit Price shall then be multiplied by the estimated quantity resulting in the amount that is entered in the Estimated Cost column. The sum of the Estimated Costs is then inserted into the Estimated Total Price box. The Estimated Total Price will be used to compare Bids. If there is a mathematical error in the computation of the Estimated Cost for any item, the Unit Price will govern, and the error will be corrected by the County with the Estimated Total Price being adjusted accordingly. Upon opening of the Bids, Proposal Bid Form Unit Prices cannot be changed. Bidders should understand that the amount in the Estimated Total Price box is not likely the amount that the successful bidder will be paid. Payment will be made by the County at the contracted Unit Prices only on the basis of actual quantities installed and accepted by the County, and the actual quantities installed are likely to fluctuate over the course of the Contract. If a Contract is awarded, it will be awarded by the County to the lowest responsible bidder. The County, in its sole discretion, will decide which bidder is the lowest responsible bidder.

13. **RIGHT TO REJECT BIDS** - The County reserves the right to reject any and/or all Bids and to waive any informalities. No Bids will be received after the scheduled closing time for receipt of Bids. Incomplete Bids will be subject to rejection. Any unauthorized conditions, limitations, or provisions attached to a Bid may, at the County's discretion, render it informal and be cause for its rejection. Any Bidder may withdraw their Bid, either personally or by written request, at any time prior to the scheduled closing time for receipt of Bids.

14. **BID BOND** - Each Bid must be accompanied by a Bid Bond or a Certified Check in an amount equal to ten percent (10%) of the amount Bid to guarantee that the successful bidder will, within **ten (10) calendar days** following the date of notification of Contract award, enter into Contract with the County for the performance of the Work as described in the Contract Documents and execute a satisfactory bond. If for any reason whatsoever a bidder withdraws their Bid after the opening of Bids, or refuses to execute the required Contract, the Bid Bond or Certified Check accompanying their Bid, and the monies payable thereon, shall be paid to the County as liquidated damages.

15. **PERFORMANCE & PAYMENT BONDS** - The successful bidder will be required to execute a Performance Bond and a Payment Bond, each in favor of the County, each in an amount equal to one hundred percent (100%) of the Contract amount, and each to be in the form hereinafter set forth, as security for the faithful performance of this Contract, and for the payment of all persons performing labor and furnishing materials in connection with this Contract. The Surety on the Performance and

Payment Bonds shall be a Surety Company authorized to do business in Georgia and shall be subject to approval by the County.

16. **RETURN OF CHECKS & BID BONDS** - Certified Checks posted by the three (3) lowest bidders will be held until the final award and execution of the Contract, and then returned by the County within **ten (10) calendar days**. All other Certified Checks which may have been posted by the remaining bidders will be returned by the County within **ten (10) calendar days** of the opening of Bids. Bid Bonds posted by bidders will be returned within **ten (10) calendar days** following the written request of the bidder.

17. **INSURANCE REQUIREMENTS** – Neither the Contractor or any subcontractor shall commence Work under this Contract until all the insurance requirements specified under this paragraph have been obtained and approved by the County. The insurance requirements, referred to as "Article 9 – Columbia County Insurance Requirements", are as follows:

ARTICLE 9

COLUMBIA COUNTY INSURANCE REQUIREMENTS

9.1 The Vendor agrees at all times during the Term of this Agreement to maintain in full force and effect the following insurance coverages in at least the limits set forth in Section 9.2: Worker's Compensation (including occupational disease in accordance with applicable statutory and regulatory requirements); Employer's liability insurance (including coverage on all of Vendor's employees engaged in the performance of the Work); and Comprehensive General Liability insurance (including protective liability covering death or bodily injury and contractual liability). Before commencement of any of the Work hereunder, the Vendor agrees to furnish to the County, on an annual renewal basis, certificates of insurance or other evidence satisfactory to the County to the effect that such insurance has been procured and is in force. The certificates shall accurately reflect the required insurance coverages, including any and all limitations, exclusions and restrictions, and provide that in the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice shall be given to the County.

9.2 For the purpose of this Agreement, Vendor shall not commence Work under this Agreement until they have obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Vendor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

a. Worker's Compensation Insurance: Vendor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance as required by law for all of their employees to be engaged in work on this Agreement.

b. Public Liability and Property Damage Insurance: Vendor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability Insurance as shall protect them and anyone working on their behalf from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by Vendor or by any

subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

i. Public Liability and Property Damage Liability Insurance: Vendor shall carry, with respect to the operations they perform, regular Contractor's Public Liability Insurance providing for a limit of not less than one million dollars ($1,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than one million dollars ($1,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the Vendor shall be provided by or in behalf of the subcontractor to cover their operation.

ii. Automobile Liability Insurance (owned, non-owned, hired): (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than two million dollars ($2,000,000) on account of one accident. (b) Property damage in an aggregate amount up to two million dollars ($2,000,000) per accident during the Policy Period.

If applicable to contracted services:

iii. Professional Liability Insurance: Errors and Omissions Insurance in the amount of not less than one million dollars ($1,000,000) per claim during the Agreement term and for a period of at least five years after the Agreement is closed. Such policy shall cover all of the Vendor's professional liabilities, whether occasioned by the Vendor, his employees, subcontractors, or other agents, arising out of services performed under or in accordance with this Agreement.

iv. Cyber Liability Insurance: Insurance with limits of not less than one million dollars ($1,000,000) covering claims involving privacy violations, information theft, damage to or destruction of electronic information, intentional and/or unintentional release of private information, alteration of electronic information, extortion and network security.

c. Proof of Carriage of Insurance: Vendor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Vendor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Vendor shall suspend all work or operations until such time as Vendor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement Department, P O Box 498, Evans, GA 30809.

SUMMARY

- Worker's Compensation…… Statutory

- Public Liability, Bodily Injury and Property Damage
  Injury or death to one person…… $1,000,000.
  Injury or death to more than one person…… $2,000,000/occurrence

  Property Damage…… $1,000,000/occurrence
  …… $2,000,000 (aggregate)

- Automobile Liability, Bodily Injury and Property Damage
  Injury or death to one person…… $1,000,000
  Injury or death to more than one person…… $2,000,000/accident

  PropertyDamage…… $2,000,000/accident (aggregate)

If applicable

- Professional Liability…… $1,000,000
- Cyber Liability…… $1,000,000

18. **DUTY TO DEFEND / ATTORNEYS / OTHER FEES & EXPENSES** - Upon written request by the County, Contractor agrees to defend and provide legal representation for any claims arising out of this agreement due to the actions or inactions of the Contractor or its employees or agents, by attorneys and other professionals approved by the County. Notwithstanding the foregoing, the County may, in its sole and absolute discretion, engage its own attorneys and other professionals to defend or assist with respect to such matters, and, at the option of the County, its attorneys shall control the resolution of such matters. Upon demand, Contractor shall pay or, in the sole and absolute discretion of the Board of Commissioners, reimburse the County for the payment of reasonable fees and disbursements of attorneys and other professionals in connection therewith.

19. **INDEMNIFICATION FOR ACTIONS OF CONTRACTOR AND EMPLOYEES, THEIR AGENTS AND SUBCONTRACTORS** - The Contractor (Indemnifying Party) covenants and agrees to take and assume all responsibilities for the work outlined in this Agreement. The Contractor further agrees to defend, indemnify and hold harmless the County, its officers, boards, commissions, elected and appointed officials, employees, volunteers and agents (hereafter referred to as Indemnified Parties) from and against any and all claims, injuries, suits, actions, judgments, damages, losses, costs, expenses and liability of any kind whatsoever, including but not limited to reasonable fees and expenses of attorneys, paralegals, and other professionals incurred by the Indemnified Parties to the extent that such losses arise out of or in connection with the Indemnifying Party's (i) breach of this Agreement, (ii) negligence or gross or willful misconduct in performing its duties under this Agreement that causes injury or death or damage to property, and/or (iii) violation of any federal, state or local statute, ordinance or regulation in performing its duties under this Agreement, or which may be the result of willful, negligent or tortious conduct related to this event, performance of contracted services, or operations any subcontractor, anyone directly or indirectly employed by the Contractor or subcontractor, or anyone for whose acts the Contractor or subcontractor may be liable, regardless of

whether the negligent act is caused in part by an Indemnified Party hereunder. This indemnity obligation does not include liabilities caused by or resulting from the sole negligence of the Indemnified Parties.

20. **MUTUAL RESPONSIBILITY OF CONTRACTORS** - If any other contractor or subcontractor shall suffer loss or damage on the Work through acts of negligence on the part of the Contractor, the Contractor agrees to settle with such other party if they will so settle. If such other contractor or subcontractor shall assert any claims against the County on account of any loss or damage alleged to have been so sustained, the County shall notify the Contractor, and the Contractor shall indemnify and save harmless the County against any such claim.

21. **ASSIGNMENTS** - The Contractor shall not assign the whole or any part of this Contract, or any monies due or to become due, hereunder without written consent of the County. If, with written consent of the County, the Contractor does assign all or any part of any monies due, or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies, due or to become due to the Contractor, shall be subject to prior liens of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

22. **SUBCONTRACTING** - The Contractor shall ensure all subcontractors commissioned for the performance of any part of the Work shall be fully informed of all stipulations, obligations, and requirements of the Contract Documents and the Contractor shall be fully responsible to the County for any acts and/or omissions of their subcontractors, and of any persons either directly or indirectly employed by said subcontractors. The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind subcontractors to the Contractor by the terms of the Contract Documents insofar as applicable to the work of each subcontractor and to give the Contractor the same power in regards to terminating any subcontract that the County may exercise over the Contractor under any provision of this Contract. Nothing contained in these Contract Documents shall create any contractual relationship between any subcontractor and the County.

23. **PATENTS** - The Contractor shall hold and save the County, its officers, boards, commissioners, elected and appointed officials, employees, volunteers and agents, harmless from liability of any nature or kind, including cost and expenses for, or on account of, any patented or unpatented invention, process, article, or appliance manufactured or used in the performance of the Work, including its use by the Contractor or County, unless otherwise specifically stipulated in the Specifications.

24. **RIGHT OF THE COUNTY TO TERMINATE CONTRACT** - If the Contractor should be adjudged bankrupt, or make a general assignment for the benefit of creditors, or if a receiver should be appointed for the Contractor or any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen, or proper materials, or refuse or fail to make prompt payment to persons supplying labor or materials for the Work, or persistently disregard instructions of the County, or fail to observe or perform any provisions of the Specifications, or otherwise be guilty

of a substantial violation of any provision of the Contract, then the County may, by at least **five (5) calendar days** prior written notice to the Contractor, without prejudice to any other rights or remedies of the County, terminate the Contractor's right to proceed with the Work. In such event, the County may take over the Work and prosecute the same to completion, by Contract or otherwise, and the Contractor and his Sureties shall be liable to the County for any excess cost incurred by the County; and in any case the County may take possession of and utilize in completing the Work such materials, appliances, and equipment as may be on the site of the Work and necessary therefore. Other provisions herein the Contract Documents are in addition to, and not in limitation of, the rights of County under any other provisions of the Contract.

25. GOVERNING LAW/VENUE - All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under Georgia law only without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia. The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement.

PROPOSAL

TO COLUMBIA COUNTY, GEORGIA

Submitted By: United Signs, LLC Date: 7/10/2025

BID SCHEDULE FOR: Gateway Signage and Landscaping, Bid # 2025022-BID3313

The undersigned, as Bidder, hereby declares that they are the only person or persons interested in the Proposal as principal and no other party than those herein mentioned has any interest in this Proposal or in the Contract to be entered into; that this Proposal is made without connection with any other person, company or parties making a bid or Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the site of the Work and informed himself fully in regard to all conditions pertaining to the place where the Work is to be done; that he has examined the Specifications for the Work and all contractual documents relative thereto, and has read all Special Provisions and General Conditions furnished prior to the opening of bids; that Bidder is satisfied he has sufficient information regarding the Work to prepare this Proposal.

The Bidder proposes and agrees, if this Proposal is accepted, to contract with Owner in the form of Contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the construction of the Work in complete accordance with the Specifications to the full and entire satisfaction of the Owner with a definite understanding that no money will be allowed for extra work except as set forth in the Specifications.

The Bidder understands that the quantities presented in the Proposal form on the following page, have been established by the Owner and are approximate only and are subject to either increase or decrease during the course of the job. The Bidder will be obligated to perform the work at any increased or decreased quantities at the Unit Price for the particular item set out in the Proposal. The Bidder acknowledges that this procedure will cause the total price to be paid to the Bidder to increase or decrease depending on whether there is an increase or decrease in the quantities multiplied by the Unit Price bid for each item. Once the bids are opened, the Unit Price cannot be changed.

UNITED SIGNS, LLC

Responses

Success: All data is valid!

Status		#	Item Description - As Directed by Engineer	DOT#	Estimated Quantity	Unit of Measure	Unit Price (Numeric)	Total Cost
Success: All	3305163	#0-1	MISCELLANEOUS LANDSCAPE	009-3500	1	LS	$ 1,680.00	$ 1,680.00
Success: All	3305164	#0-2	TRAFFIC CONTROL	150-1000	1	LS	$ 2,110.00	$ 2,110.00
Success: All	3305165	#0-3	TEMPORARY GRASSING, TO	163-0232	0.8	AC	$ 532.00	$ 425.60
Success: All	3305166	#0-4	MULCH, AS DIRECTED BY ENGINEER	163-0240	10	TN	$ 508.20	$ 5,082.00
Success: All	3305167	#0-5	CONSTRUCT MAINTAIN AND	163-0301	2	EA	$ 280.00	$ 560.00
Success: All	3305168	#0-6	TEMPORARY SILT FENCE, TYPE A,	171-0010	150	LF	$ 137.20	$ 20,580.00
Success: All	3305169	#0-7	TEMPORARY SILT FENCE, TYPE C,	171-0030	160	LF	$ 135.80	$ 21,728.00
Success: All	3305170	#0-8	GRADING COMPLETE, ALL ITEMS	210-0100	1	LS	$ 5,320.00	$ 5,320.00
Success: All	3305171	#0-9	CLASS A CONCRETE, INCL REINF	500-3800	32	CY	$ 308.00	$ 9,856.00
Success: All	3305172	#0-10	PERMANENT GRASSING	700-6910	0.25	AC	$ 7,700.00	$ 1,925.00
Success: All	3305173	#0-11	AGRICULTURAL LIME	700-7000	1.1	TN	$ 32.20	$ 35.42
Success: All	3305174	#0-12	FERTILIZER MIXED GRADE	700-8000	1.1	TN	$ 728.00	$ 800.80
Success: All	3305175	#0-13	FERTILIZER NITROGEN CONTENT	700-8100	28	LB	$ 0.90	$ 25.20
Success: All	3305176	#0-14	SOD	700-9300	1250	SY	$ 5.60	$ 7,000.00
Success: All	3305177	#0-15	DISTYLIUM, CINAMON GIRL - 3 GAL	702-0245	45	EA	$ 70.00	$ 3,150.00
Success: All	3305178	#0-16	LAGERSTROEMIA INDICA - 30 GAL	702-0542	8	EA	$ 420.00	$ 3,360.00
Success: All	3305179	#0-17	LOROPETALUM CHINESE - 3 GAL	702-0610	43	EA	$ 56.00	$ 2,408.00
Success: All	3305180	#0-18	MULLENBERGIA CAPILLARIS - (PINK)	702-0678	24	EA	$ 10.50	$ 252.00
Success: All	3305181	#0-19	MULLENBERGIA CAPILLARIS -	702-0678	65	EA	$ 10.50	$ 682.50
Success: All	3305182	#0-20	NELLIE STEVENS HOLLY - 8' FULL	702-0684	20	EA	$ 1,064.00	$ 21,280.00
Success: All	3305183	#0-21	RHODODENDRON CANESCENS - 7	702-0920	6	EA	$ 54.60	$ 327.60
Success: All	3305184	#0-22	VIBURNUM, MACROCEPHALUM	702-1096	4	EA	$ 217.00	$ 868.00
Success: All	3305185	#0-23	GATEWAY SIGNAGE INSTALLATION -	999-0001	1	LS	$ 68,800.00	$ 68,800.00
Success: All	3305186	#0-24	GATEWAY SIGNAGE INSTALLATION -	999-0002	1	LS	$ 68,800.00	$ 68,800.00
Success: All	3305187	#0-25	CHUINATHUS VIRGINICUS - 30 GAL	999-0003	4	EA	$ 149.80	$ 599.20
Success: All	3305188	#0-26	OUERCUS VIRGINIANA - 5.5'-6' CAL	999-0004	12	EA	$ 557.20	$ 6,686.40
Success: All	3305189	#0-27	OCUERCUS X SHUMARDII - 5.5' - 6'	999-0005	4	EA	$ 93.80	$ 375.20
Success: All	3305190	#0-28	FORSYTHIA - 7 GAL	999-0006	17	EA	$ 44.80	$ 761.60
Success: All	3305191	#0-29	AGAPANTHUS (75%BLUE-	999-0007	10	EA	$ 32.20	$ 322.00
Success: All	3305192	#0-30	SWITCH GRASS, HEAVY METAL - 3	999-0008	16	EA	$ 75.60	$ 1,209.60
Success: All	3305193	#0-31	PINESTRAW - LONGLEAF	999-0009	470	BALE	$ 11.90	$ 5,593.00
Success: All	3305194	#0-32	SOIL FOR PLANTING	999-0010	35	CY	$ 105.00	$ 3,675.00
Success: All	3305195	#0-33	WALL WASH CM-895	999-0011	4	EA	$ 900.20	$ 3,600.80
Success: All	3305196	#0-34	PAR 36-60 OR CM 885	999-0012	6	EA	$ 151.20	$ 907.20
Success: All	3305197	#0-35	BULLET UPLIGHT CM115-30	999-0013	40	EA	$ 79.80	$ 3,192.00
Success: All	3305198	#0-36	TRANSFORMER-E-CM TRX 300	999-0014	2	EA	$ 753.90	$ 1,507.80
Success: All	3305199	#0-37	WIRE 12/2	999-0015	2	EA	$ 193.20	$ 386.40
Basket Total								$ 275,872.32

Grand Total	$ 275,872.32

Having carefully examined the specifications entitled, "Gateway Signage and Landscaping, Bid # 2025022-BID3313" and the drawings similarly entitled, numbered, as well as the premises and conditions affecting the work, the undersigned proposes to furnish all services, labor, materials, equipment, taxes, fees, etc.. called for by them for the entire work, in accordance with said documents for the estimated total price of:

Two hundred seventy-five thousand eight hundred seventy-two and thirty two cents

WRITTEN IN WORDS

Which amount is subject to increase or decrease based on the actual amount of quantities used multiplied by the Unit Price Bid for each item. The low bid will be determined based on the Estimated Total Price as determined after corrections are made to any mathematical errors made in multiplying the estimated quantity by the Unit Price Bid or in adding up each calculation to reach the Estimated Total Price.

This Contract is NOT a "lump sum bid." The Owner has provided estimated quantities which are included as to certain items in the Proposal. For purposes of comparing the bids, the estimated quantities will be multiplied by the Unit Prices bid for each particular item resulting in an Estimated Cost. The estimated quantities are approximations, and are not guaranteed. It is the responsibility of the Bidder to check all mathematical calculations that make up the Total Estimated Price, to be sure that no mathematical errors were made in multiplying the estimated quantity by the Unit Price that is bid and in adding up the Estimated Costs. After the opening of the bids, the Owner will check the mathematical calculations of each proposal and if there are any mistakes made in multiplying the estimated quantity by the Unit Price bid, the Owner will correct that error and make the corresponding adjustment to the Estimated Total Price. The Estimated Total Price so adjusted will be the amount used for comparison purposes in determining the low bid. The Bidder declares that he understands that the quantities shown on the Proposal form are approximate only and are subject to either an increase or a decrease and should the quantities be increased or decreased, the Bidder also understands that the payment will be made on the basis of actual quantities utilized and paid for at the Unit Price bid. Bidder acknowledges that no certain amount of work is guaranteed and Owner may, at any time, determine the work is no longer desired and cancel the Contract. Bidder will make no claim for anticipated profits for any decrease in quantities or cancellation, and actual quantities will be determined upon completion of the work at which time the adjustments will be made to the Estimated Total Price by a direct increase or decrease made on the basis of the Unit Price bid. Once the bids are open, the Unit Prices listed cannot be changed.

The Bidder declares that he understands the quantities shown, for unit price items, are approximate only and are subject to either an increase or a decrease, and that should the quantities be decreased, the Bidder also understands that payment will be made on the basis of actual quantities utilized at the unit price bid. Bidder acknowledges that no amount of Work is guaranteed and Owner may at any time determine the Work is no longer desired and cancel this Contract. Bidder will make no claim for anticipated profits for any decrease in quantities or cancellation, and actual quantities will be determined upon completion of the Work, at which time adjustment will be made to the Contract amount by direct increase or decrease.

The Bidder furthermore agrees that, in case of a failure on his part to execute Articles of Agreement and Bonds within ten (10) days after notification of award of Contract, the Bid Bond or certified check accompanying his bid and the monies payable thereon, shall be paid into the funds of the Owner as liquidated damages for such failure, otherwise the Certified Check or Bid Bond accompanying this Proposal shall be returned to the Bidder according to the provisions of "Instructions to Bidders". **

(Bidder) United Signs, LLC

ADDRESS OF BIDDER: _____

853 S. Peachtree Street Norcross, GA 30071

By: _____

Title: VP Business Developement

Attached hereto is Bid Bond for the sum of 10% Dollars ($27,587.23) according to the conditions of "Instructions to Bidders", and Provisions thereof.

The full name and addresses of persons or parties interested in the foregoing bid, as principals are as follows:
(Add lines or additional pages as needed.)

NAME	ADDRESSES
Jared Owens	853 S. Peachtree Street Norcross, GA 30071

** The bidder further declares that he understands that the owner reserves the right to add other Work (not shown in the Contract documents, but within the general scope of the Work described) to the Contract at the unit prices shown in the bid.

The Bidder shall here state what work he has done of similar nature to that bid for and give reference that will afford the Owner opportunity to judge as to qualifications, experience, skill, business standing and financial ability.

See Proposal

Acknowledgment is hereby made of receipt of the following addenda, if any:

Addendum No. 1, dated 7/7/2025

Addendum No._____, dated _____

Addendum No._____, dated _____

(Bidder) United Signs, LLC

Address of Bidder: 853 S. Peachtree Street Norcross, GA 30071 By: _____

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

ARTICLES OF AGREEMENT

This Agreement made and entered into on September 2, 2025 by and between Columbia County, Georgia, party of the first part, (hereinafter known as the County) and United Signs, LLC party of the second part (hereinafter known as the Contractor).

WITNESSETH:
That the Contractor, for the consideration hereinafter fully set out, hereby agrees with the County as follows:

1. The Contractor will furnish all equipment, tools, materials, skill and labor of every description (except that specified to be furnished by the County) necessary to carry out and to complete in good, firm, substantial and workmanlike manner, the Work specified, in strict conformity with the Contract Documents for the Gateway Signage and Landscaping, Bid # 2025022-BID3313 Project for Columbia County, Georgia and the Specifications therein. Together with the foregoing Proposal made by the Contractor, this Agreement, and Bonds and Addenda attached thereto shall form essential parts of this Agreement, as is fully contained herein. The Work covered by this Agreement includes all requirements shown in the Specifications and listed in the Proposal under the following items, to-wit:

37 Items in bid schedule

2. That the Contractor shall commence the Work to be performed under this Agreement on a date to be specified in a written order of the County, or its agent, and shall fully complete the Work **WITHIN THE TIME LIMIT PROVIDED IN THE CONTRACT**, except as otherwise provided herein and in the Specifications for extension of the Time Limit.

3. Time is of the essence of this Contract, and the Contractor agrees to pay the County, not as a penalty, but as liquidated damages, the amount shown in the "Schedule of Deductions for Each Day of Overrun in Contract Time" table listed below, that corresponds with the Original Contract Amount for each calendar day/completion date, as listed in the Construction Schedule, that he shall be in default of completing the Work within the Time Limit. Because of the difficulty of fixing damages suffered by the County due to Contractor's default, these damages are herein agreed upon as stated as a reasonable estimate of the damages that will be suffered by County.

Schedule of Deductions for Each Day of Overrun in Contract Time		
Original Contract Amount		**Amount of Daily Charges**
From More Than	To and Including	Per Calendar Day or Completion Date
$0	$2,000,000	$213
$2,000,000	$4,000,000	$638
$4,000,000	$7,000,000	$1,169
$7,000,000	$12,000,000	$2,019
$12,000,000	$20,000,000	$3,399
$20,000,000	$30,000,000	$5,311
$30,000,000	$40,000,000	$5,949
$40,000,000	$50,000,000	$7,648
$50,000,000	------	$8,498

4. The County hereby agrees to pay to the Contractor for the faithful performance of the Agreement, and as full compensation for everything furnished and done by the Contractor under this Contract (subject to additions and deductions as provided in the Specifications or Proposal) in lawful money of the United States, the sum

of $275,872.32 (Two Hundred Seventy Five Thousand, Eight Hundred Seventy Two Dollars and 32 Cents) which sum shall also compensate for any and all loss or damages arising out of the nature of the Work, or from the action of nature or the elements, or from unforeseen obstructions or difficulties encountered in the prosecution of the Work, and for all expense incurred by, or in consequence of the Work, its suspension or discontinuance, and for well and faithfully completing the Work and the whole thereof, as herein provided, and for replacing defective work, material or equipment for a period of one year after completion.

5. Payments on Account: Not later than the 15th day after receipt of the Contractor's estimate, as the Work progresses, the County shall make partial payment to the Contractor, 90% of the value of labor and materials furnished by the Contractor and incorporated in the Work and of materials furnished by the Contractor on hand at the site of the Work for and including the last day of the preceding month, (**however no such payment on account shall exceed 33% of the Bid Amount)**, less payments already made and less deductions for any unaccepted or defective work. The County may also withhold from time to time payment to the Contractor in such an amount or amounts as may be necessary to pay and fully satisfy all claims and demands for labor and services rendered and materials furnished in and about the Work as elsewhere provided for in this Agreement or the Specifications.

6. Retainage: Five percent (5%) retainage will be held for the duration of the project. Refer to O.C.G.A 13-10-80 regarding state and local government contracts.

7. Final Payment: Upon written notice given to the County Engineer by the Contractor of the final completion of the Work, the County Engineer will make an inspection of the Work, and if acceptable under the Contract, shall issue a final certificate that the balance is due the Contractor. The County shall then make final payment to the Contractor of the balance due under the Contract, less such amounts as may have been withheld and employed by the County from time to time, as provided in the preceding paragraph, to pay all claims and demands for labor, service, and material furnished; provided that before the Contractor shall be entitled to final payment, the Contractor shall submit satisfactory evidence under oath that all payrolls and all amounts due for labor and materials and other indebtedness connected with the Work have been fully paid and satisfied and that there are no outstanding claims or demands against the Contractor connected with the Work.

8. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Agreement and the bonds hereto attached, the County shall deem the surety or sureties upon such bonds to be unsatisfactory, or if, for any reason, such bonds cease to be adequate to cover the performance of the Work, the Contractor shall, at his expense, within five days after the receipt of notice from the County to do so, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the County. In such event, no further payment to the Contractor shall be deemed to be due under this Agreement until such new or additional security for the faithful performance of the Work shall be furnished in manner and form satisfactory to the County.

9. "In satisfaction of the requirements of O.C.G.A. 13-10-91, and the Rules of the Georgia Department Labor relating to the Georgia Security and Immigration Compliance Act of 2006, it is agreed that compliance with the requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02 are conditions of this Agreement. Attached to this Agreement and made a part hereof by specific reference, is a form entitled "Contractor Affidavit and Agreement" which is to be completed by the Contractor and all subcontractors. The Contractor shall be responsible for securing from each of the subcontractors, such subcontractor's completion of the Subcontractor Affidavit. The Contractor's compliance with the requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02, shall be attested by the execution by the Contractor of the Contractor Affidavit and Agreement, attached to and made a part this Agreement. In the event the Contractor employs or contracts with any subcontractor in connection with this Agreement, which is required to register to verify information on all new AG-2employees, the Contractor shall secure from such subcontractor, attestation of the subcontractor's compliance with O.C.G.A. 13-10-91 and Rule 300-10-1-.02 by the subcontractor's execution of the Subcontractor Affidavit shown in rule 300-10-1-.08 or a substantially similar subcontractor affidavit and maintain records of such attestation for inspection by the County at any time. Such Subcontractor Affidavit shall become a part of the contractor/subcontractor agreement."

10. Licenses, Certifications, Permits, Etc. Contractor covenants and declares that is has obtained all diplomas, certificates, licenses, permits or the like required of Contractor by any and all national, state, regional, county, or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. Contractor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or orders applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. § 50-18-71, et seq.). Further, Contractor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and date first above written in five (5) counterparts, each of which shall, without proof or accounting for the other counterparts, be deemed an original Contract.

Columbia County, Georgia

By:_____
Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

ATTEST

By:_____
Patrice Crawley, County Clerk
Columbia County Board of Commissioners

United Signs, LLC

By: _____
Signature of Authorized Officer or Agent

_____
Printed Name and Title
United Signs, LLC

ATTEST

By:_____
Signature Attesting to Contractor

_____
Printed Name and Title
United Signs, LLC

PERFORMANCE BOND

STATE OF GEORGIA)
) ss:
COUNTY OF COLUMBIA)

KNOW ALL MEN BY THESE PRESENTS, THAT: We **United Signs, LLC** (hereinafter known as the "Contractor") as principal, and we _____ as Surety do hereby acknowledge ourselves indebted and firmly bound and held unto Columbia County, Georgia (herein called the "Owner"), in the sum of **$275,872.32** for the payment of which well and truly to be made, in lawful money of the United States, we do hereby bind ourselves, successors, assigns, heirs and personal representatives, jointly and severally, firmly by this bond.

BUT THE CONDITION OF THE FOREGOING OBLIGATION OR BOND IS THIS:

$275,872.32 (Two Hundred Seventy Five Thousand, Eight Hundred Seventy Two Dollars and 32 Cents) to construct **Gateway Signage and Landscaping, Bid# 2025022-BID3313** as more fully appears in a written agreement or contract bearing date of **September 2, 2025**, a copy of which said agreement or Contract is by reference hereby made a part hereof, and it is the desire of the said Owner that the said Contractor shall assure all undertakings under said agreement or contract.

NOW THEREFORE, if the said Contractor shall fully and faithfully perform all the undertaking and obligations under the said agreement or contract referenced above and shall fully indemnify and save harmless the said Owner from all costs and damage whatsoever which Owner may suffer by reason of any failure on the part of the Contractor to perform said contract, and shall fully reimburse and repay the said Owner any and all outlay and expense which it may incur in making good any such default by Contractor, and shall guarantee all materials and workmanship against defects for a period from start of construction to one year following completion, then this obligation or bond shall be null and void, otherwise to remain in full force and effect. Should Contractor fail to fully and faithfully perform its obligations under the said agreement, Owner shall be entitled to call due to the above-referenced sum from Surety.

And, for value received, it is hereby stipulated and agreed that no change, extension of time, alteration or addition to the terms of the said agreement or contract or in the Work to be performed there under or the specifications accompanying the same shall in any way affect the obligations under this bond, and notice is hereby waived of any such change, extension of time, alteration or addition to the terms of the agreement or contract or to the specifications.

This bond is given pursuant to the terms of Section 13-10-1 et seq. of the Official Code of Georgia Annotated, as now or hereafter amended, and all the provisions of law with reference to this character of bond as set forth in said section or as may be hereinafter enacted are hereby made a part hereof to the same extent as is set out herein in full.

IN WITNESS WHEREOF the said Contractor and said Surety have hereunto caused to be affixed their respective corporate signatures and seals, by duly authorized officers, on this **September 2, 2025.**

(As to Contractor)

United Signs, LLC
(Contractor)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

(As to Surety)

_____
(Surety)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

_____

PAYMENT BOND

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

KNOW ALL MEN BY THESE PRESENTS, That we **United Signs, LLC** As Principals (hereinafter known as the "Contractor") and we _____, as Surety, are held and firmly bound unto Columbia County, Georgia (hereinafter called the "Owner") in the sum of **$275,872.32** in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, or heirs, personal representatives, successors and assigns, jointly and severally, firmly by this bond.

WHEREAS, the Owner has engaged the said Contractor for the sum of **$275,872.32 (Two Hundred Seventy Five Thousand, Eight Hundred Seventy Two Dollars and 32 Cents)** to construct **Gateway Signage and Landscaping, Bid# 2025022-BID3313** as more fully appears in a written agreement or Contract bearing date of **September 2, 2025**, a copy of which said agreement or Contract is by reference hereby made a part hereof, and it is the desire of the said Owner that the said Contractor shall assure all undertakings under said agreement or contract.

NOW, THEREFORE, if the said Contractor promptly makes payment to all persons having a direct relationship with the Contractor, or a subcontractor of the Contractor, for furnishing labor, material or both in the prosecution of the Work provided for in the Contract identified above, and any authorized modifications of the contract that subsequently are made, this obligation shall be void. Should Contractor, or a subcontractor of the Contractor, fail to promptly make such payments to any party, Owner shall be entitled to call due this bond from Surety. The Surety hereby waives notice of any modifications to the contract.

PROVIDED, however, that this bond is subject to the following conditions and limitations:

A. Any person, firm or corporation that has furnished labor, materials or supplies for or in the prosecution of the work provided for in said contract shall have a direct right of action which shall be asserted in a proceeding, instituted in the County in which the Work provided for in said contract is to be performed or in any County in which said Contractor or Surety does business. Such right of action shall be asserted in a proceeding instituted in the name of the Claimant or Claimants for his or their use, and benefit against such Contractor and Surety or either of them (but not later than one year after the final settlement of said contract) in which action such claim or claims shall be adjudicated and judgment rendered thereon.

B. The Principal and Surety hereby designate and appoint the Owner as the agent of each of them to receive and accept service of process of other pleading issued or filed in any proceeding instituted on this bond and hereby consent that such service shall be the same as personal service on the Contractor and/or Surety.

C. In no event, shall the Surety be liable for a greater sum that the penalty of this bond, or subject to any suit, action or proceeding thereon that is instituted later than one year after final settlement of said contract.

D. This bond is given pursuant to the term of Section 13-10-1 et seq. of the Official Code of Georgia Annotated, as now or hereafter amended, and all the provisions of law with reference to this character of bond as set forth in said section or as may hereinafter be enacted are hereby made a part hereof to the same extent as if set out herein in full.

IN WITNESS WHEREOF the said Contractor and said Surety have hereunto caused to be affixed their respective corporate signatures and seals, by duly authorized officers, on this **September 2, 2025.**

(As to Contractor)

United Signs, LLC
(Contractor)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

(As to Surety)

_____
(Surety)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

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GENERAL PROVISIONS

1. **LAWS OR REGULATIONS –** It is the Contractor's responsibility to remain fully informed of all federal, state and local laws, ordinances, and regulations which in any manner may affect the County or those engaged or employed in the Work, the materials used in the Work, or affect the conduct of the Work. If the Contractor identifies any concerns that may lead to violations of federal, state, or local statutes by performing the Work per the Contract Documents, the Contractor shall cease the work related to the potential violation immediately and notify the County Engineer. The Contractor shall at all times, observe and comply with all laws, ordinances, and/or regulations in effect at any time during the course of the Contract, and shall protect and indemnify the County and its agents against any claim or liability arising from or based on the violation, whether by Contractor, its employees or subcontractors.

2. **PERMIT TO WORK -** All work shall be done in strict conformance to the permits issued by the local, state, and/or federal agency having jurisdiction over the Work. Pre-acquired permits for the work, if any, can be found in the Special Provisions section. All other permits required to do the work shall be the responsibility of the Contractor.

3. **COUNTY'S NPDES RESPONSIBILITIES -** On Projects requiring a Notice of Intent (NOI), the County will execute the Notice of Intent (NOI) for the Work as the "Owner," file the NOI with EPD, and provide a copy of the NOI to the Contractor for their records. Storm water sampling for quality assurance will also be provided by the County, using a 3rd party professional services firm, with copies of EPD reports provided to the Contractor for their records monthly.

4. **CONTRACTOR'S NPDES RESPONSIBILITIES –** On Projects requiring a Notice of Intent (NOI), the Contractor is required to execute the NOI as the "Operator." The Contractor is also required to collect and maintain records for daily rain gauge readings and perform daily, weekly, and monthly inspections as required by the NOI. This work will be paid for under the **Water Quality Inspections** Bid Item, if included as a Bid Item, or the **Grading Complete** Bid Item otherwise. The Contractor shall provide all inspection reports to the County for review monthly. During the final project close-out stage for the Work, the Contractor shall provide the County a copy of all records pertaining to the NPDES permit. Delays in submitting complete records may delay the release of final retainage.

5. **NPDES CERTIFICATION** - Contractor must have proof of a Level IA or greater NPDES certification through the Georgia Soil and Water Conservation Commission (GSWCC) which must be furnished to the County prior to execution of the Contract. The Contractor shall retain at least one Level 1A GSWCC certified person on site at all times while work is in progress.

6. **EROSION CONTROL -** All soil erosion control measures shall be in place prior to commencing the Work. The Contractor shall designate a certified worksite erosion control person "On-Call" who is able to respond within **one (1) hour** of being requested by the County Engineer.

7. **NOTICE AND SERVICE THEREOF** - All formal notices, demands, requests, instructions, approvals, and claims, hereinafter referred to as Formal Correspondence, between the Contractor and the County shall be in writing.
    a. Any Formal Correspondence sent to the Contractor will be sufficiently given if delivered to the office of the Contractor or deposited in the United States mail in a postage-prepaid sealed envelope addressed to the Contractor, in each case addressed to such office specified in the Bid (or at such other office as the Contractor may from time to time designate to the County in writing).
    b. Any Formal Correspondence sent to the County will be sufficiently given if delivered to the office of the County or deposited in the United States mail in a postage-prepaid sealed envelope addressed to the County Engineer, in each case addressed to such office specified in the Contract Documents.
    c. Any Formal Correspondence shall be deemed to have been given or made as of the time of actual delivery or, in the case of mailing, at the time designated on the delivery receipt by the postal service.

8. **COUNTY ENGINEER -** The term "County Engineer" as used in these specifications refers to the County Engineer of Columbia County, Georgia. County Staff/Engineering Inspectors assigned to the work by the County Engineer are authorized to perform such duties as deemed necessary in representing the County Engineer.

9. **CONTROL OF WORK -** All work on the project shall be performed in an orderly and logical manner to produce the highest quality product. If, in the opinion of the County Engineer, the work is performed in an unsatisfactory manner that may cause long term detrimental consequences to the project, the County Engineer has the authority to direct the work to be performed. The County Engineer also has the authority to suspend the work, in whole or in part, and to revoke the Land Disturbance Permit for the project for failure to carry out the provisions of the Contract Documents, for failure to perform the Work in reasonably close conformance with the Contract Documents, for failure to correct unsafe conditions for workers or the general public, and for any reason or condition that is in the best interest of the County as determined by the County Engineer.

10. **CORRECTIONS -** The County Engineer has the right to correct any errors or omissions at any time when such corrections are necessary for the proper fulfillment of said Contract Documents. Should any portions of the Contract Documents be obscure or in dispute, they shall be referred to the County Engineer for final interpretation as to the true meaning and intent. It shall be the Contractor's responsibility to advise the County Engineer in a timely manner of any questions or concerns related to the Contract Documents or any other condition or circumstance which the Contractor believes the County has the responsibility to correct or change. The County Engineer will make the final decision

on whether any corrections or clarifications need to be made in order to complete the Work as intended, and whether any amendments to the Contract Documents providing grounds for a change order request by the Contractor are warranted.

11. **BID ITEMS -** All Bid Items shall be used at the discretion and direction of the County Engineer, who reserves the right to delete or remove items from the Proposal Bid Form and increase or decrease quantities at the Unit Prices shown on the Proposal Bid Form.

12. **MEASUREMENT AND PAYMENT** - The work for which payment will be made will be limited to the Bid Items listed and enumerated on the Proposal Bid Form in the Contract Documents. The unit prices or lump sum prices stated in the Bid will be used in determining the amount to be paid. The County Engineer will review and check measurements and calculations of all quantities in pay requests, and if acceptable, authorize respective payment to the Contractor. If any errors or irregularities are identified, the County Engineer will bring those to the Contractors attention for reconciliation and resubmission of the respective pay request(s).

13. **CHANGES IN WORK –**
    a. The County may at any time, by written order, and without notice to the Sureties, make changes in the specifications of the Work and within the general scope thereof. In making any changes, the change or credit for the change will be carried out by the County in one of the following methods prior to the issuance of the order for the change.
        i. By estimating the number of unit quantities of each part of the Work which is changed and then multiplying the estimated number of such unit quantities by the Bid price of the respective Bid Item.
        ii. By submitting to the Contractor a request for change to the Work, which will include detail pertaining to the required scope and schedule of the change, the Contractor will have **seven (7) calendar days** to respond with a proposal to deliver the requested change to the Work, unless otherwise specified by the County Engineer. If the County determines the Contractor's proposal to the requested change to be fair and reasonable, a Notice-to-Proceed will be issued by the County to the Contractor in writing. If the County determines the Contractor's proposal to not be fair and reasonable, the County may continue to negotiate with the Contractor until an agreeable proposal is reached or the County may cease negotiations all together and utilize whatever resources the County Engineer deems to be in the best interest of the County in carrying out the needed change to the Work. In any case, the Contractor shall not be owed any additional compensation for preparing a proposal, or negotiating, for a change to the Work request.
        iii. By ordering the Contractor to proceed with the Work as changed and to keep and present in such form as the County may direct a correct account of the cost of the change together with all vouchers therefore. The cost may include an allowance for overhead and profit not to exceed 15% of the net cost. The cost may also include all items of labor or materials, the use of power tools and equipment actually used,

power and all items of cost such as increased public liability and Workmen's Compensation Insurance, charges for foremen, also social security, old age and unemployment insurance; however, no percentage for overhead and profit shall be allowed on items of social security, old age and unemployment insurance. If deductions are ordered, the credits shall be the net cost. Among the items considered as overhead are included insurance (other than mentioned above), bond or bonds, superintendent, timekeeper, clerks, watchmen, use of small tools, incidental job burdens and general office expenses.

b. The Contractor shall, when required by the County, furnish to the County an itemized breakdown of the quantities and prices used in computing the value of any change that might be ordered.

c. No amount of Work is guaranteed under this Contract. County may at any time determine the Work, or any portion thereof, is no longer desired and cancel this Contract by written notice to Contractor. In such event, the Contractor will be entitled to payment in accordance with this Contract only for such work actually performed and accepted by County.

14. **CLAIMS FOR EXTRA COST** - If the Contractor claims that any instructions or directions, or any other occurrence involve extra cost or an extension of time, they shall notify the County in writing within three (3) days after the occurrence and in any event before proceeding to execute the work affected by said instruction. Thereafter, the procedure shall be the same as that described in paragraph for Changes in Work. All such claims shall be waived unless made in accordance with the terms of this section.

15. **EXTRAS -** Except as otherwise provided herein, no charge for any extra work or material will be allowed unless the same has been ordered in writing by the County Engineer and the price stated in such order.

16. **FORCE ACCOUNT –** Each project having a Contract value of $2,000,000 or more will include a Force Account in the Bid Items. The Force Account will be used at the discretion of the County Engineer for unforeseen work items in which there are no Bid Items in the Contract but the work items are required to achieve the project's designed intent. The original value assigned to the Force Account will be one percent (1%) of the bidders Proposal rounded to the nearest $1,000.00. See the following examples:

Proposal Value	1% of Proposal	Force Account Value
$ 37,892,658.25	$ 378,926.58	$ 379,000.00
$ 18,923,568.36	$ 189,235.68	$ 189,000.00
$ 2,963,524.36	$ 29,635.24	$ 30,000.00

The original Force Account amount will be included in the total contracted value for the Work; however, the balance of the force account may fluctuate during the course of the Project as follows:

1. The cost of unscheduled Changes In Work approved by the County Engineer will be deducted from the Force Account.
2. The Contract value for Bid Item underruns approved by the County Engineer will be added to the Force Account.

17. **PAY REQUESTS** The Contractor shall submit to the County a Pay Request by the fifth day of each month for work performed the previous month. The Pay Request shall not be submitted in a frequency exceeding once per month and shall include original Bid prices, approved change orders, adjusted contract prices, the original number of days in contract, the number of days to be claimed as "rain days" due to inclement weather, and the adjusted number of days in contract. All pay requests are subject to review and approval by the County Engineer prior to payment remitted.

18. **PAYMENTS BY CONTRACTOR -** The Contractor shall pay each of their subcontractors and suppliers the amounts allowed the Contractor for work provided by each subcontractor or supplier in performance of the Work to the extent of each subcontractor's interest therein. Said payment(s) shall be made not later than **seven (7) calendar days** following the payment by the County to the Contractor.

19. **CERTIFICATE OF PAYMENT** - A Certificate of Payment to subcontractors and suppliers for the previous month shall be submitted with each new Pay Request. A Pay Request submitted for payment without said Certificate of Payment shall not be processed for payment until properly submitted to the County.

20. **EVIDENCE OF PAYMENT BY THE CONTRACTOR -** The Contractor shall furnish the County, whenever requested, with satisfactory evidence that all persons and/or subcontractors who have provided services and/or furnished materials in performing the Work under this agreement have been duly paid or satisfactorily secured. In such case evidence is not furnished when requested, such amount as may be necessary to meet the claim of such unsatisfied person and/or subcontractor may be retained from monies due to the Contractor under this Contract, until the aforementioned liabilities have been met.

21. **INSPECTION AUTHORITY** - County Staff/Engineering Inspectors, hereinafter referred to as Inspectors, assigned to the work by the County Engineer, are authorized to perform such duties as deemed necessary in representing the County Engineer. Inspectors shall be authorized to inspect all work performed and all materials furnished, and they shall call the attention of the Contractor to any materials furnished and/or portions of the Work that fail to conform to the Contract Documents. They may reject materials and/or work performed, or suspend the respective portions of the Work until all concerns pertaining to the conformity of the Work with the Contract Documents have been resolved.

22. **INSPECTION OF WORK AND MATERIALS -** No work shall be performed or materials placed without sufficient inspection by the County Engineer. The Contractor shall furnish every reasonable facility

for ascertaining whether any portion of the Work performed or materials furnished in performing the Work are in conformance with the requirements and intent of the Contract Documents. Any work performed and/or materials furnished not in conformance with the Contract Documents will be rejected and shall immediately be removed and refurnished or replaced in accordance with the Contract Documents. If the Contractor fails to remove defective work and materials as above ordered within forty-eight hours, then the County shall have the right and authority to stop the Contractor from work at once and to supply forces to remove the rejected material or work, and replace same in accordance with the Specifications, at the cost and expense of the Contractor. Failure to reject any defective work or materials shall not in any way prevent later rejection when such defect is discovered, or obligate the County to final acceptance until such work has been corrected.

23. **MATERIAL REQUIREMENTS AND TESTING** - All concrete and asphalt produced for the Work shall be provided by a GDOT-certified plant. The Contractor shall provide documentation of certification for each plant it receives concrete or asphalt materials from to the County. Additionally, the Contractor shall be responsible for providing to the County the following to ensure design specifications are met:
    a) Soil classification testing for borrow pit material by a GDOT-certified laboratory.
    b) Asphalt testing by a GDOT-certified laboratory.
    c) Asphalt testing for rolling pattern, including cores.
    d) Additional materials testing as may be required by the Contractor for Quality Control purposes.

    The County will provide materials testing for Quality Assurance purposes. If, in the opinion of the County Engineer, additional testing is required due to the fault, error, or negligence of the Contractor, the testing shall be provided at the Contractor's expense.

24. **GUARANTEE OF WORK AND MATERIAL (WARRANTY) -** All work shall be guaranteed against defects in workmanship and/or materials furnished by the Contractor for a period of **<u>one (1) calendar year</u>** following final acceptance. This guarantee of the Work shall be in addition to and not in limitation of any other guaranty, warranty, or remedy arising by law or elsewhere in the Contract Documents.

25. **COOPERATION BY CONTRACTOR -** The Contractor will be supplied with three (3) hard copy sets and/or digital sets of the Contract Documents, with the exception of any standard details and/or specifications required to complete the Work, which the contractor shall have the responsibility to obtain prior to commencing work. The Contractor shall:
    a) Attend a Pre-Construction Conference prior to commencing the Work.
    b) Have available on-site at all times one (1) complete set of the Contract Documents when work is in progress.
    c) Promptly supply such materials, tools, plant equipment and labor as may be required.
    d) Employ only competent and skilled personnel in the performance of the Work.
    e) Give the Work the constant attention necessary to facilitate the progress thereof.
    f) Have a Superintendent, satisfactory to the County Engineer, on-site at all times capable of acting as the Contractor’s agent and having the full authority to execute orders or directions from the County Engineer for the Work without delay.

g) Upon demand from the County Engineer, immediately remove any Superintendent, Foreman, or workman whom the County Engineer may consider incompetent or undesirable.

Should the Contractor choose to not cooperate with the requirements herein, the County Engineer shall have the authority to suspend any County-issued permits and any progress payments for the Work until the Contractor fulfills their obligations to cooperate.

26. **COMMENCING WORK** - Within **ten (10) calendar days** from receiving the executed Contract, the Contractor shall submit to the County Engineer for approval a construction schedule which identifies starting locations for each phase of construction and indicates all phases of the Work to be completed within the Total Contract Schedule. Within **ten (10) calendar days** from receiving an acceptable construction schedule by the Contractor, the County Engineer will issue a Notice-to-Proceed. The Contractor shall commence construction operations within **ten (10) calendar days** from date specified in the Notice-to-Proceed with adequate personnel and equipment to complete the Work within the Total Contract Schedule. The Work shall begin and be executed at such points and in such order as determined best by the Contractor unless otherwise directed by the County Engineer in the best interest of the County or public safety. In any case, the Contractor shall have no claim for extra compensation.

27. **MAIL DELIVERY** - Mail delivery shall not be interrupted during construction. The Contractor shall be responsible for notifying the United States Postal Service of the Work to be done and the affected addresses and do all that is required to ensure mail delivery and pick-up is not inconvenienced by the Work. At the completion of the Work, prior to re-setting mailboxes, the Contractor shall have all mailbox locations approved by the County and the United States Postal Service.

28. **LETTER OF PERMISSION** - The Contractor shall obtain a notarized letter of permission from any property owner who allows equipment and/or materials to be placed on their property and shall provide a copy of the letter, signed by both the Contractor and property owner, to the County before initiating use of the property. The County shall be held harmless from any disputes between the Contractor and property owner.

29. **RIGHT-OF-WAY ACQUISITION** – Negotiations for right-of-way are listed in the Special Provisions under "Right-of-Way Negotiations." The Contractor shall fully inform themselves as to the details of the negotiations and shall adhere to all negotiated right-of-way requirements.

30. **RIGHT-OF-WAY** - The County will provide the initial staking of the Right-of-Way at a frequency determined by the County Engineer. The Contractor shall be responsible for maintaining the original staking as needed and/or at the discretion of the County Engineer. Railroad lines and public highways shall not be obstructed in such a way as to cut off traffic except as otherwise approved in the Contract Documents or in writing by the County Engineer. The Contractor shall take every possible precaution to not inconvenience the owners or tenants of adjacent, abutting, and neighboring properties. The

Contractor shall, at their expense, repair any damage to public or private property caused during the progress of the Work as determined by the County Engineer.

31. **PROPERTY PINS** - All property pins or right-of-way markers indicated on the approved right-of-way plans as "found" or "set" shall be protected during the lifetime of the project. It is the contractor's responsibility to replace all disturbed or damaged property pins or right-of-way markers using the services of a Registered Land Surveyor before final acceptance of the Work.

32. **CONSTRUCTION STAKES, LINES, AND GRADES** - The County will furnish a sufficient number of control points on the ground to enable the Contractor to establish the necessary construction stakes, lines, and grades. All subsequent and supplementary lines and grades needed to complete the Work shall be established by the Contractor from the control points furnished by the County or from measurements provided in the Contract Documents. All lines and grades shall be subject to verification by the County Engineer but verification by the County Engineer shall in no way relieve the Contractor from their responsibility of the Work's conformance with the Contract Documents. The Contractor shall maintain the protection and integrity of all control points and shall provide supplemental staking as needed and at the direction of the County Engineer. All work described in this section shall be included in the **Grading Complete** Bid Item.

33. **GRADING COMPLETE -** Grading Complete shall be in accordance with GDOT Standard Specification Section 210 with the following exceptions:

    Add to Section 210.1 the following: Grading Complete shall include mobilization, bonds, insurance, engineering, staking, supervision, clearing and grubbing, removal of temporary pavement section, as-builts, and all other work required to complete the project not otherwise included in an exclusive and respective Bid Item.

    The engineer's earthwork calculation included in Summary of Quantities is for information only. The Contractor shall verify the quantities. Finished grades in construction plans shall be the basis for Grading Complete.

34. **CLEARING AND GRUBBING** – Clearing and Grubbing shall be in accordance with GDOT Standard Specification Section 201. Unless a separate Bid Item has been included in the Contract, no separate payment will be made for this work, this work shall be included in Grading Complete.

35. **BORROW MATERIAL** – Borrow Excavation shall be in accordance with GDOT Standard Specification Section 206. In addition:

    Borrow pits and waste sites must be submitted to the County Engineer for consideration and approval prior to hauling.

All borrow material shall meet requirements of Type IIB3 material or better soils. Any borrow material placed that does not meet requirements of Type IIB3 material or better shall be removed from the site at the contractor's expense.

36. **EMBANKMENT CONSTRUCTION** – Embankment Construction shall be constructed in accordance with GDOT Specification Section 208. In addition, solid waste material as defined in GDOT Standard Specification 201.3.05.E.3 shall not be placed in the embankment whatsoever.

37. **UNDERCUT EXCAVATION –** Undercut Excavation shall be in accordance with GDOT Standard Specification Section 210 with the following exception:

    In the event suitable, but wet material is encountered, Contractor shall remove, dry, and re-compact, unless otherwise directed by the County Engineer. No additional payment will be made for this work.

38. **PROOF ROLLING** - Proof Rolling shall be performed in accordance with Columbia County Engineering Division Standard Specifications Sections 4.3 and 5.5 for subgrade and graded aggregate base, respectively. Any and all material layers or courses placed without the County Engineer's approval of the subgrade or graded aggregate base below the material layers or courses placed shall be removed and replaced, following approval of the subgrade or graded aggregate base, at the Contractor's expense.

39. **STORM DRAIN PIPE –** Storm Drain Pipe shall be in accordance with GDOT Standard Specification Section 550. In addition, all storm drain pipe shall be rigid concrete pipe having O-ring mechanical joints, including flared end sections, meet GDOT requirements, and shall have a GDOT-approved "CPT" (Certified Pipe Technician) stamp prior to delivery, unless an alternative material is approved by the County Engineer. Quantities, grades, and locations shall be verified by the Contractor prior to installation. No materials shall be ordered until approved by the County Engineer.

40. **STORM DRAIN VIDEO INSPECTION –** Post Installation Video Inspection of storm drain pipe shall be performed in accordance with GDOT Standard Specification Section 550. For storm drain pipe installed on County roadways the Contractor shall perform inspections of 100% of the storm system. A copy of the video inspection for the complete storm system shall be furnished to the County. Video Inspections will be paid for per the Contract Bid Item, if included in the Contract. Otherwise, no additional payment will be made and the cost of the video inspection shall be included in the per lineal foot price for the storm drain.

41. **PRIME COAT** - The use of Prime Coat is at the contractor's discretion and no additional reimbursement will be made. If the Contractor elects to utilize Prime Coat on a roadway, it must cure for a minimum of 24 hours prior to paving. Additionally, if the Contractor elects to use Prime Coat and damages or issues arise from its utilization for whatever reason, it shall be the Contractors responsibility to resolve. If used, the Prime Coat shall be in accordance with GDOT Standard Specification Section 412.

42. **ASPHALT** – All asphalt and paving operations shall be in accordance with GDOT Standard Specification Section 400. Additionally:
    a. All mix designs shall be submitted to and approved by the County Engineer prior to any paving.
    b. The Contractor will be permitted to use only one (1) asphalt plant per road alignment. Should the approved asphalt plant breakdown, the Contractor will not be permitted to use another plant. Paving must be discontinued until the plant is repaired.

    All paving requirements of GDOT's Standard Specifications will be strictly enforced unless otherwise approved by the County Engineer.

43. **GRASSING AND MULCHING –** Grassing and Mulching shall be completed in accordance with GDOT Standard Specification Section 700. Perform temporary grassing, permanent grassing, or mulching on cut and fill slopes weekly in accordance with GDOT Standard Specification Section 161.3.05.B. The County Engineer may require permanent or temporary grass, whichever is applicable, in lieu of mulch on final dressed slopes.

    Additionally, the Contractor shall water permanently grassed areas as needed to promote growth. The Contractor shall water, reseed, and/or re-work as necessary until a complete and uniform stand of grass, having a minimum of 90% density over 100% of the area, has been achieved. The Contractor is responsible for mowing the grass at least **once per month** during growing season, a minimum of six times per year, until the end of the warranty period or as directed by the County Engineer.

44. **TRAFFIC CONTROL, CLOSURES, AND MAINTENANCE -** The Contractor shall be responsible for the implementation and maintenance of all traffic control for the duration of the Contract. The Contractor shall submit requests for any planned road closures, lane closures, and/or traffic shifts to the County a minimum of **five (5) working days** prior to planned traffic impacts. The Contractor shall obtain approval from the County prior to implementing. Requests for closures and/or shifts shall include a traffic control plan with the dates and times the plan is proposed to be implemented, and shall be submitted via email to trafficengineering@columbiacountyga.gov. All traffic control shall meet the requirements of Manual on Uniform Traffic Control Devices (MUTCD) and GDOT Standard Specification Section 150.

45. **CERTIFIED FLAGMEN** – The Contractor shall ensure the safety of the traveling public at all times. Contractor shall provide qualified personnel to assist the traffic. All flagmen must be certified and produce their flagging certification cards upon request.

46. **SIGNS** - All warning signs, traffic control signs, construction signs, etc. shall conform to the most recent edition of the MUTCD. No other signs or advertisements are allowed to be displayed without written approval from the County Engineer.

47. **UTILITY COORDINATION -** All modifications to existing or planned utility facilities coordinated by the County with affected utility companies are described in the Contract Documents. It shall be the responsibility of the Contractor to locate any and all utilities within the proposed construction areas. The Contractor shall coordinate their schedule and procedure of construction with all respective utility companies whose facilities require protection, removal, relocation, and/or reconstruction as required by the Work. Coordination with utility owners/providers shall be performed in such a way as to expedite the Work while minimizing damage to utility facilities and customer outages.

48. **UTILITY PROTECTION -** Any utility facilities shown in the plans or marked in the field damaged by the Contractor shall be repaired at the Contractor's expense. Nothing in the Contract Documents relieves the contractor from their responsibility to follow "Georgia 811 Call Before You Dig" guidelines and procedures for any and all excavation, regardless of whether utility facilities are shown on the plans or not.

49. **WATER MAINS/LINES** - On projects where water mains/lines are to be installed, Columbia County Water Utility Department (CCWUD) shall inspect and test the system prior to acceptance of the Work. The minimum depth to top of any water lines shall be 48" unless otherwise approved by CCWUD. The Contractor shall provide the respective property owners' written notice of any service changes a minimum of **ten (10) calendar days** and no more than **thirty (30) calendar days** prior to the service changes occurring.

50. **SPRINKLER SYSTEMS -** Sprinkler systems that are installed in the right-of-way and are determined to not be permitted shall be cut and capped by the Contractor. The Contractor shall provide the respective sprinkler system owners' written notice of the work to be performed **ten (10) calendar days** prior to such work. Sprinkler systems that are shown to be relocated in the Contract Documents will be relocated by the Contractor. All work described in this section shall be included in the **Grading Complete** Bid Item.

51. **ELECTRICITY SUPPLY -** Any and all electricity required to complete the Work shall be coordinated and provided by the Contractor. All supplies, equipment, and costs associated with the supply and use of electricity to complete the Work shall be at the Contractor's expense. The use of extension cords exceeding 150'-0" is prohibited unless otherwise approved by the County Engineer.

52. **WATER SUPPLY** - Any and all water required to complete the Work shall be coordinated and provided by the Contractor. All supplies, equipment, and costs associated with the supply and use of water to complete the Work shall be at the Contractor's expense. If water supply is needed, the Contractor shall request and utilize a meter through CCWUD.

53. **SANITARY FACILITIES -** Necessary sanitary facilities for use by labor forces performing the Work shall be erected on-site by the Contractor and their use shall be strictly enforced. These facilities shall be

located at such points that are easily accessible by labor forces performing the Work and they shall be cleaned and maintained frequently.

54. **SHEDS/STRUCTURES** - With approval of the County Engineer, the Contractor may build sheds or other similar structures for housing tools, machinery, and/or supplies so long as their surroundings are satisfactorily maintained at all times. All such structures shall be removed wholly, together with all rubbish and trash, on or before the completion of the Work by the Contractor.

55. **FINAL CLEAN-UP -** At the completion of the Work and before final payment, the Contractor shall clean the entire project area by:
    a) Removing any litter, foreign substances, and/or construction debris that is directly related to the Work, which includes the removal of any off-site debris from the Work.
    b) Removing any stains, petrochemical spills, and any other foreign deposits that is directly related to the Work.
    c) Sweeping all paved surfaces related to the Work.
    d) Raking all non-paved grounds within the limits of the Work.

56. **ON-SITE CONTAMINATION** - The Contractor shall take all necessary precautions to prevent the project site from contamination with any substance under circumstances prohibited by environmental protection laws of the United States, the State of Georgia, and/or Columbia County. The Contractor shall be responsible to the County if, at any time, state and federal authorities make a claim or demand against the County on account of contamination of the site caused or allowed by the Contractor or any of its subcontractors.

57. **PROTECTION OF PERSONS AND PROPERTY -** The Contractor shall be responsible for all injuries or damages to persons or property that occur in connection with the performance of the Work under this Contract. The Contractor shall take all necessary precautions and exercise adequate diligence to prevent injuries or damages of any nature to persons or to private property in performing the Work.

58. **PROPERTY DAMAGE** - Any damage to property owner signs, fences, gates, structures, landscaping, etc. shall be repaired by the Contractor to the complete satisfaction of the County Engineer and the property owner. All supplies, equipment, and costs associated with such repairs shall be at the Contractor's expense.

59. **WEATHER & PUBLIC SAFETY** – The Contractor shall provide phone numbers for personnel on-call for emergency situations. The Contractor shall be ready to address potential problems that may occur due to weather and shall respond immediately when called upon by the County. Should the Contractor fail to respond, the County will take whatever actions are deemed necessary in the interest of Public Safety and any cost incurred may, at the discretion of the County Engineer, be deducted from the Contractor's Bid price.

60. **WEATHER & WORK PROTECTION** - When the Work may be subject to inclement weather, the Contractor shall immediately stop production on current work and take all necessary precautions to protect the Work from the inclement weather. This includes ensuring existing facilities are maintained and operational, and furnishing and installing new facilities as may be necessary for the protection of the work.

61. **RETAINAGE SCHEDULE, ACCEPTANCE OF THE WORK, AND FINAL PAYMENT** - The County will retain 5% of each Payment due to the Contractor as a guarantee for the Work. Before acceptance of the Work and final payments to the Contractor of the percentage retained by the County, the following requirements shall be complied with:
    a. **90% Completion** – Once 90% of the Work has been satisfactorily completed and the character and progress of the Work remain satisfactory according to the County Engineer, the Contractor may request a reduction of retainage withheld from 5% to 2.5%. If granted by the County Engineer, half of the withheld retainage (2.5% of the Work completed) will be released and further progress payments prior to Substantial Completion will be in an amount equal to 97.5% of the Work completed in the payment period. As the remaining work progresses, up to half of the remaining withheld retainage (1.25% of the Work completed) may be released at the discretion of the County Engineer.
    b. **Final Inspection** - Upon notice from the Contractor that the Work is wholly completed, the County Engineer will perform a final inspection of the Work and will notify the Contractor of any defects and/or instances where the Work fails to comply with the Contract Documents. The Contractor shall immediately make necessary corrections to the satisfaction of the County Engineer.
    c. **Substantial Completion** - Once 100% of the Work has been satisfactorily completed according to the County Engineer, the Contractor may request a reduction of the remaining withheld retainage. If granted by the County Engineer, all remaining withheld retainage, less up to 0.75% of the Work Completed as required by the County Engineer, will be released and the one (1) year Warranty Period will begin.
    d. **Warranty Inspection** – One (1) year following the date of Substantial Completion, the County Engineer will perform a Warranty Inspection of the Work and will notify the Contractor of any defects and/or instances where the Work fails to comply with the Contract Documents, to include final site stabilization. The Contractor shall immediately make necessary corrections to the satisfaction of the County Engineer.
    e. **Final Estimate** - Upon completion of all required corrections as identified during the Warranty Inspection, and upon submitting proper and satisfactory evidence to the County that all claims have been settled, the County shall issue a certification of final acceptance of the Work. The Contractor shall then prepare and deliver the final estimate, to include any remaining retainage, in which the payment will then become due.
    f. **Liens** - Final acceptance of the Work will not be granted, nor the retained percentage at any stage be due or payable, until the Contractor has furnished the County with proper and satisfactory evidence under oath that all claims for labor and materials employed in the

performance of the Work under this Contract have been settled, and that no legal claims can be filed against the County for such labor or material.

The submission of the final estimate to the County, and the acceptance by the Contractor of the respective payment, shall operate as a release to the County from all claims and liabilities to the Contractor for all work done or materials furnished or for any act of the County or its agents involved in the Work.

62. **DELAYS** - If the Contractor is delayed at any time in the progress of the Work by adverse weather conditions not reasonably anticipatable, fire, unusual delay in transportation, unavoidable casualties, labor disputes; or by any act or neglect of the County or its agent, or by an employee of either, or by any separate Contractor employed by the County, or by delay authorized by the County; or by any causes beyond the Contractor's control which the County determines may justify the delay, then the Time Limit shall be extended by change order for such reasonable time as the County may determine.

    The Contractor shall make any claim for extension of time in writing to the County not more than **three (3) calendar days** after the commencement of the delay or shall waive such claim. The Contractor shall provide in its notice an explanation for the delay and the probable effect of the delay on the progress of the Work. Any extension of time to the Contractor pursuant to this section of the Contract shall be the sole remedy to Contractor for any such delay, suspension, interruption, or effect thereof.

63. **DAMAGES** - If the Contractor refuses or fails to prosecute the Work, or any part thereof, with such diligence as to ensure its proper completion within the Time Limit, or fails to complete the Work within such Time Limit:
    a. The County may, by written notice to the Contractor, terminate Contractor's right to proceed with the Work or such part of the Work for which there has been delay. In such event, the County may take over the Work and prosecute the same to completion, by contract or otherwise, and the Contractor and their Sureties shall be liable to the County for any excess cost, loss of use of the project, or other damages associated with the delay incurred by County. If the Contractor's right to proceed is terminated, the County may take possession of and utilize in completing the Work such materials, appliances, and equipment as maybe on the site of the Work and necessary, therefore.
    b. The Contractor shall continue the Work in which event, however, the actual damages for the delay will be impossible to determine and, in lieu thereof, the Contractor and their Sureties shall pay to the County liquidated damages, as depicted in the table below, for each calendar day of delay until the work is completed and accepted, provided that the County, in its sole discretion, may accept the Work if there has been such a degree of completion as will, in its opinion, make the project reasonably safe, fit, and convenient for the use and accommodation for which it was intended. In such case, the Contractor shall not be charged with liquidated damages, but the County may assess the actual damages caused by such delay.

Schedule of Deductions for Each Day of Overrun in Contract Time		
Original Contract Amount		**Amount of Daily Charges**
From More Than	To and Including	Per Calendar Day or Completion Date
$0	$2,000,000	$213
$2,000,000	$4,000,000	$638
$4,000,000	$7,000,000	$1,169
$7,000,000	$12,000,000	$2,019
$12,000,000	$20,000,000	$3,399
$20,000,000	$30,000,000	$5,311
$30,000,000	$40,000,000	$5,949
$40,000,000	$50,000,000	$7,648
$50,000,000	------	$8,498

SPECIAL PROVISIONS

GEORGIA DEPARTMENT OF TRANSPORTATION INCLUDED SPECIAL PROVISIONS

Section 107 – Legal Regulations and Responsibilities to the Public
Section 108 – Prosecution and Progress
Section 150 – Traffic Control
    Section 150.03.O
    Section 150.06

COLUMBIA COUNTY SPECIAL PROVISION NOTES

1. A copy of the contract shall be onsite at all times.
2. Grading complete item to include all other items necessary to complete the work including bonds, insurance and all other incidental items.
3. All Shop drawings shall be submitted to Columbia County for approval prior to proceeding with fabrication.
4. Sample Color/material swatches shall be submitted to Columbia County for approval prior to any painting.
5. Contractor required to coordinate power installation with GaPower
6. Grassing will be in conformance with GDOT specifications Section 700.

APPENDICES

1. **TOTAL CONTRACT SCHEDULE** – See **Appendix A**.

APPENDIX A

Gateway Signage and Landscaping
BID #2025022-BID3313
TOTAL CONTRACT SCHEDULE

Contractor shall mobilize to the project within 10 days of Notice to Proceed.

Construction Schedule

Time Limit – 120 Calendar Days

Work Schedule

Days are calendar, weekends inclusive. Weather days will be granted based upon contractor's pursuit of the work.

Contractor is permitted to work Monday through Saturday. Work on Sundays may be considered only to prepare for lane shifts or a road closure the following day. In no case shall work be allowed the day or weekend immediately preceding any County or National Holiday through the first workday after the Holiday, inclusive. No work shall be allowed from the Tuesday preceding the Lady's Tournament through the Tuesday after the Masters tournament (GDOT, may restrict work at other times.)

Lane closures shall be limited to between the hours of 9 am and 3 pm Monday thru Friday on Ray Owens Road when school is in session. There shall be no lane closures between 6 am and 9 am (Monday thru Friday) on other roads.

A. Normal Workdays

The Contractor is permitted to work during normal business hours for all weekdays, Monday through Saturday, except where otherwise restricted per this section. Work beyond normal business hours shall first be approved in writing by the County Engineer or their designee at least 48-hrs prior to the work occurring. Work on Sunday may be considered only to prepare for lane shifts or road closures for the following day and must be approved in writing by the County Engineer or their designee at least 72-hrs prior to the work occurring.

B. Holidays

The Contractor shall not be allowed to work on County holidays.

C. Emergencies & Unforeseen Conditions

The County Engineer or their designee may, for good cause shown, stop and/or restrict work at any time due to emergencies or unforeseen conditions. If such stop work and/or work restriction is ordered, the County Engineer or their designee shall provide to the Contractor verbal notice immediately and written notice as soon as practically possible. The written notice shall include justification for the stop work and/or work restriction and shall be signed by the County Engineer.

F. GDOT Restrictions

GDOT may restrict work at other times; however, Columbia County may issue other directives that supersede GDOT's restriction.

Columbia County Board of Commissioners
Bid# 2025022-BID3313
Gateway Signage and Landscaping

Addendum #1
07/07/25

This addendum forms a part of the Contract Documents and modifies the original drawings and specifications. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

1. Are there any liquidated damages? If so, how much?
   Liquidated damages are detailed on page 1, item #3 of the draft articles of agreement included in the bid package.

2. Is Landscape Fabric/Weed Barrier required?
   Bidder shall use any weed barrier/landscape fabric, these materials shall be paid under the unit price for mulch, line item #4.

3. Can the in-perpetuity phrase for the watering and maintenance be changed to a monthly fee to be charged after the 2-year period?
   Bidders shall only be liable for the watering and maintenance of the warranty period. The county shall correct this language in the plan set.

4. What are the specifications for the planting soil?
   Refer to GDOT Specification 893 for planting soil.

5. What plantings are preferred in the planting bed of the sign?
   By direction of the county, no plantings shall be placed in the bed of the sign. Bidders shall disregard plantings shown in sign graphics.

6. Drawing No. 38-0001 states sign structure, metal portion of sign structure and base plate connection to footing by others. Are we to price the footing only or the entire structure?
   This bid is for a complete project as shown. Bidders shall disregard all "by others" notes.

   The metal portion of the sign structure and base plate connection are to be included in 999-0001 & 999-0002 Gateway Signage Installation – LS. The footings for the signs are paid for separate in Pay Item 500-3800 Class "A" Concrete, with Reinforced Steel.

END OF ADDENDUM #1

Public Works and Engineering Services Committee
December 2, 2025

Fund:	TAVT	Department:	Road Construction
Revenue:	$0.00	Contact:	Kyle Titus
Expenses:	$345,831.77	Phone:	706.868.3356
Line Codes(s):	3503550.601090.35506		

ITEM: Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for the Gateway Signage and Landscaping Project

BACKGROUND: Location - Westbound I-20 off-ramp quadrant at Belair Rd (SR383) interchange; Eastbound I-20 off-ramp quadrant at Appling Harlem Rd (SR47) interchange.

Request - Approve Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for Gateway Signage and Landscaping Project in the amount of $345,831.77.

History - On September 2, 2025, the Board of Commissioners approved a contract with United Signs, LLC to complete the project; however, due to complications with bonds, they were deemed nonresponsive. Tri Scapes, LLC was the next lowest bidder in the amount of $345,831.77.

Funding - TAVT

Timeline - The contractor will have 120 calendar days to complete the work from the issuance of the Notice-to-Proceed.

STAFF RECOMMENDATION: Staff recommends approval of Bid #2025022-BID3313 and Contract #2025-3388 with Tri Scapes, LLC for Gateway Signage and Landscaping Project in the amount of $345,831.77.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved awarding the bid and contract to Tri Scapes, LLC for the Gateway signage and landscaping project in the amount of $345,831.77; 3503550.601090.35506.*

BID Process Data, Evaluation & Recommendation
Procurement Department

BID#: 2025022-BID3313 BID Item(s): Gateway Signage and Landscaping
Dept(s) requesting: Road Construction Dept. Head(s): Kyle Titus Date: 06/05/25 Qty: NA
Advertised: CCNT/Online Date(s): 06/11, 06/18, 06/25, 07/02/25 & Georgia Procurement Registry
Responding Vendors: 03 Location: Procurement Department Due Date/Time: 07/10/25 @ 12PM
Open Date/Time: 07/10/25 @ 2:00 PM

Verified BID Results: (Lowest to Highest Cost Provider)

VENDOR & LOCATION	TOTAL BID	COMMENTS
1. United Signs, LLC. Norcross, GA 30071	$ 275,872.32	Invalid Bid Bond
2. Tri Scapes, Inc. Alpharetta, GA 30041	$ 345,831.77	Apparent Low
3. Augusta Quality, LLC Augusta, GA 30907	$ 474,584.03	

Budget: $435,000 Line Code: 3503550 601090 35506

Procurement Recommendation: Procurement recommends awarding to the lowest bidder, Tri Scapes, Inc., at a total cost of $345,831.77.

Departmental Instructions - Approval of Award / Expense Threshold Process

__X__ $50,000 and greater Division Manager
Oversight Committee
Board of Commissioners

_____ Agree with Procurement recommendation:
*Proceed with approval process noted above.

_____ Disagree with Procurement recommendation:
* Notify Procurement in writing as to reason(s)
* Document position and make it a part of the agenda item

Note: This document is to be made a part of the agenda item submitted to any oversight committee and Board of Commissioners.

Glenn O'Steen, CPPO, MBA
Procurement Manager

COLUMBIA COUNTY
GEORGIA

A Community of Pride • A County of Vision • Endless Opportunities

GATEWAY SIGNAGE AND LANDSCAPING

Bid # 2025022-BID3313

COLUMBIA COUNTY, GEORGIA

Bids will be received electronically via
https://columbiacountyga.bonfirehub.com **until July 10, 2025**
no later than 12:00 pm EST.

The bids will be publicly opened and
read VIRTUALLY via WebEx at 2:00 pm EST.

CONTACT INFORMATION:

Columbia County Procurement
cgoff@columbiacountyga.gov

INVITATION TO BID

Bid # 2025022-BID3313
BID ITEM: GATEWAY SIGNAGE AND LANDSCAPING

Bids will be received electronically via https://columbiacountyga.bonfirehub.com until **12:00 PM, E.T, Thursday, July 10, 2025.** The bids will be **publicly opened** and read **VIRTUALLY** via **WebEx** @ https://ccgagov.webex.com/meet/gosteen, on the same day at **2:00 PM E.T.** No submitted bid may be withdrawn after the scheduled closing time for receipt of bids for a period of Sixty (60) days.

Bids are to be submitted electronically at
https://columbiacountyga.bonfirehub.com

Bid Description: The work to be done consists of furnishing all materials, equipment, and labor for the construction of: **GATEWAY SIGNAGE AND LANDSCAPING, BID #2025022-BID3313**, as specified.

Proposals for the complete work in one or more general contracts shall be made on the proposal form provided and shall contain prices in words and figures and shall be accompanied by a Bid Bond drawn in favor of the **COLUMBIA COUNTY, GEORGIA**, in the amount of at least ten percent (10%) of the total bid amount for the complete work; such Bid Bond representing that the Bidder, if awarded the contract, will promptly enter into a contract and furnish Performance Bond and Payment Bond as provided by law and approved by the Attorney for the **COLUMBIA COUNTY, GEORGIA**. Each bond shall be equal to one hundred percent (100%) of the contract amount. The Bid Bond shall be forfeited to the **COLUMBIA COUNTY, GEORGIA** as liquidated damages if the Bidder fails to execute the contract and provide Performance and Payment Bonds within ten (10) days after being notified that he has been awarded the contract.

Bid bonds must be submitted electronically via https://columbiacountyga.bonfirehub.com. **Letters of credit will not be accepted in lieu of bid bonds.**

Plans and documents are available to be viewed/downloaded at no charge via https://columbiacountyga.bonfirehub.com. Questions should be submitted in writing via Bonfire at https://columbiacountyga.bonfirehub.com or by email to cgoff@columbiacountyga.gov until **5 PM E.T.** on **July 2, 2025.**

The Owner reserves the right to reject any or all bids and to waive informalities. Any objections to the specifications/contract documents as set forth should be filed in writing not less than five days prior to bid openings. Questions/objections shall be submitted via https://columbiacountyga.bonfirehub.com.

COLUMBIA COUNTY BOARD OF COMMISSIONERS
PURCHASING AGENT GLENN O'STEEN, MBA, CPPO, NIGP-CPP

FAXED OR E-MAILED BIDS WILL NOT BE ACCEPTED

Advertising in the Augusta Chronicle: 06/11, 06/18, 06/25, 07/02/25

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INSTRUCTIONS TO BIDDERS

1. **DEFINITIONS** - Where the following words, or pronouns in their stead, occur herein and throughout the Contract Documents, they shall have the following meanings:
    a) "Contractor" shall mean the party of the second part of the Articles of Agreement.
    b) "County" shall mean the Board of Commissioners of Columbia County, Georgia and the party of the first part of the Articles of Agreement.
    c) "County Engineer" shall mean the County Engineer of Columbia County, Georgia or their authorized representative. See also "County Engineer" in the General Provisions section.

2. **INTENT & CONTRACT DOCUMENTS** - It is intended that the documents listed below shall provide for the complete work to which they relate. These documents collectively shall hereinafter be referenced as the "Contract Documents" which comprise the entire agreement between the County and Contractor concerning the Work. The Contractor shall perform all Work in strict accordance and conformance with these documents. Should any discrepancy arise, the documents are listed here in order of precedence with the first listed being more relevant than the next, and so on:
    a) Articles of Agreement
    b) Instructions to Bidders
    c) Proposal
    d) Special Provisions
    e) Special Details
    f) Project Plans
    g) General Provisions
    h) Supplemental Specifications
    i) Standard Details (latest edition at the time of Bid, including any supplementals)
        i. Georgia Department of Transportation
        ii. Columbia County Engineering Division
        iii. Columbia County Water Utility
    j) Standard Specifications (latest edition at the time of Bid, including any supplementals)
        i. Georgia Department of Transportation
        ii. Columbia County Engineering Division
        iii. Columbia County Water Utility

3. **INTERPRETATION OF CONTRACT DOCUMENTS** - Should any party wishing to submit a Bid for the Work as described in the Contract Documents be in doubt as to the true meaning of any part of the Contract Documents, they may submit to the Columbia County Procurement Department a written request for interpretation and/or clarification not less than **<u>five (5) calendar days</u>** prior to the Bid opening date. Any interpretations and/or clarifications will be made through issuance of an

Addendum, a copy of which will be mailed or delivered to each person receiving a set of Contract Documents. No other interpretations or clarifications will be deemed valid or binding.

4. **WORK TO BE DONE** - The work to be done under this Contract by the awarded Contractor consists of furnishing any and all materials, equipment, and labor necessary for the successful construction of all work shown to be completed in the Contract Documents, hereinafter referred to as "the Work." This includes, unless specifically addressed otherwise in the Contract Documents or directed by the County Engineer, the Contractor providing and paying for all material, labor, tools, equipment, water, lights, power, transportation, and any other incidental expenses required to perform the Work; performing any work necessary to complete the Work before, during, or after regular working hours, weekends, or legal holidays without additional expense to the County; and providing for any and all other services, facilities, permanent or temporary, whatsoever necessary to execute, deliver, and complete the Work within the specified time.

5. **EXAMINATION OF LOCATION, CONDITIONS, AND REQUIREMENTS** - All parties wishing to submit a Bid for the Work are required to inform themselves completely as to the requirements of the Contract Documents and to perform any and all due diligence needed to satisfy themselves fully to the scope of work required by the same. This includes, but is not limited to, review of existing conditions in the project area(s) to include, if applicable, subsurface conditions, neighboring properties and traffic conditions, examination of the character of the materials and utilities expected to be encountered, review of the size and type of equipment and facilities that will be needed, and due diligence of all other matters which in any way may affect the successful completion of the Work required under this Contract. This examination shall be made prior to submitting a Bid, and by submitting a Bid, each bidder represents that they have complied with the provisions of this paragraph.

6. **LOCATION OF WORK** - The location of the Work is in Columbia County, Georgia, as further depicted and described in the Contract Documents.

7. **TIME LIMIT** - The time allowed for completion of the Work as described in the Contract Documents is listed in the Special Provisions under “Total Contract Schedule.”

8. **BIDS** - All Bids must be made upon the Forms provided and shall include all materials, equipment, and labor to perform the Work as required by the Contract Documents. Bids are to be submitted electronically via https://columbiacountyga.bonfirehub.com.

9. **SALES TAX** - Bidders shall include all State and Local Sales Tax in their Unit Price Bid amount. There will be no separate item for payment for any sales tax on any taxable materials.

10. **LIQUID ASPHALT PRICE ADJUSTMENT** - The County will follow the Georgia Department of Transportation’s provisions for Asphalt Cement Price Index adjustments that is current at the time of the official scheduled closing time for receipt of Bids.

11. **BID OPENINGS** - Bid Openings will be held virtually via WebEx at https://ccgagov.webex.com/meet/gosteen. All bidders submitting a Bid are requested to be present at the Bid Opening.

12. **INTERPRETATION OF PROPOSAL AND DETERMINATION OF LOW BID** - The County has established in the Proposal a Bid Form of the estimated quantities for each item scheduled to be completed under the Contract per the Contract Documents. The bidder is to insert a Unit Price, as a numerical dollar and cents amount, to be reimbursed to the bidder for the complete installation and acceptance of each unit should the bidder be awarded the Contract. The Unit Price shall then be multiplied by the estimated quantity resulting in the amount that is entered in the Estimated Cost column. The sum of the Estimated Costs is then inserted into the Estimated Total Price box. The Estimated Total Price will be used to compare Bids. If there is a mathematical error in the computation of the Estimated Cost for any item, the Unit Price will govern, and the error will be corrected by the County with the Estimated Total Price being adjusted accordingly. Upon opening of the Bids, Proposal Bid Form Unit Prices cannot be changed. Bidders should understand that the amount in the Estimated Total Price box is not likely the amount that the successful bidder will be paid. Payment will be made by the County at the contracted Unit Prices only on the basis of actual quantities installed and accepted by the County, and the actual quantities installed are likely to fluctuate over the course of the Contract. If a Contract is awarded, it will be awarded by the County to the lowest responsible bidder. The County, in its sole discretion, will decide which bidder is the lowest responsible bidder.

13. **RIGHT TO REJECT BIDS** - The County reserves the right to reject any and/or all Bids and to waive any informalities. No Bids will be received after the scheduled closing time for receipt of Bids. Incomplete Bids will be subject to rejection. Any unauthorized conditions, limitations, or provisions attached to a Bid may, at the County's discretion, render it informal and be cause for its rejection. Any Bidder may withdraw their Bid, either personally or by written request, at any time prior to the scheduled closing time for receipt of Bids.

14. **BID BOND** - Each Bid must be accompanied by a Bid Bond or a Certified Check in an amount equal to ten percent (10%) of the amount Bid to guarantee that the successful bidder will, within **ten (10) calendar days** following the date of notification of Contract award, enter into Contract with the County for the performance of the Work as described in the Contract Documents and execute a satisfactory bond. If for any reason whatsoever a bidder withdraws their Bid after the opening of Bids, or refuses to execute the required Contract, the Bid Bond or Certified Check accompanying their Bid, and the monies payable thereon, shall be paid to the County as liquidated damages.

15. **PERFORMANCE & PAYMENT BONDS** - The successful bidder will be required to execute a Performance Bond and a Payment Bond, each in favor of the County, each in an amount equal to one hundred percent (100%) of the Contract amount, and each to be in the form hereinafter set forth, as security for the faithful performance of this Contract, and for the payment of all persons performing labor and furnishing materials in connection with this Contract. The Surety on the Performance and

Payment Bonds shall be a Surety Company authorized to do business in Georgia and shall be subject to approval by the County.

16. **RETURN OF CHECKS & BID BONDS** - Certified Checks posted by the three (3) lowest bidders will be held until the final award and execution of the Contract, and then returned by the County within **ten (10) calendar days**. All other Certified Checks which may have been posted by the remaining bidders will be returned by the County within **ten (10) calendar days** of the opening of Bids. Bid Bonds posted by bidders will be returned within **ten (10) calendar days** following the written request of the bidder.

17. **INSURANCE REQUIREMENTS** – Neither the Contractor or any subcontractor shall commence Work under this Contract until all the insurance requirements specified under this paragraph have been obtained and approved by the County. The insurance requirements, referred to as "Article 9 – Columbia County Insurance Requirements", are as follows:

ARTICLE 9

COLUMBIA COUNTY INSURANCE REQUIREMENTS

9.1 The Vendor agrees at all times during the Term of this Agreement to maintain in full force and effect the following insurance coverages in at least the limits set forth in Section 9.2: Worker's Compensation (including occupational disease in accordance with applicable statutory and regulatory requirements); Employer's liability insurance (including coverage on all of Vendor's employees engaged in the performance of the Work); and Comprehensive General Liability insurance (including protective liability covering death or bodily injury and contractual liability). Before commencement of any of the Work hereunder, the Vendor agrees to furnish to the County, on an annual renewal basis, certificates of insurance or other evidence satisfactory to the County to the effect that such insurance has been procured and is in force. The certificates shall accurately reflect the required insurance coverages, including any and all limitations, exclusions and restrictions, and provide that in the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice shall be given to the County.

9.2 For the purpose of this Agreement, Vendor shall not commence Work under this Agreement until they have obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Vendor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

a. Worker's Compensation Insurance: Vendor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance as required by law for all of their employees to be engaged in work on this Agreement.

b. Public Liability and Property Damage Insurance: Vendor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability Insurance as shall protect them and anyone working on their behalf from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by Vendor or by any

subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

i. Public Liability and Property Damage Liability Insurance: Vendor shall carry, with respect to the operations they perform, regular Contractor's Public Liability Insurance providing for a limit of not less than one million dollars ($1,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than one million dollars ($1,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the Vendor shall be provided by or in behalf of the subcontractor to cover their operation.

ii. Automobile Liability Insurance (owned, non-owned, hired): (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than two million dollars ($2,000,000) on account of one accident. (b) Property damage in an aggregate amount up to two million dollars ($2,000,000) per accident during the Policy Period.

If applicable to contracted services:

iii. Professional Liability Insurance: Errors and Omissions Insurance in the amount of not less than one million dollars ($1,000,000) per claim during the Agreement term and for a period of at least five years after the Agreement is closed. Such policy shall cover all of the Vendor's professional liabilities, whether occasioned by the Vendor, his employees, subcontractors, or other agents, arising out of services performed under or in accordance with this Agreement.

iv. Cyber Liability Insurance: Insurance with limits of not less than one million dollars ($1,000,000) covering claims involving privacy violations, information theft, damage to or destruction of electronic information, intentional and/or unintentional release of private information, alteration of electronic information, extortion and network security.

c. Proof of Carriage of Insurance: Vendor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Vendor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Vendor shall suspend all work or operations until such time as Vendor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement Department, P O Box 498, Evans, GA 30809.

SUMMARY

- Worker's Compensation…… Statutory

- Public Liability, Bodily Injury and Property Damage
  Injury or death to one person…… $1,000,000.
  Injury or death to more than one person…… $2,000,000/occurrence

  Property Damage…… $1,000,000/occurrence
  …… $2,000,000 (aggregate)

- Automobile Liability, Bodily Injury and Property Damage
  Injury or death to one person…… $1,000,000
  Injury or death to more than one person…… $2,000,000/accident

  PropertyDamage…… $2,000,000/accident (aggregate)

If applicable

- Professional Liability…… $1,000,000
- Cyber Liability…… $1,000,000

18. **DUTY TO DEFEND / ATTORNEYS / OTHER FEES & EXPENSES** - Upon written request by the County, Contractor agrees to defend and provide legal representation for any claims arising out of this agreement due to the actions or inactions of the Contractor or its employees or agents, by attorneys and other professionals approved by the County. Notwithstanding the foregoing, the County may, in its sole and absolute discretion, engage its own attorneys and other professionals to defend or assist with respect to such matters, and, at the option of the County, its attorneys shall control the resolution of such matters. Upon demand, Contractor shall pay or, in the sole and absolute discretion of the Board of Commissioners, reimburse the County for the payment of reasonable fees and disbursements of attorneys and other professionals in connection therewith.

19. **INDEMNIFICATION FOR ACTIONS OF CONTRACTOR AND EMPLOYEES, THEIR AGENTS AND SUBCONTRACTORS** - The Contractor (Indemnifying Party) covenants and agrees to take and assume all responsibilities for the work outlined in this Agreement. The Contractor further agrees to defend, indemnify and hold harmless the County, its officers, boards, commissions, elected and appointed officials, employees, volunteers and agents (hereafter referred to as Indemnified Parties) from and against any and all claims, injuries, suits, actions, judgments, damages, losses, costs, expenses and liability of any kind whatsoever, including but not limited to reasonable fees and expenses of attorneys, paralegals, and other professionals incurred by the Indemnified Parties to the extent that such losses arise out of or in connection with the Indemnifying Party's (i) breach of this Agreement, (ii) negligence or gross or willful misconduct in performing its duties under this Agreement that causes injury or death or damage to property, and/or (iii) violation of any federal, state or local statute, ordinance or regulation in performing its duties under this Agreement, or which may be the result of willful, negligent or tortious conduct related to this event, performance of contracted services, or operations any subcontractor, anyone directly or indirectly employed by the Contractor or subcontractor, or anyone for whose acts the Contractor or subcontractor may be liable, regardless of

whether the negligent act is caused in part by an Indemnified Party hereunder. This indemnity obligation does not include liabilities caused by or resulting from the sole negligence of the Indemnified Parties.

20. **MUTUAL RESPONSIBILITY OF CONTRACTORS** - If any other contractor or subcontractor shall suffer loss or damage on the Work through acts of negligence on the part of the Contractor, the Contractor agrees to settle with such other party if they will so settle. If such other contractor or subcontractor shall assert any claims against the County on account of any loss or damage alleged to have been so sustained, the County shall notify the Contractor, and the Contractor shall indemnify and save harmless the County against any such claim.

21. **ASSIGNMENTS** - The Contractor shall not assign the whole or any part of this Contract, or any monies due or to become due, hereunder without written consent of the County. If, with written consent of the County, the Contractor does assign all or any part of any monies due, or to become due under this Contract, the instrument of assignment shall contain a clause substantially to the effect that it is agreed that the right of the assignee in and to any monies, due or to become due to the Contractor, shall be subject to prior liens of all persons, firms, and corporations for services rendered or materials supplied for the performance of the Work called for in this Contract.

22. **SUBCONTRACTING** - The Contractor shall ensure all subcontractors commissioned for the performance of any part of the Work shall be fully informed of all stipulations, obligations, and requirements of the Contract Documents and the Contractor shall be fully responsible to the County for any acts and/or omissions of their subcontractors, and of any persons either directly or indirectly employed by said subcontractors. The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the Work to bind subcontractors to the Contractor by the terms of the Contract Documents insofar as applicable to the work of each subcontractor and to give the Contractor the same power in regards to terminating any subcontract that the County may exercise over the Contractor under any provision of this Contract. Nothing contained in these Contract Documents shall create any contractual relationship between any subcontractor and the County.

23. **PATENTS** - The Contractor shall hold and save the County, its officers, boards, commissioners, elected and appointed officials, employees, volunteers and agents, harmless from liability of any nature or kind, including cost and expenses for, or on account of, any patented or unpatented invention, process, article, or appliance manufactured or used in the performance of the Work, including its use by the Contractor or County, unless otherwise specifically stipulated in the Specifications.

24. **RIGHT OF THE COUNTY TO TERMINATE CONTRACT** - If the Contractor should be adjudged bankrupt, or make a general assignment for the benefit of creditors, or if a receiver should be appointed for the Contractor or any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen, or proper materials, or refuse or fail to make prompt payment to persons supplying labor or materials for the Work, or persistently disregard instructions of the County, or fail to observe or perform any provisions of the Specifications, or otherwise be guilty

of a substantial violation of any provision of the Contract, then the County may, by at least **five (5) calendar days** prior written notice to the Contractor, without prejudice to any other rights or remedies of the County, terminate the Contractor's right to proceed with the Work. In such event, the County may take over the Work and prosecute the same to completion, by Contract or otherwise, and the Contractor and his Sureties shall be liable to the County for any excess cost incurred by the County; and in any case the County may take possession of and utilize in completing the Work such materials, appliances, and equipment as may be on the site of the Work and necessary therefore. Other provisions herein the Contract Documents are in addition to, and not in limitation of, the rights of County under any other provisions of the Contract.

25. GOVERNING LAW/VENUE - All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under Georgia law only without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia. The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement.

PROPOSAL

TO COLUMBIA COUNTY, GEORGIA

Submitted By: Tri Scapes, LLC Date: 7/10/2025

BID SCHEDULE FOR: Gateway Signage and Landscaping, Bid # 2025022-BID3313

The undersigned, as Bidder, hereby declares that they are the only person or persons interested in the Proposal as principal and no other party than those herein mentioned has any interest in this Proposal or in the Contract to be entered into; that this Proposal is made without connection with any other person, company or parties making a bid or Proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The Bidder further declares that he has examined the site of the Work and informed himself fully in regard to all conditions pertaining to the place where the Work is to be done; that he has examined the Specifications for the Work and all contractual documents relative thereto, and has read all Special Provisions and General Conditions furnished prior to the opening of bids; that Bidder is satisfied he has sufficient information regarding the Work to prepare this Proposal.

The Bidder proposes and agrees, if this Proposal is accepted, to contract with Owner in the form of Contract specified, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary, and to complete the construction of the Work in complete accordance with the Specifications to the full and entire satisfaction of the Owner with a definite understanding that no money will be allowed for extra work except as set forth in the Specifications.

The Bidder understands that the quantities presented in the Proposal form on the following page, have been established by the Owner and are approximate only and are subject to either increase or decrease during the course of the job. The Bidder will be obligated to perform the work at any increased or decreased quantities at the Unit Price for the particular item set out in the Proposal. The Bidder acknowledges that this procedure will cause the total price to be paid to the Bidder to increase or decrease depending on whether there is an increase or decrease in the quantities multiplied by the Unit Price bid for each item. Once the bids are opened, the Unit Price cannot be changed.

Tri Scapes, Inc. Bid Response

Responses

Success: All data is valid!

Status	#	Item Description - As Directed by Engineer	DOT#	Estimated Quantity	Unit of Measure	Unit Price (Numeric)	Total Cost
Success: All values provided	#0-1	MISCELLANEOUS LANDSCAPE ITEMS (ALL ITEMS NOT INCLUDED IN RESPECTIVE PAY ITEMS REQUIRED TO COMPLETE THE WORK)	009-3500	1	LS	$ 17,944.90	$ 17,944.90
Success: All values provided	#0-2	TRAFFIC CONTROL	150-1000	1	LS	$ 6,000.00	$ 6,000.00
Success: All values provided	#0-3	TEMPORARY GRASSING, TO INCLUDE, MULCH, SEED AND ALL ITEMS NECESSARY TO COMPLETE THE WORK	163-0232	0.8	AC	$ 888.00	$ 710.40
Success: All values provided	#0-4	MULCH, AS DIRECTED BY ENGINEER	163-0240	10	TN	$ 170.63	$ 1,706.30
Success: All values provided	#0-5	CONSTRUCT MAINTAIN AND REMOVE CONSTRUCTION EXITS	163-0301	2	EA	$ 1,140.00	$ 2,280.00
Success: All values provided	#0-6	TEMPORARY SILT FENCE, TYPE A, CONSTRUCT MAINTAIN AND REMOVE INCLUDING J"HOOKS, AS DIRECTED BY THE ENGINEER	171-0010	150	LF	$ 4.20	$ 630.00
Success: All values provided	#0-7	TEMPORARY SILT FENCE, TYPE C, CONSTRUCT MAINTAIN AND REMOVE INCLUDING J-HOOKS, AS DIRECTED BY THE ENGINEER	171-0030	160	LF	$ 7.20	$ 1,152.00
Success: All values provided	#0-8	GRADING COMPLETE, ALL ITEMS NECESSARY TO COMPLETE THE WORK	210-0100	1	LS	$ 40,983.20	$ 40,983.20
Success: All values provided	#0-9	CLASS A CONCRETE, INCL REINF STEEL	500-3800	32	CY	$ 562.50	$ 18,000.00
Success: All values provided	#0-10	PERMANENT GRASSING	700-6910	0.25	AC	$ 6,600.00	$ 1,650.00
Success: All values provided	#0-11	AGRICULTURAL LIME	700-7000	1.1	TN	$ 690.00	$ 759.00
Success: All values provided	#0-12	FERTILIZER MIXED GRADE	700-8000	1.1	TN	$ 1,310.40	$ 1,441.44
Success: All values provided	#0-13	FERTILIZER NITROGEN CONTENT	700-8100	28	LB	$ 1.98	$ 55.44
Success: All values provided	#0-14	SOD	700-9300	1250	SY	$ 7.22	$ 9,025.00
Success: All values provided	#0-15	DISTYLIUM, CINAMON GIRL - 3 GAL	702-0245	45	EA	$ 41.25	$ 1,856.25
Success: All values provided	#0-16	LAGERSTROEMIA INDICA - 30 GAL	702-0542	8	EA	$ 300.00	$ 2,400.00
Success: All values provided	#0-17	LOROPETALUM CHINESE - 3 GAL	702-0610	43	EA	$ 35.63	$ 1,532.09
Success: All values provided	#0-18	MULLENBERGIA CAPILLARIS - (PINK) 1 GAL	702-0678	24	EA	$ 13.69	$ 328.56
Success: All values provided	#0-19	MULLENBERGIA CAPILLARIS - (WHITE) 1 GAL	702-0678	65	EA	$ 16.50	$ 1,072.50
Success: All values provided	#0-20	NELLIE STEVENS HOLLY - 8' FULL	702-0684	20	EA	$ 525.00	$ 10,500.00
Success: All values provided	#0-21	RHODODENDRON CANESCENS - 7 GAL	702-0920	6	EA	$ 221.25	$ 1,327.50
Success: All values provided	#0-22	VIBURNUM, MACROCEPHALUM (STERILE) - 7 GAL	702-1096	4	EA	$ 69.38	$ 277.52

Tri Scapes, Inc. Bid Response

Responses

Success: All data is valid!

Status	#	Item Description - As Directed by Engineer	DOT#	Estimated Quantity	Unit of Measure	Numeric Unit Price	Total Cost
Success: All values provided	#0-23	GATEWAY SIGNAGE INSTALLATION - APPLING HARLEM HIGHWAY, COMPLETE, IN PLACE.	999-0001	1	LS	$ 82,560.00	$ 82,560.00
Success: All values provided	#0-24	GATEWAY SIGNAGE INSTALLATION - SOUTH BELAIR ROAD, COMPLETE, IN PLACE.	999-0002	1	LS	$ 82,560.00	$ 82,560.00
Success: All values provided	#0-25	CHUINATHUS VIRGINICUS - 30 GAL	999-0003	4	EA	$ 558.75	$ 2,235.00
Success: All values provided	#0-26	OUERCUS VIRGINIANA - 5.5'-6' CAL	999-0004	12	EA	$ 1,584.38	$ 19,012.56
Success: All values provided	#0-27	OCUERCUS X SHUMARDII - 5.5' - 6' CAL	999-0005	4	EA	$ 1,631.25	$ 6,525.00
Success: All values provided	#0-28	FORSYTHIA - 7 GAL	999-0006	17	EA	$ 76.88	$ 1,306.96
Success: All values provided	#0-29	AGAPANTHUS (75%BLUE-25%WHITE) MIX - 1 GAL	999-0007	10	EA	$ 12.28	$ 122.80
Success: All values provided	#0-30	SWITCH GRASS, HEAVY METAL - 3 GAL	999-0008	16	EA	$ 30.94	$ 495.04
Success: All values provided	#0-31	PINESTRAW - LONGLEAF	999-0009	470	BALE	$ 7.20	$ 3,384.00
Success: All values provided	#0-32	SOIL FOR PLANTING	999-0010	35	CY	$ 88.13	$ 3,084.55
Success: All values provided	#0-33	WALL WASH CM-895	999-0011	4	EA	$ 403.70	$ 1,614.80
Success: All values provided	#0-34	PAR 36-60 OR CM 885	999-0012	6	EA	$ 453.44	$ 2,720.64
Success: All values provided	#0-35	BULLET UPLIGHT CM115-30	999-0013	40	EA	$ 407.12	$ 16,284.80
Success: All values provided	#0-36	TRANSFORMER-E-CM TRX 300	999-0014	2	EA	$ 560.12	$ 1,120.24
Success: All values provided	#0-37	WIRE 12/2	999-0015	2	EA	$ 586.64	$ 1,173.28
Basket Total							$ 345,831.77

Grand Total	$ 345,831.77

Having carefully examined the specifications entitled, "Gateway Signage and Landscaping, Bid # 2025022-BID3313" and the drawings similarly entitled, numbered, as well as the premises and conditions affecting the work, the undersigned proposes to furnish all services, labor, materials, equipment, taxes, fees, etc.. called for by them for the entire work, in accordance with said documents for the estimated total price of:

_____

WRITTEN IN WORDS

Which amount is subject to increase or decrease based on the actual amount of quantities used multiplied by the Unit Price Bid for each item. The low bid will be determined based on the Estimated Total Price as determined after corrections are made to any mathematical errors made in multiplying the estimated quantity by the Unit Price Bid or in adding up each calculation to reach the Estimated Total Price.

This Contract is NOT a "lump sum bid." The Owner has provided estimated quantities which are included as to certain items in the Proposal. For purposes of comparing the bids, the estimated quantities will be multiplied by the Unit Prices bid for each particular item resulting in an Estimated Cost. The estimated quantities are approximations, and are not guaranteed. It is the responsibility of the Bidder to check all mathematical calculations that make up the Total Estimated Price, to be sure that no mathematical errors were made in multiplying the estimated quantity by the Unit Price that is bid and in adding up the Estimated Costs. After the opening of the bids, the Owner will check the mathematical calculations of each proposal and if there are any mistakes made in multiplying the estimated quantity by the Unit Price bid, the Owner will correct that error and make the corresponding adjustment to the Estimated Total Price. The Estimated Total Price so adjusted will be the amount used for comparison purposes in determining the low bid. The Bidder declares that he understands that the quantities shown on the Proposal form are approximate only and are subject to either an increase or a decrease and should the quantities be increased or decreased, the Bidder also understands that the payment will be made on the basis of actual quantities utilized and paid for at the Unit Price bid. Bidder acknowledges that no certain amount of work is guaranteed and Owner may, at any time, determine the work is no longer desired and cancel the Contract. Bidder will make no claim for anticipated profits for any decrease in quantities or cancellation, and actual quantities will be determined upon completion of the work at which time the adjustments will be made to the Estimated Total Price by a direct increase or decrease made on the basis of the Unit Price bid. Once the bids are open, the Unit Prices listed cannot be changed.

The Bidder declares that he understands the quantities shown, for unit price items, are approximate only and are subject to either an increase or a decrease, and that should the quantities be decreased, the Bidder also understands that payment will be made on the basis of actual quantities utilized at the unit price bid. Bidder acknowledges that no amount of Work is guaranteed and Owner may at any time determine the Work is no longer desired and cancel this Contract. Bidder will make no claim for anticipated profits for any decrease in quantities or cancellation, and actual quantities will be determined upon completion of the Work, at which time adjustment will be made to the Contract amount by direct increase or decrease.

The Bidder furthermore agrees that, in case of a failure on his part to execute Articles of Agreement and Bonds within ten (10) days after notification of award of Contract, the Bid Bond or certified check accompanying his bid and the monies payable thereon, shall be paid into the funds of the Owner as liquidated damages for such failure, otherwise the Certified Check or Bid Bond accompanying this Proposal shall be returned to the Bidder according to the provisions of "Instructions to Bidders". **

(Bidder) Tri Scapes, LLC

ADDRESS OF BIDDER: 1200 Bluegrass Lakes Parkway
Alpharetta, GA 30004

By:

Title: Vice President

Attached hereto is Bid Bond for the sum of Thirty four thousand, four hundred eighty-three and 00/100---------- Dollars ($34,483.00)
according to the conditions of "Instructions to Bidders", and Provisions thereof.

The full name and addresses of persons or parties interested in the foregoing bid, as principals are as follows:
(Add lines or additional pages as needed.)

NAME	ADDRESSES
Ryan Hogan	1595 Peachtree Parkway, Ste. 204-396, Cumming, GA 30041

** The bidder further declares that he understands that the owner reserves the right to add other Work (not shown in the Contract documents, but within the general scope of the Work described) to the Contract at the unit prices shown in the bid.

The Bidder shall here state what work he has done of similar nature to that bid for and give reference that will afford the Owner opportunity to judge as to qualifications, experience, skill, business standing and financial ability.

Brookhaven Park Improvements

Lee Croy - Construction Manager, 678-576-9846, lee.croy@brookhavenga.gov

Scope of work: Clearing, grubbing, erosion control, tree removal and preservation, demolition, site grading, asphalt paving, concrete paving, curb & gutter,pavement striping signage, fencing, & gates, site furnishings, electrical, water service, sanitary sewer, storm water management, playground curbing & sub base, dog splash pad, fountain & shower, landscaping, sod, construction of dog pavilion, playground restroom, playground pavilion, shade structure, retaining walls & seat walls, and shade sail.

Acknowledgment is hereby made of receipt of the following addenda, if any:

Addendum No. 1, dated 7/7/2025

Addendum No._____, dated _____

Addendum No._____, dated _____

(Bidder) Tri Scapes, LLC

Address of Bidder: 1200 Bluegrass Lakes Parkway
Alpharetta, GA 30004

By: _____
Ryan Hogan

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

ARTICLES OF AGREEMENT

This Agreement made and entered into on December 2, 2025 by and between Columbia County, Georgia, party of the first part, (hereinafter known as the County) and Tri Scapes, LLC party of the second part (hereinafter known as the Contractor).

WITNESSETH:
That the Contractor, for the consideration hereinafter fully set out, hereby agrees with the County as follows:

1. The Contractor will furnish all equipment, tools, materials, skill and labor of every description (except that specified to be furnished by the County) necessary to carry out and to complete in good, firm, substantial and workmanlike manner, the Work specified, in strict conformity with the Contract Documents for the Gateway Signage and Landscaping, Bid # 2025022-BID3313 Project for Columbia County, Georgia and the Specifications therein. Together with the foregoing Proposal made by the Contractor, this Agreement, and Bonds and Addenda attached thereto shall form essential parts of this Agreement, as is fully contained herein. The Work covered by this Agreement includes all requirements shown in the Specifications and listed in the Proposal under the following items, to-wit:

37 Items in bid schedule

2. That the Contractor shall commence the Work to be performed under this Agreement on a date to be specified in a written order of the County, or its agent, and shall fully complete the Work **WITHIN THE TIME LIMIT PROVIDED IN THE CONTRACT**, except as otherwise provided herein and in the Specifications for extension of the Time Limit.

3. Time is of the essence of this Contract, and the Contractor agrees to pay the County, not as a penalty, but as liquidated damages, the amount shown in the "Schedule of Deductions for Each Day of Overrun in Contract Time" table listed below, that corresponds with the Original Contract Amount for each calendar day/completion date, as listed in the Construction Schedule, that he shall be in default of completing the Work within the Time Limit. Because of the difficulty of fixing damages suffered by the County due to Contractor's default, these damages are herein agreed upon as stated as a reasonable estimate of the damages that will be suffered by County.

Schedule of Deductions for Each Day of Overrun in Contract Time		
Original Contract Amount		**Amount of Daily Charges**
From More Than	To and Including	Per Calendar Day or Completion Date
$0	$2,000,000	$213
$2,000,000	$4,000,000	$638
$4,000,000	$7,000,000	$1,169
$7,000,000	$12,000,000	$2,019
$12,000,000	$20,000,000	$3,399
$20,000,000	$30,000,000	$5,311
$30,000,000	$40,000,000	$5,949
$40,000,000	$50,000,000	$7,648
$50,000,000	------	$8,498

4. The County hereby agrees to pay to the Contractor for the faithful performance of the Agreement, and as full compensation for everything furnished and done by the Contractor under this Contract (subject to additions and deductions as provided in the Specifications or Proposal) in lawful money of the United States, the sum

of $345,831.77 (Three Hundred Forty Five Thousand, Eight Hundred Thirty One Dollars and 70 Cents) which sum shall also compensate for any and all loss or damages arising out of the nature of the Work, or from the action of nature or the elements, or from unforeseen obstructions or difficulties encountered in the prosecution of the Work, and for all expense incurred by, or in consequence of the Work, its suspension or discontinuance, and for well and faithfully completing the Work and the whole thereof, as herein provided, and for replacing defective work, material or equipment for a period of one year after completion.

5. Payments on Account: Not later than the 15th day after receipt of the Contractor's estimate, as the Work progresses, the County shall make partial payment to the Contractor, 90% of the value of labor and materials furnished by the Contractor and incorporated in the Work and of materials furnished by the Contractor on hand at the site of the Work for and including the last day of the preceding month, (**however no such payment on account shall exceed 33% of the Bid Amount)**, less payments already made and less deductions for any unaccepted or defective work. The County may also withhold from time to time payment to the Contractor in such an amount or amounts as may be necessary to pay and fully satisfy all claims and demands for labor and services rendered and materials furnished in and about the Work as elsewhere provided for in this Agreement or the Specifications.

6. Retainage: Five percent (5%) retainage will be held for the duration of the project. Refer to O.C.G.A 13-10-80 regarding state and local government contracts.

7. Final Payment: Upon written notice given to the County Engineer by the Contractor of the final completion of the Work, the County Engineer will make an inspection of the Work, and if acceptable under the Contract, shall issue a final certificate that the balance is due the Contractor. The County shall then make final payment to the Contractor of the balance due under the Contract, less such amounts as may have been withheld and employed by the County from time to time, as provided in the preceding paragraph, to pay all claims and demands for labor, service, and material furnished; provided that before the Contractor shall be entitled to final payment, the Contractor shall submit satisfactory evidence under oath that all payrolls and all amounts due for labor and materials and other indebtedness connected with the Work have been fully paid and satisfied and that there are no outstanding claims or demands against the Contractor connected with the Work.

8. It is further mutually agreed between the parties hereto that if, at any time after the execution of this Agreement and the bonds hereto attached, the County shall deem the surety or sureties upon such bonds to be unsatisfactory, or if, for any reason, such bonds cease to be adequate to cover the performance of the Work, the Contractor shall, at his expense, within five days after the receipt of notice from the County to do so, furnish an additional bond or bonds in such form and amount, and with such surety or sureties as shall be satisfactory to the County. In such event, no further payment to the Contractor shall be deemed to be due under this Agreement until such new or additional security for the faithful performance of the Work shall be furnished in manner and form satisfactory to the County.

9. "In satisfaction of the requirements of O.C.G.A. 13-10-91, and the Rules of the Georgia Department Labor relating to the Georgia Security and Immigration Compliance Act of 2006, it is agreed that compliance with the requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02 are conditions of this Agreement. Attached to this Agreement and made a part hereof by specific reference, is a form entitled "Contractor Affidavit and Agreement" which is to be completed by the Contractor and all subcontractors. The Contractor shall be responsible for securing from each of the subcontractors, such subcontractor's completion of the Subcontractor Affidavit. The Contractor's compliance with the requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02, shall be attested by the execution by the Contractor of the Contractor Affidavit and Agreement, attached to and made a part this Agreement. In the event the Contractor employs or contracts with any subcontractor in connection with this Agreement, which is required to register to verify information on all new AG-2employees, the Contractor shall secure from such subcontractor, attestation of the subcontractor's compliance with O.C.G.A. 13-10-91 and Rule 300-10-1-.02 by the subcontractor's execution of the Subcontractor Affidavit shown in rule 300-10-1-.08 or a substantially similar subcontractor affidavit and maintain records of such attestation for inspection by the County at any time. Such Subcontractor Affidavit shall become a part of the contractor/subcontractor agreement."

10. Licenses, Certifications, Permits, Etc. Contractor covenants and declares that is has obtained all diplomas, certificates, licenses, permits or the like required of Contractor by any and all national, state, regional, county, or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. Contractor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or orders applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. § 50-18-71, et seq.). Further, Contractor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and date first above written in five (5) counterparts, each of which shall, without proof or accounting for the other counterparts, be deemed an original Contract.

Columbia County, Georgia

By:_____
Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

ATTEST

By:_____
Patrice Crawley, County Clerk
Columbia County Board of Commissioners

Tri Scapes, LLC

By: _____
Signature of Authorized Officer or Agent

_____
Printed Name and Title
Tri Scapes, LLC

ATTEST

By:_____
Signature Attesting to Contractor

_____
Printed Name and Title
Tri Scapes, LLC

PERFORMANCE BOND

STATE OF GEORGIA)
) ss:
COUNTY OF COLUMBIA)

KNOW ALL MEN BY THESE PRESENTS, THAT: We **Tri Scapes, LLC** (hereinafter known as the "Contractor") as principal, and we _____ as Surety do hereby acknowledge ourselves indebted and firmly bound and held unto Columbia County, Georgia (herein called the "Owner"), in the sum of **$345,831.77** for the payment of which well and truly to be made, in lawful money of the United States, we do hereby bind ourselves, successors, assigns, heirs and personal representatives, jointly and severally, firmly by this bond.

BUT THE CONDITION OF THE FOREGOING OBLIGATION OR BOND IS THIS:

$345,831.77 (Three Hundred Forty Five Thousand, Eight Hundred Thirty One Dollars and 70 Cents) to construct **Gateway Signage and Landscaping, Bid# 2025022-BID3313** as more fully appears in a written agreement or contract bearing date of **December 2, 2025,** a copy of which said agreement or Contract is by reference hereby made a part hereof, and it is the desire of the said Owner that the said Contractor shall assure all undertakings under said agreement or contract.

NOW THEREFORE, if the said Contractor shall fully and faithfully perform all the undertaking and obligations under the said agreement or contract referenced above and shall fully indemnify and save harmless the said Owner from all costs and damage whatsoever which Owner may suffer by reason of any failure on the part of the Contractor to perform said contract, and shall fully reimburse and repay the said Owner any and all outlay and expense which it may incur in making good any such default by Contractor, and shall guarantee all materials and workmanship against defects for a period from start of construction to one year following completion, then this obligation or bond shall be null and void, otherwise to remain in full force and effect. Should Contractor fail to fully and faithfully perform its obligations under the said agreement, Owner shall be entitled to call due to the above-referenced sum from Surety.

And, for value received, it is hereby stipulated and agreed that no change, extension of time, alteration or addition to the terms of the said agreement or contract or in the Work to be performed there under or the specifications accompanying the same shall in any way affect the obligations under this bond, and notice is hereby waived of any such change, extension of time, alteration or addition to the terms of the agreement or contract or to the specifications.

This bond is given pursuant to the terms of Section 13-10-1 et seq. of the Official Code of Georgia Annotated, as now or hereafter amended, and all the provisions of law with reference to this character of bond as set forth in said section or as may be hereinafter enacted are hereby made a part hereof to the same extent as is set out herein in full.

IN WITNESS WHEREOF the said Contractor and said Surety have hereunto caused to be affixed their respective corporate signatures and seals, by duly authorized officers, on this **December 2, 2025.**

(As to Contractor)

Tri Scapes, LLC _____
(Contractor)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

(As to Surety)

_____
(Surety)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

_____

PAYMENT BOND

STATE OF GEORGIA)
COUNTY OF COLUMBIA)

KNOW ALL MEN BY THESE PRESENTS, That we **Tri Scapes, LLC** As Principals (hereinafter known as the "Contractor") and we _____, as Surety, are held and firmly bound unto Columbia County, Georgia (hereinafter called the "Owner") in the sum of **$345,831.77** in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, or heirs, personal representatives, successors and assigns, jointly and severally, firmly by this bond.

WHEREAS, the Owner has engaged the said Contractor for the sum of **$345,831.77 (Three Hundred Forty Five Thousand, Eight Hundred Thirty One Dollars and 70 Cents)** to construct **Gateway Signage and Landscaping, Bid# 2025022-BID3313** as more fully appears in a written agreement or Contract bearing date of **December 2, 2025**, a copy of which said agreement or Contract is by reference hereby made a part hereof, and it is the desire of the said Owner that the said Contractor shall assure all undertakings under said agreement or contract.

NOW, THEREFORE, if the said Contractor promptly makes payment to all persons having a direct relationship with the Contractor, or a subcontractor of the Contractor, for furnishing labor, material or both in the prosecution of the Work provided for in the Contract identified above, and any authorized modifications of the contract that subsequently are made, this obligation shall be void. Should Contractor, or a subcontractor of the Contractor, fail to promptly make such payments to any party, Owner shall be entitled to call due this bond from Surety. The Surety hereby waives notice of any modifications to the contract.

PROVIDED, however, that this bond is subject to the following conditions and limitations:

A. Any person, firm or corporation that has furnished labor, materials or supplies for or in the prosecution of the work provided for in said contract shall have a direct right of action which shall be asserted in a proceeding, instituted in the County in which the Work provided for in said contract is to be performed or in any County in which said Contractor or Surety does business. Such right of action shall be asserted in a proceeding instituted in the name of the Claimant or Claimants for his or their use, and benefit against such Contractor and Surety or either of them (but not later than one year after the final settlement of said contract) in which action such claim or claims shall be adjudicated and judgment rendered thereon.

B. The Principal and Surety hereby designate and appoint the Owner as the agent of each of them to receive and accept service of process of other pleading issued or filed in any proceeding instituted on this bond and hereby consent that such service shall be the same as personal service on the Contractor and/or Surety.

C. In no event, shall the Surety be liable for a greater sum that the penalty of this bond, or subject to any suit, action or proceeding thereon that is instituted later than one year after final settlement of said contract.

D. This bond is given pursuant to the term of Section 13-10-1 et seq. of the Official Code of Georgia Annotated, as now or hereafter amended, and all the provisions of law with reference to this character of bond as set forth in said section or as may hereinafter be enacted are hereby made a part hereof to the same extent as if set out herein in full.

IN WITNESS WHEREOF the said Contractor and said Surety have hereunto caused to be affixed their respective corporate signatures and seals, by duly authorized officers, on this **December 2, 2025.**

(As to Contractor)

Tri Scapes, LLC
(Contractor)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

(As to Surety)

_____
(Surety)

Attest: _____

By: _____

As: _____

Title: _____

(SEAL)

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GENERAL PROVISIONS

1. **LAWS OR REGULATIONS –** It is the Contractor's responsibility to remain fully informed of all federal, state and local laws, ordinances, and regulations which in any manner may affect the County or those engaged or employed in the Work, the materials used in the Work, or affect the conduct of the Work. If the Contractor identifies any concerns that may lead to violations of federal, state, or local statutes by performing the Work per the Contract Documents, the Contractor shall cease the work related to the potential violation immediately and notify the County Engineer. The Contractor shall at all times, observe and comply with all laws, ordinances, and/or regulations in effect at any time during the course of the Contract, and shall protect and indemnify the County and its agents against any claim or liability arising from or based on the violation, whether by Contractor, its employees or subcontractors.

2. **PERMIT TO WORK -** All work shall be done in strict conformance to the permits issued by the local, state, and/or federal agency having jurisdiction over the Work. Pre-acquired permits for the work, if any, can be found in the Special Provisions section. All other permits required to do the work shall be the responsibility of the Contractor.

3. **COUNTY'S NPDES RESPONSIBILITIES -** On Projects requiring a Notice of Intent (NOI), the County will execute the Notice of Intent (NOI) for the Work as the "Owner," file the NOI with EPD, and provide a copy of the NOI to the Contractor for their records. Storm water sampling for quality assurance will also be provided by the County, using a 3rd party professional services firm, with copies of EPD reports provided to the Contractor for their records monthly.

4. **CONTRACTOR'S NPDES RESPONSIBILITIES –** On Projects requiring a Notice of Intent (NOI), the Contractor is required to execute the NOI as the "Operator." The Contractor is also required to collect and maintain records for daily rain gauge readings and perform daily, weekly, and monthly inspections as required by the NOI. This work will be paid for under the **Water Quality Inspections** Bid Item, if included as a Bid Item, or the **Grading Complete** Bid Item otherwise. The Contractor shall provide all inspection reports to the County for review monthly. During the final project close-out stage for the Work, the Contractor shall provide the County a copy of all records pertaining to the NPDES permit. Delays in submitting complete records may delay the release of final retainage.

5. **NPDES CERTIFICATION** - Contractor must have proof of a Level IA or greater NPDES certification through the Georgia Soil and Water Conservation Commission (GSWCC) which must be furnished to the County prior to execution of the Contract. The Contractor shall retain at least one Level 1A GSWCC certified person on site at all times while work is in progress.

6. **EROSION CONTROL -** All soil erosion control measures shall be in place prior to commencing the Work. The Contractor shall designate a certified worksite erosion control person "On-Call" who is able to respond within **one (1) hour** of being requested by the County Engineer.

7. **NOTICE AND SERVICE THEREOF** - All formal notices, demands, requests, instructions, approvals, and claims, hereinafter referred to as Formal Correspondence, between the Contractor and the County shall be in writing.
    a. Any Formal Correspondence sent to the Contractor will be sufficiently given if delivered to the office of the Contractor or deposited in the United States mail in a postage-prepaid sealed envelope addressed to the Contractor, in each case addressed to such office specified in the Bid (or at such other office as the Contractor may from time to time designate to the County in writing).
    b. Any Formal Correspondence sent to the County will be sufficiently given if delivered to the office of the County or deposited in the United States mail in a postage-prepaid sealed envelope addressed to the County Engineer, in each case addressed to such office specified in the Contract Documents.
    c. Any Formal Correspondence shall be deemed to have been given or made as of the time of actual delivery or, in the case of mailing, at the time designated on the delivery receipt by the postal service.

8. **COUNTY ENGINEER -** The term "County Engineer" as used in these specifications refers to the County Engineer of Columbia County, Georgia. County Staff/Engineering Inspectors assigned to the work by the County Engineer are authorized to perform such duties as deemed necessary in representing the County Engineer.

9. **CONTROL OF WORK -** All work on the project shall be performed in an orderly and logical manner to produce the highest quality product. If, in the opinion of the County Engineer, the work is performed in an unsatisfactory manner that may cause long term detrimental consequences to the project, the County Engineer has the authority to direct the work to be performed. The County Engineer also has the authority to suspend the work, in whole or in part, and to revoke the Land Disturbance Permit for the project for failure to carry out the provisions of the Contract Documents, for failure to perform the Work in reasonably close conformance with the Contract Documents, for failure to correct unsafe conditions for workers or the general public, and for any reason or condition that is in the best interest of the County as determined by the County Engineer.

10. **CORRECTIONS -** The County Engineer has the right to correct any errors or omissions at any time when such corrections are necessary for the proper fulfillment of said Contract Documents. Should any portions of the Contract Documents be obscure or in dispute, they shall be referred to the County Engineer for final interpretation as to the true meaning and intent. It shall be the Contractor's responsibility to advise the County Engineer in a timely manner of any questions or concerns related to the Contract Documents or any other condition or circumstance which the Contractor believes the County has the responsibility to correct or change. The County Engineer will make the final decision

on whether any corrections or clarifications need to be made in order to complete the Work as intended, and whether any amendments to the Contract Documents providing grounds for a change order request by the Contractor are warranted.

11. **BID ITEMS -** All Bid Items shall be used at the discretion and direction of the County Engineer, who reserves the right to delete or remove items from the Proposal Bid Form and increase or decrease quantities at the Unit Prices shown on the Proposal Bid Form.

12. **MEASUREMENT AND PAYMENT** - The work for which payment will be made will be limited to the Bid Items listed and enumerated on the Proposal Bid Form in the Contract Documents. The unit prices or lump sum prices stated in the Bid will be used in determining the amount to be paid. The County Engineer will review and check measurements and calculations of all quantities in pay requests, and if acceptable, authorize respective payment to the Contractor. If any errors or irregularities are identified, the County Engineer will bring those to the Contractors attention for reconciliation and resubmission of the respective pay request(s).

13. **CHANGES IN WORK –**
    a. The County may at any time, by written order, and without notice to the Sureties, make changes in the specifications of the Work and within the general scope thereof. In making any changes, the change or credit for the change will be carried out by the County in one of the following methods prior to the issuance of the order for the change.
        i. By estimating the number of unit quantities of each part of the Work which is changed and then multiplying the estimated number of such unit quantities by the Bid price of the respective Bid Item.
        ii. By submitting to the Contractor a request for change to the Work, which will include detail pertaining to the required scope and schedule of the change, the Contractor will have **seven (7) calendar days** to respond with a proposal to deliver the requested change to the Work, unless otherwise specified by the County Engineer. If the County determines the Contractor's proposal to the requested change to be fair and reasonable, a Notice-to-Proceed will be issued by the County to the Contractor in writing. If the County determines the Contractor's proposal to not be fair and reasonable, the County may continue to negotiate with the Contractor until an agreeable proposal is reached or the County may cease negotiations all together and utilize whatever resources the County Engineer deems to be in the best interest of the County in carrying out the needed change to the Work. In any case, the Contractor shall not be owed any additional compensation for preparing a proposal, or negotiating, for a change to the Work request.
        iii. By ordering the Contractor to proceed with the Work as changed and to keep and present in such form as the County may direct a correct account of the cost of the change together with all vouchers therefore. The cost may include an allowance for overhead and profit not to exceed 15% of the net cost. The cost may also include all items of labor or materials, the use of power tools and equipment actually used,

power and all items of cost such as increased public liability and Workmen's Compensation Insurance, charges for foremen, also social security, old age and unemployment insurance; however, no percentage for overhead and profit shall be allowed on items of social security, old age and unemployment insurance. If deductions are ordered, the credits shall be the net cost. Among the items considered as overhead are included insurance (other than mentioned above), bond or bonds, superintendent, timekeeper, clerks, watchmen, use of small tools, incidental job burdens and general office expenses.

b. The Contractor shall, when required by the County, furnish to the County an itemized breakdown of the quantities and prices used in computing the value of any change that might be ordered.

c. No amount of Work is guaranteed under this Contract. County may at any time determine the Work, or any portion thereof, is no longer desired and cancel this Contract by written notice to Contractor. In such event, the Contractor will be entitled to payment in accordance with this Contract only for such work actually performed and accepted by County.

14. **CLAIMS FOR EXTRA COST** - If the Contractor claims that any instructions or directions, or any other occurrence involve extra cost or an extension of time, they shall notify the County in writing within three (3) days after the occurrence and in any event before proceeding to execute the work affected by said instruction. Thereafter, the procedure shall be the same as that described in paragraph for Changes in Work. All such claims shall be waived unless made in accordance with the terms of this section.

15. **EXTRAS -** Except as otherwise provided herein, no charge for any extra work or material will be allowed unless the same has been ordered in writing by the County Engineer and the price stated in such order.

16. **FORCE ACCOUNT –** Each project having a Contract value of $2,000,000 or more will include a Force Account in the Bid Items. The Force Account will be used at the discretion of the County Engineer for unforeseen work items in which there are no Bid Items in the Contract but the work items are required to achieve the project's designed intent. The original value assigned to the Force Account will be one percent (1%) of the bidders Proposal rounded to the nearest $1,000.00. See the following examples:

Proposal Value	1% of Proposal	Force Account Value
$ 37,892,658.25	$ 378,926.58	$ 379,000.00
$ 18,923,568.36	$ 189,235.68	$ 189,000.00
$ 2,963,524.36	$ 29,635.24	$ 30,000.00

The original Force Account amount will be included in the total contracted value for the Work; however, the balance of the force account may fluctuate during the course of the Project as follows:

1. The cost of unscheduled Changes In Work approved by the County Engineer will be deducted from the Force Account.
2. The Contract value for Bid Item underruns approved by the County Engineer will be added to the Force Account.

17. **PAY REQUESTS** The Contractor shall submit to the County a Pay Request by the fifth day of each month for work performed the previous month. The Pay Request shall not be submitted in a frequency exceeding once per month and shall include original Bid prices, approved change orders, adjusted contract prices, the original number of days in contract, the number of days to be claimed as "rain days" due to inclement weather, and the adjusted number of days in contract. All pay requests are subject to review and approval by the County Engineer prior to payment remitted.

18. **PAYMENTS BY CONTRACTOR -** The Contractor shall pay each of their subcontractors and suppliers the amounts allowed the Contractor for work provided by each subcontractor or supplier in performance of the Work to the extent of each subcontractor's interest therein. Said payment(s) shall be made not later than **seven (7) calendar days** following the payment by the County to the Contractor.

19. **CERTIFICATE OF PAYMENT** - A Certificate of Payment to subcontractors and suppliers for the previous month shall be submitted with each new Pay Request. A Pay Request submitted for payment without said Certificate of Payment shall not be processed for payment until properly submitted to the County.

20. **EVIDENCE OF PAYMENT BY THE CONTRACTOR -** The Contractor shall furnish the County, whenever requested, with satisfactory evidence that all persons and/or subcontractors who have provided services and/or furnished materials in performing the Work under this agreement have been duly paid or satisfactorily secured. In such case evidence is not furnished when requested, such amount as may be necessary to meet the claim of such unsatisfied person and/or subcontractor may be retained from monies due to the Contractor under this Contract, until the aforementioned liabilities have been met.

21. **INSPECTION AUTHORITY** - County Staff/Engineering Inspectors, hereinafter referred to as Inspectors, assigned to the work by the County Engineer, are authorized to perform such duties as deemed necessary in representing the County Engineer. Inspectors shall be authorized to inspect all work performed and all materials furnished, and they shall call the attention of the Contractor to any materials furnished and/or portions of the Work that fail to conform to the Contract Documents. They may reject materials and/or work performed, or suspend the respective portions of the Work until all concerns pertaining to the conformity of the Work with the Contract Documents have been resolved.

22. **INSPECTION OF WORK AND MATERIALS -** No work shall be performed or materials placed without sufficient inspection by the County Engineer. The Contractor shall furnish every reasonable facility

for ascertaining whether any portion of the Work performed or materials furnished in performing the Work are in conformance with the requirements and intent of the Contract Documents. Any work performed and/or materials furnished not in conformance with the Contract Documents will be rejected and shall immediately be removed and refurnished or replaced in accordance with the Contract Documents. If the Contractor fails to remove defective work and materials as above ordered within forty-eight hours, then the County shall have the right and authority to stop the Contractor from work at once and to supply forces to remove the rejected material or work, and replace same in accordance with the Specifications, at the cost and expense of the Contractor. Failure to reject any defective work or materials shall not in any way prevent later rejection when such defect is discovered, or obligate the County to final acceptance until such work has been corrected.

23. **MATERIAL REQUIREMENTS AND TESTING** - All concrete and asphalt produced for the Work shall be provided by a GDOT-certified plant. The Contractor shall provide documentation of certification for each plant it receives concrete or asphalt materials from to the County. Additionally, the Contractor shall be responsible for providing to the County the following to ensure design specifications are met:
    a) Soil classification testing for borrow pit material by a GDOT-certified laboratory.
    b) Asphalt testing by a GDOT-certified laboratory.
    c) Asphalt testing for rolling pattern, including cores.
    d) Additional materials testing as may be required by the Contractor for Quality Control purposes.

    The County will provide materials testing for Quality Assurance purposes. If, in the opinion of the County Engineer, additional testing is required due to the fault, error, or negligence of the Contractor, the testing shall be provided at the Contractor's expense.

24. **GUARANTEE OF WORK AND MATERIAL (WARRANTY) -** All work shall be guaranteed against defects in workmanship and/or materials furnished by the Contractor for a period of **<u>one (1) calendar year</u>** following final acceptance. This guarantee of the Work shall be in addition to and not in limitation of any other guaranty, warranty, or remedy arising by law or elsewhere in the Contract Documents.

25. **COOPERATION BY CONTRACTOR -** The Contractor will be supplied with three (3) hard copy sets and/or digital sets of the Contract Documents, with the exception of any standard details and/or specifications required to complete the Work, which the contractor shall have the responsibility to obtain prior to commencing work. The Contractor shall:
    a) Attend a Pre-Construction Conference prior to commencing the Work.
    b) Have available on-site at all times one (1) complete set of the Contract Documents when work is in progress.
    c) Promptly supply such materials, tools, plant equipment and labor as may be required.
    d) Employ only competent and skilled personnel in the performance of the Work.
    e) Give the Work the constant attention necessary to facilitate the progress thereof.
    f) Have a Superintendent, satisfactory to the County Engineer, on-site at all times capable of acting as the Contractor’s agent and having the full authority to execute orders or directions from the County Engineer for the Work without delay.

g) Upon demand from the County Engineer, immediately remove any Superintendent, Foreman, or workman whom the County Engineer may consider incompetent or undesirable.

Should the Contractor choose to not cooperate with the requirements herein, the County Engineer shall have the authority to suspend any County-issued permits and any progress payments for the Work until the Contractor fulfills their obligations to cooperate.

26. **COMMENCING WORK** - Within **ten (10) calendar days** from receiving the executed Contract, the Contractor shall submit to the County Engineer for approval a construction schedule which identifies starting locations for each phase of construction and indicates all phases of the Work to be completed within the Total Contract Schedule. Within **ten (10) calendar days** from receiving an acceptable construction schedule by the Contractor, the County Engineer will issue a Notice-to-Proceed. The Contractor shall commence construction operations within **ten (10) calendar days** from date specified in the Notice-to-Proceed with adequate personnel and equipment to complete the Work within the Total Contract Schedule. The Work shall begin and be executed at such points and in such order as determined best by the Contractor unless otherwise directed by the County Engineer in the best interest of the County or public safety. In any case, the Contractor shall have no claim for extra compensation.

27. **MAIL DELIVERY** - Mail delivery shall not be interrupted during construction. The Contractor shall be responsible for notifying the United States Postal Service of the Work to be done and the affected addresses and do all that is required to ensure mail delivery and pick-up is not inconvenienced by the Work. At the completion of the Work, prior to re-setting mailboxes, the Contractor shall have all mailbox locations approved by the County and the United States Postal Service.

28. **LETTER OF PERMISSION** - The Contractor shall obtain a notarized letter of permission from any property owner who allows equipment and/or materials to be placed on their property and shall provide a copy of the letter, signed by both the Contractor and property owner, to the County before initiating use of the property. The County shall be held harmless from any disputes between the Contractor and property owner.

29. **RIGHT-OF-WAY ACQUISITION** – Negotiations for right-of-way are listed in the Special Provisions under "Right-of-Way Negotiations." The Contractor shall fully inform themselves as to the details of the negotiations and shall adhere to all negotiated right-of-way requirements.

30. **RIGHT-OF-WAY** - The County will provide the initial staking of the Right-of-Way at a frequency determined by the County Engineer. The Contractor shall be responsible for maintaining the original staking as needed and/or at the discretion of the County Engineer. Railroad lines and public highways shall not be obstructed in such a way as to cut off traffic except as otherwise approved in the Contract Documents or in writing by the County Engineer. The Contractor shall take every possible precaution to not inconvenience the owners or tenants of adjacent, abutting, and neighboring properties. The

Contractor shall, at their expense, repair any damage to public or private property caused during the progress of the Work as determined by the County Engineer.

31. **PROPERTY PINS** - All property pins or right-of-way markers indicated on the approved right-of-way plans as "found" or "set" shall be protected during the lifetime of the project. It is the contractor's responsibility to replace all disturbed or damaged property pins or right-of-way markers using the services of a Registered Land Surveyor before final acceptance of the Work.

32. **CONSTRUCTION STAKES, LINES, AND GRADES** - The County will furnish a sufficient number of control points on the ground to enable the Contractor to establish the necessary construction stakes, lines, and grades. All subsequent and supplementary lines and grades needed to complete the Work shall be established by the Contractor from the control points furnished by the County or from measurements provided in the Contract Documents. All lines and grades shall be subject to verification by the County Engineer but verification by the County Engineer shall in no way relieve the Contractor from their responsibility of the Work's conformance with the Contract Documents. The Contractor shall maintain the protection and integrity of all control points and shall provide supplemental staking as needed and at the direction of the County Engineer. All work described in this section shall be included in the **Grading Complete** Bid Item.

33. **GRADING COMPLETE -** Grading Complete shall be in accordance with GDOT Standard Specification Section 210 with the following exceptions:

    Add to Section 210.1 the following: Grading Complete shall include mobilization, bonds, insurance, engineering, staking, supervision, clearing and grubbing, removal of temporary pavement section, as-builts, and all other work required to complete the project not otherwise included in an exclusive and respective Bid Item.

    The engineer's earthwork calculation included in Summary of Quantities is for information only. The Contractor shall verify the quantities. Finished grades in construction plans shall be the basis for Grading Complete.

34. **CLEARING AND GRUBBING** – Clearing and Grubbing shall be in accordance with GDOT Standard Specification Section 201. Unless a separate Bid Item has been included in the Contract, no separate payment will be made for this work, this work shall be included in Grading Complete.

35. **BORROW MATERIAL** – Borrow Excavation shall be in accordance with GDOT Standard Specification Section 206. In addition:

    Borrow pits and waste sites must be submitted to the County Engineer for consideration and approval prior to hauling.

All borrow material shall meet requirements of Type IIB3 material or better soils. Any borrow material placed that does not meet requirements of Type IIB3 material or better shall be removed from the site at the contractor's expense.

36. **EMBANKMENT CONSTRUCTION** – Embankment Construction shall be constructed in accordance with GDOT Specification Section 208. In addition, solid waste material as defined in GDOT Standard Specification 201.3.05.E.3 shall not be placed in the embankment whatsoever.

37. **UNDERCUT EXCAVATION –** Undercut Excavation shall be in accordance with GDOT Standard Specification Section 210 with the following exception:

    In the event suitable, but wet material is encountered, Contractor shall remove, dry, and re-compact, unless otherwise directed by the County Engineer. No additional payment will be made for this work.

38. **PROOF ROLLING** - Proof Rolling shall be performed in accordance with Columbia County Engineering Division Standard Specifications Sections 4.3 and 5.5 for subgrade and graded aggregate base, respectively. Any and all material layers or courses placed without the County Engineer's approval of the subgrade or graded aggregate base below the material layers or courses placed shall be removed and replaced, following approval of the subgrade or graded aggregate base, at the Contractor's expense.

39. **STORM DRAIN PIPE –** Storm Drain Pipe shall be in accordance with GDOT Standard Specification Section 550. In addition, all storm drain pipe shall be rigid concrete pipe having O-ring mechanical joints, including flared end sections, meet GDOT requirements, and shall have a GDOT-approved "CPT" (Certified Pipe Technician) stamp prior to delivery, unless an alternative material is approved by the County Engineer. Quantities, grades, and locations shall be verified by the Contractor prior to installation. No materials shall be ordered until approved by the County Engineer.

40. **STORM DRAIN VIDEO INSPECTION –** Post Installation Video Inspection of storm drain pipe shall be performed in accordance with GDOT Standard Specification Section 550. For storm drain pipe installed on County roadways the Contractor shall perform inspections of 100% of the storm system. A copy of the video inspection for the complete storm system shall be furnished to the County. Video Inspections will be paid for per the Contract Bid Item, if included in the Contract. Otherwise, no additional payment will be made and the cost of the video inspection shall be included in the per lineal foot price for the storm drain.

41. **PRIME COAT** - The use of Prime Coat is at the contractor's discretion and no additional reimbursement will be made. If the Contractor elects to utilize Prime Coat on a roadway, it must cure for a minimum of 24 hours prior to paving. Additionally, if the Contractor elects to use Prime Coat and damages or issues arise from its utilization for whatever reason, it shall be the Contractors responsibility to resolve. If used, the Prime Coat shall be in accordance with GDOT Standard Specification Section 412.

42. **ASPHALT** – All asphalt and paving operations shall be in accordance with GDOT Standard Specification Section 400. Additionally:
    a. All mix designs shall be submitted to and approved by the County Engineer prior to any paving.
    b. The Contractor will be permitted to use only one (1) asphalt plant per road alignment. Should the approved asphalt plant breakdown, the Contractor will not be permitted to use another plant. Paving must be discontinued until the plant is repaired.

    All paving requirements of GDOT's Standard Specifications will be strictly enforced unless otherwise approved by the County Engineer.

43. **GRASSING AND MULCHING –** Grassing and Mulching shall be completed in accordance with GDOT Standard Specification Section 700. Perform temporary grassing, permanent grassing, or mulching on cut and fill slopes weekly in accordance with GDOT Standard Specification Section 161.3.05.B. The County Engineer may require permanent or temporary grass, whichever is applicable, in lieu of mulch on final dressed slopes.

    Additionally, the Contractor shall water permanently grassed areas as needed to promote growth. The Contractor shall water, reseed, and/or re-work as necessary until a complete and uniform stand of grass, having a minimum of 90% density over 100% of the area, has been achieved. The Contractor is responsible for mowing the grass at least **once per month** during growing season, a minimum of six times per year, until the end of the warranty period or as directed by the County Engineer.

44. **TRAFFIC CONTROL, CLOSURES, AND MAINTENANCE -** The Contractor shall be responsible for the implementation and maintenance of all traffic control for the duration of the Contract. The Contractor shall submit requests for any planned road closures, lane closures, and/or traffic shifts to the County a minimum of **five (5) working days** prior to planned traffic impacts. The Contractor shall obtain approval from the County prior to implementing. Requests for closures and/or shifts shall include a traffic control plan with the dates and times the plan is proposed to be implemented, and shall be submitted via email to trafficengineering@columbiacountyga.gov. All traffic control shall meet the requirements of Manual on Uniform Traffic Control Devices (MUTCD) and GDOT Standard Specification Section 150.

45. **CERTIFIED FLAGMEN** – The Contractor shall ensure the safety of the traveling public at all times. Contractor shall provide qualified personnel to assist the traffic. All flagmen must be certified and produce their flagging certification cards upon request.

46. **SIGNS** - All warning signs, traffic control signs, construction signs, etc. shall conform to the most recent edition of the MUTCD. No other signs or advertisements are allowed to be displayed without written approval from the County Engineer.

47. **UTILITY COORDINATION -** All modifications to existing or planned utility facilities coordinated by the County with affected utility companies are described in the Contract Documents. It shall be the responsibility of the Contractor to locate any and all utilities within the proposed construction areas. The Contractor shall coordinate their schedule and procedure of construction with all respective utility companies whose facilities require protection, removal, relocation, and/or reconstruction as required by the Work. Coordination with utility owners/providers shall be performed in such a way as to expedite the Work while minimizing damage to utility facilities and customer outages.

48. **UTILITY PROTECTION -** Any utility facilities shown in the plans or marked in the field damaged by the Contractor shall be repaired at the Contractor's expense. Nothing in the Contract Documents relieves the contractor from their responsibility to follow "Georgia 811 Call Before You Dig" guidelines and procedures for any and all excavation, regardless of whether utility facilities are shown on the plans or not.

49. **WATER MAINS/LINES** - On projects where water mains/lines are to be installed, Columbia County Water Utility Department (CCWUD) shall inspect and test the system prior to acceptance of the Work. The minimum depth to top of any water lines shall be 48" unless otherwise approved by CCWUD. The Contractor shall provide the respective property owners' written notice of any service changes a minimum of **ten (10) calendar days** and no more than **thirty (30) calendar days** prior to the service changes occurring.

50. **SPRINKLER SYSTEMS -** Sprinkler systems that are installed in the right-of-way and are determined to not be permitted shall be cut and capped by the Contractor. The Contractor shall provide the respective sprinkler system owners' written notice of the work to be performed **ten (10) calendar days** prior to such work. Sprinkler systems that are shown to be relocated in the Contract Documents will be relocated by the Contractor. All work described in this section shall be included in the **Grading Complete** Bid Item.

51. **ELECTRICITY SUPPLY -** Any and all electricity required to complete the Work shall be coordinated and provided by the Contractor. All supplies, equipment, and costs associated with the supply and use of electricity to complete the Work shall be at the Contractor's expense. The use of extension cords exceeding 150'-0" is prohibited unless otherwise approved by the County Engineer.

52. **WATER SUPPLY** - Any and all water required to complete the Work shall be coordinated and provided by the Contractor. All supplies, equipment, and costs associated with the supply and use of water to complete the Work shall be at the Contractor's expense. If water supply is needed, the Contractor shall request and utilize a meter through CCWUD.

53. **SANITARY FACILITIES -** Necessary sanitary facilities for use by labor forces performing the Work shall be erected on-site by the Contractor and their use shall be strictly enforced. These facilities shall be

located at such points that are easily accessible by labor forces performing the Work and they shall be cleaned and maintained frequently.

54. **SHEDS/STRUCTURES** - With approval of the County Engineer, the Contractor may build sheds or other similar structures for housing tools, machinery, and/or supplies so long as their surroundings are satisfactorily maintained at all times. All such structures shall be removed wholly, together with all rubbish and trash, on or before the completion of the Work by the Contractor.

55. **FINAL CLEAN-UP -** At the completion of the Work and before final payment, the Contractor shall clean the entire project area by:
    a) Removing any litter, foreign substances, and/or construction debris that is directly related to the Work, which includes the removal of any off-site debris from the Work.
    b) Removing any stains, petrochemical spills, and any other foreign deposits that is directly related to the Work.
    c) Sweeping all paved surfaces related to the Work.
    d) Raking all non-paved grounds within the limits of the Work.

56. **ON-SITE CONTAMINATION** - The Contractor shall take all necessary precautions to prevent the project site from contamination with any substance under circumstances prohibited by environmental protection laws of the United States, the State of Georgia, and/or Columbia County. The Contractor shall be responsible to the County if, at any time, state and federal authorities make a claim or demand against the County on account of contamination of the site caused or allowed by the Contractor or any of its subcontractors.

57. **PROTECTION OF PERSONS AND PROPERTY -** The Contractor shall be responsible for all injuries or damages to persons or property that occur in connection with the performance of the Work under this Contract. The Contractor shall take all necessary precautions and exercise adequate diligence to prevent injuries or damages of any nature to persons or to private property in performing the Work.

58. **PROPERTY DAMAGE** - Any damage to property owner signs, fences, gates, structures, landscaping, etc. shall be repaired by the Contractor to the complete satisfaction of the County Engineer and the property owner. All supplies, equipment, and costs associated with such repairs shall be at the Contractor's expense.

59. **WEATHER & PUBLIC SAFETY** – The Contractor shall provide phone numbers for personnel on-call for emergency situations. The Contractor shall be ready to address potential problems that may occur due to weather and shall respond immediately when called upon by the County. Should the Contractor fail to respond, the County will take whatever actions are deemed necessary in the interest of Public Safety and any cost incurred may, at the discretion of the County Engineer, be deducted from the Contractor's Bid price.

60. **WEATHER & WORK PROTECTION** - When the Work may be subject to inclement weather, the Contractor shall immediately stop production on current work and take all necessary precautions to protect the Work from the inclement weather. This includes ensuring existing facilities are maintained and operational, and furnishing and installing new facilities as may be necessary for the protection of the work.

61. **RETAINAGE SCHEDULE, ACCEPTANCE OF THE WORK, AND FINAL PAYMENT** - The County will retain 5% of each Payment due to the Contractor as a guarantee for the Work. Before acceptance of the Work and final payments to the Contractor of the percentage retained by the County, the following requirements shall be complied with:
    a. **90% Completion** – Once 90% of the Work has been satisfactorily completed and the character and progress of the Work remain satisfactory according to the County Engineer, the Contractor may request a reduction of retainage withheld from 5% to 2.5%. If granted by the County Engineer, half of the withheld retainage (2.5% of the Work completed) will be released and further progress payments prior to Substantial Completion will be in an amount equal to 97.5% of the Work completed in the payment period. As the remaining work progresses, up to half of the remaining withheld retainage (1.25% of the Work completed) may be released at the discretion of the County Engineer.
    b. **Final Inspection** - Upon notice from the Contractor that the Work is wholly completed, the County Engineer will perform a final inspection of the Work and will notify the Contractor of any defects and/or instances where the Work fails to comply with the Contract Documents. The Contractor shall immediately make necessary corrections to the satisfaction of the County Engineer.
    c. **Substantial Completion** - Once 100% of the Work has been satisfactorily completed according to the County Engineer, the Contractor may request a reduction of the remaining withheld retainage. If granted by the County Engineer, all remaining withheld retainage, less up to 0.75% of the Work Completed as required by the County Engineer, will be released and the one (1) year Warranty Period will begin.
    d. **Warranty Inspection** – One (1) year following the date of Substantial Completion, the County Engineer will perform a Warranty Inspection of the Work and will notify the Contractor of any defects and/or instances where the Work fails to comply with the Contract Documents, to include final site stabilization. The Contractor shall immediately make necessary corrections to the satisfaction of the County Engineer.
    e. **Final Estimate** - Upon completion of all required corrections as identified during the Warranty Inspection, and upon submitting proper and satisfactory evidence to the County that all claims have been settled, the County shall issue a certification of final acceptance of the Work. The Contractor shall then prepare and deliver the final estimate, to include any remaining retainage, in which the payment will then become due.
    f. **Liens** - Final acceptance of the Work will not be granted, nor the retained percentage at any stage be due or payable, until the Contractor has furnished the County with proper and satisfactory evidence under oath that all claims for labor and materials employed in the

performance of the Work under this Contract have been settled, and that no legal claims can be filed against the County for such labor or material.

The submission of the final estimate to the County, and the acceptance by the Contractor of the respective payment, shall operate as a release to the County from all claims and liabilities to the Contractor for all work done or materials furnished or for any act of the County or its agents involved in the Work.

62. **DELAYS** - If the Contractor is delayed at any time in the progress of the Work by adverse weather conditions not reasonably anticipatable, fire, unusual delay in transportation, unavoidable casualties, labor disputes; or by any act or neglect of the County or its agent, or by an employee of either, or by any separate Contractor employed by the County, or by delay authorized by the County; or by any causes beyond the Contractor's control which the County determines may justify the delay, then the Time Limit shall be extended by change order for such reasonable time as the County may determine.

    The Contractor shall make any claim for extension of time in writing to the County not more than **three (3) calendar days** after the commencement of the delay or shall waive such claim. The Contractor shall provide in its notice an explanation for the delay and the probable effect of the delay on the progress of the Work. Any extension of time to the Contractor pursuant to this section of the Contract shall be the sole remedy to Contractor for any such delay, suspension, interruption, or effect thereof.

63. **DAMAGES** - If the Contractor refuses or fails to prosecute the Work, or any part thereof, with such diligence as to ensure its proper completion within the Time Limit, or fails to complete the Work within such Time Limit:
    a. The County may, by written notice to the Contractor, terminate Contractor's right to proceed with the Work or such part of the Work for which there has been delay. In such event, the County may take over the Work and prosecute the same to completion, by contract or otherwise, and the Contractor and their Sureties shall be liable to the County for any excess cost, loss of use of the project, or other damages associated with the delay incurred by County. If the Contractor's right to proceed is terminated, the County may take possession of and utilize in completing the Work such materials, appliances, and equipment as maybe on the site of the Work and necessary, therefore.
    b. The Contractor shall continue the Work in which event, however, the actual damages for the delay will be impossible to determine and, in lieu thereof, the Contractor and their Sureties shall pay to the County liquidated damages, as depicted in the table below, for each calendar day of delay until the work is completed and accepted, provided that the County, in its sole discretion, may accept the Work if there has been such a degree of completion as will, in its opinion, make the project reasonably safe, fit, and convenient for the use and accommodation for which it was intended. In such case, the Contractor shall not be charged with liquidated damages, but the County may assess the actual damages caused by such delay.

Schedule of Deductions for Each Day of Overrun in Contract Time		
Original Contract Amount		**Amount of Daily Charges**
From More Than	To and Including	Per Calendar Day or Completion Date
$0	$2,000,000	$213
$2,000,000	$4,000,000	$638
$4,000,000	$7,000,000	$1,169
$7,000,000	$12,000,000	$2,019
$12,000,000	$20,000,000	$3,399
$20,000,000	$30,000,000	$5,311
$30,000,000	$40,000,000	$5,949
$40,000,000	$50,000,000	$7,648
$50,000,000	------	$8,498

SPECIAL PROVISIONS

GEORGIA DEPARTMENT OF TRANSPORTATION INCLUDED SPECIAL PROVISIONS

Section 107 – Legal Regulations and Responsibilities to the Public
Section 108 – Prosecution and Progress
Section 150 – Traffic Control
    Section 150.03.O
    Section 150.06

COLUMBIA COUNTY SPECIAL PROVISION NOTES

1. A copy of the contract shall be onsite at all times.
2. Grading complete item to include all other items necessary to complete the work including bonds, insurance and all other incidental items.
3. All Shop drawings shall be submitted to Columbia County for approval prior to proceeding with fabrication.
4. Sample Color/material swatches shall be submitted to Columbia County for approval prior to any painting.
5. Contractor required to coordinate power installation with GaPower
6. Grassing will be in conformance with GDOT specifications Section 700.

APPENDICES

1. **TOTAL CONTRACT SCHEDULE** – See **Appendix A**.

APPENDIX A

Gateway Signage and Landscaping
BID #2025022-BID3313
TOTAL CONTRACT SCHEDULE

Contractor shall mobilize to the project within 10 days of Notice to Proceed.

Construction Schedule

Time Limit – 120 Calendar Days

Work Schedule

Days are calendar, weekends inclusive. Weather days will be granted based upon contractor's pursuit of the work.

Contractor is permitted to work Monday through Saturday. Work on Sundays may be considered only to prepare for lane shifts or a road closure the following day. In no case shall work be allowed the day or weekend immediately preceding any County or National Holiday through the first workday after the Holiday, inclusive. No work shall be allowed from the Tuesday preceding the Lady's Tournament through the Tuesday after the Masters tournament (GDOT, may restrict work at other times.)

Lane closures shall be limited to between the hours of 9 am and 3 pm Monday thru Friday on Ray Owens Road when school is in session. There shall be no lane closures between 6 am and 9 am (Monday thru Friday) on other roads.

A. Normal Workdays

The Contractor is permitted to work during normal business hours for all weekdays, Monday through Saturday, except where otherwise restricted per this section. Work beyond normal business hours shall first be approved in writing by the County Engineer or their designee at least 48-hrs prior to the work occurring. Work on Sunday may be considered only to prepare for lane shifts or road closures for the following day and must be approved in writing by the County Engineer or their designee at least 72-hrs prior to the work occurring.

B. Holidays

The Contractor shall not be allowed to work on County holidays.

C. Emergencies & Unforeseen Conditions

The County Engineer or their designee may, for good cause shown, stop and/or restrict work at any time due to emergencies or unforeseen conditions. If such stop work and/or work restriction is ordered, the County Engineer or their designee shall provide to the Contractor verbal notice immediately and written notice as soon as practically possible. The written notice shall include justification for the stop work and/or work restriction and shall be signed by the County Engineer.

F. GDOT Restrictions

GDOT may restrict work at other times; however, Columbia County may issue other directives that supersede GDOT's restriction.

Columbia County Board of Commissioners
Bid# 2025022-BID3313
Gateway Signage and Landscaping

Addendum #1
07/07/25

This addendum forms a part of the Contract Documents and modifies the original drawings and specifications. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

1. Are there any liquidated damages? If so, how much?
   Liquidated damages are detailed on page 1, item #3 of the draft articles of agreement included in the bid package.

2. Is Landscape Fabric/Weed Barrier required?
   Bidder shall use any weed barrier/landscape fabric, these materials shall be paid under the unit price for mulch, line item #4.

3. Can the in-perpetuity phrase for the watering and maintenance be changed to a monthly fee to be charged after the 2-year period?
   Bidders shall only be liable for the watering and maintenance of the warranty period. The county shall correct this language in the plan set.

4. What are the specifications for the planting soil?
   Refer to GDOT Specification 893 for planting soil.

5. What plantings are preferred in the planting bed of the sign?
   By direction of the county, no plantings shall be placed in the bed of the sign. Bidders shall disregard plantings shown in sign graphics.

6. Drawing No. 38-0001 states sign structure, metal portion of sign structure and base plate connection to footing by others. Are we to price the footing only or the entire structure?
   This bid is for a complete project as shown. Bidders shall disregard all "by others" notes.

   The metal portion of the sign structure and base plate connection are to be included in 999-0001 & 999-0002 Gateway Signage Installation – LS. The footings for the signs are paid for separate in Pay Item 500-3800 Class "A" Concrete, with Reinforced Steel.

END OF ADDENDUM #1

Public Works and Engineering Services Committee
December 2, 2025

Fund:	HB170	Department:	Pre-Construction
Revenue:	$0.00	Contact:	Rich Wyatt
Expenses:	$37,222.00	Phone:	706.868.5841
Line Codes(s):	91306-27-050-975		

ITEM: Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services on the Hereford Farm Rd Widening Project

BACKGROUND: Location - Properties along Hereford Farm Road: Tax Map ID 073 016 (Parcel 96A, Parcel 96B, Parcel 96C)

Request - Approve Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services at the subject parcels on the Hereford Farm Rd Widening Project in the amount of $37,222.00.

History - Property abatement, demolition, and removal services are required on the specified parcels, which required relocation, for the Hereford Farm Rd Widening Project. These services must be performed by a GDOT-approved contractor. Staff issued a Request for Proposals to three (3) contractors with Anderson Environmental, Inc. being the lowest and most responsive.

Funding - $37,222.00 (HB 170)

Timeline - The contractor proposes to acquire the necessary permits and perform the required work within six (6) weeks from the issuance of the Notice-to-Proceed.

STAFF RECOMMENDATION: Staff recommends approval of Contract #2025-3383 with Anderson Environmental, Inc. for Property Abatement, Demolition, and Removal Services at the subject parcels on the Hereford Farm Rd Widening Project in the amount of $37,222.00.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved an Independent Contractor Agreement with Anderson Environmental, Inc. for property abatement, demolition and removal services on the Hereford Farm Road widening project in the amount of $37,222; 91306.27.050.975.*

INDEPENDENT CONTRACTOR AGREEMENT

This Agreement is made and entered into December 2, 2025 by and between **Anderson Environmental, Inc.,** a Domestic Professional Corporation with a location at 514 Speedway Blvd, Hampton, Georgia 30228 (hereinafter the "Contractor") and **Columbia County, Georgia** a political subdivision of the state of Georgia, (hereinafter the "County").

WHEREAS, the County has identified a need to contract for Abatement, Demolition and Removal Services of Parcels P96A, P96B and P96C on Hereford Farm Road to North Belair Road as the County shall approve (hereinafter "Services"), in accordance with the Statement of Work (SOW), which is Exhibit "A" attached hereto and made a part hereof, to be provided by an outside contractor.

WHEREAS, the Contractor desires to provide Services to Columbia County and the County desires to engage Contractor for such purposes;

NOW THEREFORE, in consideration of the premise, the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Contractor and County hereby agree as follows:

1. Engagement. The County hereby engages the Contractor to provide Services in accordance with the SOW. In the event of conflicting information, this document shall govern. The Contractor hereby accepts such engagement, upon the terms and conditions hereinafter set forth.
2. Term. The Term of this Agreement shall be until services have been rendered in full and managing department has determined the work is complete in accordance with the SOW.
3. Compensation. Compensation will be in accordance with the Georgia Prompt Pay Act and provided as specified in the SOW, which is Exhibit "A".
4. Contractor Relationship. In performance of services specified by the SOW under this Agreement, the Contractor is acting as an independent contractor and not as an employee, partner or agent of the County. The Contractor shall have no power or authority to bind, represent or act on behalf of the County. As an independent contractor, the Contractor will be responsible for the payment of all taxes on the Contractor's earnings under this Agreement and will not be subject to withholding of income, FICA, or Medicare taxes by the County. The Contractor shall have full responsibility for services provided in accordance with the SOW.
5. Indemnity. Indemnification/Duty to Defend. During and after the term hereof, the Contractor agrees to indemnify and hold harmless the County from and against all causes of action, claims, loss or damages resulting to the Counts to the extent arising or resulting from the delivery of the Scope of Services under this Agreement, but such indemnity is limited to those liabilities caused by a negligent professional act of the Contractor as defined below. 1. For the purposes of the Professional Services indemnity in the subparagraph above, services means those services performed by a licensed professional employed by the Contractor.2. For the purposes of the Professional Services Indemnity in the subparagraph above, Negligent Professional Act means a negligent act, error, or omission in the performance of Professional Services by the Contractor (or by any person or entity, including joint ventures, for who the Contractor is liable) that causes liability and fails to meet the applicable professional standard of care, skill and ability under similar conditions and like surrounding circumstances, as is ordinarily employed by others in their profession.
6. Amendment of Agreement. Modifications or changes in this Agreement must be in writing and executed by the parties bound to this Agreement.
7. Authority to Contract. The individual executing this Agreement on behalf of Contractor covenants and declares that it has obtained all necessary approvals of Consultant's board of directors, stockholders, general partners, limited partners or similar authorities to simultaneously execute and bind Contractor to the terms of this Agreement, if applicable.

8. Licenses, Certifications, Permits, Etc. Contractor covenants and declares that it has obtained all diplomas, certificates, licenses, permits or the like required of Contractor by any and all national, state, regional, County, or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. Further, Contractor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or offers applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. §50-18-71, et seq.). Further, Vendor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

9. Assignment. This Agreement, or any interest therein, shall not be assignable by the Contractor to any other party without the prior written consent of the County.

10. Governing Law/Venue. All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under only Georgia law without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive jurisdiction for all matters arising from this Agreement. In consenting to jurisdiction, a representative must be named as registered agent in state of Georgia, who can be served in the event of legal action.

11. Non-Binding Future Commissions. In accordance with O.C.G.A. §36-30-3 and Columbia County Ordinance Sec. 1-2-15, which prohibits legally binding the County's future commissions, should the Commission vote to cancel this Agreement, County shall provide 45 (forty-five) days' notice to Contractor. County shall not be further obligated to the terms under this Agreement.

12. Cancellation for Non Appropriation. County represents and warrants that it has appropriated and budgeted the funds to make all Payments for the remainder of the fiscal year in which the term commences and that it currently intends to make Payments for the full term if funds are appropriated for the Payments in each succeeding fiscal year. Without contractually committing itself to do so, County reasonably believes that moneys in an amount sufficient to make all Payments due, and will lawfully be, appropriated therefor. County directs the person in charge of its budget requests to include the Payments payable during each fiscal year in the budget request presented to County's governing body for such fiscal year, provided that County's governing body retains authority to approve or reject any such budget request. All payments shall be payable out of the general funds of County or out of other legally appropriated funds. This Agreement will not be a general obligation of County and shall not constitute a pledge of either County's full faith and credit or of County's taxing power. If County's governing body fails to appropriate sufficient funds in any fiscal year for Payments or other Payments due hereunder and if other funds are not legally appropriated for such payments, a "Non-Appropriation Event" will be deemed to have occurred. If a Non-Appropriation Event occurs, then a) County shall give Contractor immediate notice of such Non-Appropriation Event; b) on the Return Date, County shall return to Contractor all of the Equipment, at County's sole expense; and c) the Agreement shall terminate on the Return Date without penalty to County, provided, that County shall pay all payments and other amounts payable under the Agreement for which funds shall have been appropriated, provided further, that County shall pay month-to-month rent at the rate set forth prorated each month that County fails to so return the Equipment. "Return Date" means the last day of the fiscal year for which appropriations were made for the payments due hereunder.

13. Insurance: Contractor shall not commence Work under this Agreement until he has obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Contractor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

    a. Worker's Compensation Insurance: Contractor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance for all of his employees to be engaged in work on this

Agreement.

b. Public Liability and Property Damage Insurance: Contractor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability Insurance as shall protect him and anyone working on his behalf from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by himself or by any subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

   i. Public Liability and Property Damage Liability Insurance. Contractor shall carry, with respect to the operations he performs, regular Contractor's Public Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the General Contractor shall be provided by or in behalf of the subcontractor to cover their operation.

   ii. Automobile Liability Insurance (owned, non-owned, hired). (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than one million dollars ($1,000,000) on account of one accident. (b) Property damage in an aggregate amount up to one million dollars ($1,000,000) per accident during the Policy Period.

   iii. General Liability and Automobile Liability. (a) Contractor's insurance coverage shall be primary noncontributing insurance as respects to any other insurance or self-insurance available to the Insured Parties. Any insurance or self-insurance maintained by the Insured Parties shall be in excess of Contractor's insurance and shall not contribute with it; (b) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County; (c) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to limits of insurance provided; (d) Coverage shall be provided on a "Pay on Behalf" basis, with defense costs payable in additional to policy limits. There shall be no cross liability exclusion.

c. Subcontractors: Contractor shall either (a) ensure that its insurance policies (as described herein) cover all subcontractors and the Work performed by such subcontractors or (b) ensure that any subcontractor secures separate policies covering that subcontractor and its Work.

d. Proof of Carriage of Insurance: Contractor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Contractor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Contractor shall suspend all work or operations until such time as Contractor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement, P O Box 498, Evans, GA 30809.

This Agreement is an important legal document. Prior to accepting these terms and agreements you should have fully reviewed and understood its contents. You may consult with your attorney before accepting terms and agreements.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of December 2, 2025.

COLUMBIA COUNTY, GEORGIA

By: Douglas R. Duncan, Jr., Chairman
Columbia County Board of Commissioners

ATTEST

By: Patrice Crawley, County Clerk
Columbia County Board of Commissioners

ANDERSON ENVIRONMENTAL, INC.

Printed Name and Title
Anderson Environmental, Inc.

Date

EXHIBIT "A"

SCOPE OF WORK

COLUMBIA COUNTY
GEORGIA

A Community of Pride • A County of Vision • Endless Opportunities

PROFESSIONALISM • RESPECT • INTEGRITY • DEDICATION • EXCELLENCE

Request For Quotation

To Provide

Demolition Services

Project: Hereford Farm Road widening SR. 232 to North Belair Road
P.I. No.: 0012865 Columbia County

Quotes Due: Monday, November 3rd, 2025 by 3PM

Prepared For

Columbia County Board of Commissioners

630 Ronald Reagan Drive, Evans, Georgia 30809

Prepared By

Columbia County
Engineering Services Division
Pre-Construction Department

Project Schedule

PI#0012865 - Columbia County

10/12/25 - Quotation documents completed.

10/14/25 - Quotation documents to pre-qualified GDOT contractors.

11/03/25 - Quotes received from pre-qualified contractors.

11/04/25 - Contractor selected.

11/25/25 - Contract taken to the Engineering Services Committee Meeting.

12/02/25 - Independent Contract taken to the Board of Commissioners.

12/03/25 - Issuance of Notice to Proceed. EPD Notification submitted.

12/08/25 – Demolition of P96A, P96B, and P96C will begin.

01/18/26 - Demolition of P96A, P96B, and P96C completed.

EXHIBIT I

QUOTE PROPOSAL AND DRUG-FREE WORKPLACE CERTIFICATION

I understand that only demolition contractors currently listed on the Georgia Department of Transportation's PreQualification List Right of Way Services dated 10/03/2025 may respond with a quote on this project.

I hereby agree to all the above provisions and respectfully submit the quote as indicated in Exhibit "II" - Bid Form for such abatement and demolition of improvements, structures, or other encumbrances in the right of way and/or easement areas of the Project.

I further agree to accept all of the parcels for which I am the successful quoter and agree to remove the above in the manner heretofore prescribed within the Summary Asbestos Inspection and Pre-Demolition Reports and included Abatement and Demolition Contract Items for each parcel within the sixty (60) days required. I further agree to a continuance of the work until such time as the Construction Manager, accepts same not to exceed sixty (60) days from the Notice to Proceed.

The undersigned, as Quoter, hereby declares that each person, including but not limited to Contractor, Firm, Corporation, Principals or Individuals, interested in this work as a principal is named herein and that no other party has any interest in this Quote; that this Quote is made without connection with any other person making a Quote; and that this Quote is made without collusion on the part of any person, firm, or corporation. The undersigned further certifies that he is authorized to make this Quote, individually or as an authorized official of the indicated company or firm and agrees to accept this Request for Quotation as a binding Contract for the abatement and demolition of improvements, structures or other encumbrances that will be executed by the Construction Manager after award and receipt of the required Performance Bond and Insurance Certificate as required for work by the Georgia Department of Transportation.

DRUG-FREE WORKPLACE CERTIFICATION

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the contractor's employees during the performance of the contract; and

(2) All subcontractors to perform work under this proposal must be listed in this proposal prior to submission of the Quote.

SUBCONTRACTOR(S)

Name: NONE _____ Address: _____

Name: _____ Address: _____

Failure to list subcontractors will preclude the subletting of any portion of this Contract, and any violation of the Demolition Contractor's sole responsibility will constitute grounds for termination of this Contract. Each Demolition Contractor shall secure from that subcontractor a written certification that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of subsection (b) of Code Section 50-24-3. The undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

EXHIBIT I

QUOTE PROPOSAL AND DRUG-FREE WORKPLACE CERTIFICATION

This the 2nd day of November, 2025.

In Testimony whereof I have set my hand and seal the day above written.

DEMOLITION CONTRACTOR: Anderson Environmental, Inc

Signed, Sealed, and Delivered In the Presence of:

(L.S.)

Signed: Vickie Davis

Name: VICKIE DAVIS - SEC/TREAS Title (Print or Type)

Madison Green, exp 5/5/2028
Notary Public

Address: 514 Speedway Blvd

City, State, Zip Code: HAMPTON, GA 30228

Fed/SS#: 58-2056489

Phone: 770-707-1255

Fed/SS#: 58-2056489

E- mail: andersonenv4@aol.com

EXHIBIT II

QUOTE FORM

RE: Hereford Farm Road widening SR. 232 to North Belair Road - P.I. No.: 0012865 - Columbia County

From: Anderson Environmental, Inc
(Contractor)
514 Speedway Blvd
(Address)
HAMPTON, GA 30228
(City, State, Zip Code)

Having carefully examined the Summary Asbestos Inspection and Pre-Demolition Reports and included Abatement and Demolition Contract Items for each parcel set forth herein - Columbia County, Georgia, Abatement and Demolition, as well as inspecting the premises and conditions affecting the work, reviewing the scope of work described in the individual parcel reports included herein, and performing and assuming responsibility for his/her measurements of the quantities for each parcel, the Undersigned (Undersigned hereby refers to the Contractor, Firm, Corporation, Principals, or Individual(s) offering this proposal and quote) proposes to furnish all services, labor, and materials required to perform all required work for the above referenced project for the sum of:

THIRTY SEVEN THOUSAND TWO HUNDRED TWENTY TWO DOLLARS and No/100 ($37,222.00)

Dollars ($) which sum is hereby called the Quote. This Quote is further summarized on the *EXHIBIT III - Quote Summary Form*, hereby attached to this proposal.

The Undersigned hereby acknowledges the following addendum(s) none

(State "none" if no addendum has been issued).

The Undersigned hereby agrees that this Quote may not be revoked or withdrawn but shall remain open for an acceptance period of thirty (30) days following their receipt by the Construction Manager.

In case the Undersigned shall be notified in writing by mail, facsimile, telephone, telegraph, or other form of delivery of the acceptance of this proposal within sixty days (60) after the time set for the receipt of the quotes, the Undersigned agrees to file with the Georgia Asbestos and Lead Based Paint Program the *required* Demolition Project Notification(s) through GEOS on the date that a Notice to Proceed is issued by the Construction Manager. Work will commence immediately after the ten (10) working day notification period ends and will be performed in the time frame established on the submitted notification form for the above noted compensation and in compliance with the Project Schedule included herein. The Undersigned further agrees to complete said work within the specified sixty (60) days of the receipt of the Notice to Proceed by the Undersigned.

Only the firm issued the Notice to Proceed will be required to provide a Performance Bond to the Construction Manager and the Columbia County Board of Commissioners in the amount of 100 percent (%) of the total accepted quote.

A bid security bond is not required to be submitted with the quote.

The Undersigned further agrees to the following:

If this quote proposal is accepted by the Undersigned as previously stated and the Undersigned fails to begin the work immediately after the ten (10) day notification period ends, the Construction Manager may at its discretion, terminate this Agreement.

The Construction Manager reserves the right to withdraw from the award any unit, structure, or parcel prior to the acceptance of this quote proposal. The contract price will be adjusted according to the schedule of prices listed in the attached *Exhibit III" - Bid Summary Form*.

By submitting this quote proposal, the Undersigned certifies that this proposal is made without prior understanding agreement or connection with any corporation, firm, or individual submitting a proposal for the same project. The Undersigned further agrees that this proposal is in all respects fair and being made without collusion of fraud. The undersigned further agrees that he understands collusive bidding is a violation of Georgia and Federal Law and such bidding can result in fines, prison sentences, and civil damage awards. By submitting the proposal, the Undersigned agrees to abide by all conditions of this proposal and the specifications of the project.

This the 2nd day of November, 2025.

In Testimony whereof I have set my hand and seal the day above written. Signed, Sealed, and Delivered

Anderson Environmental, Inc
(Name of Demolition Contractor Company) Signed,

Sealed, and Delivered
In the Presence of:
(L.S.)

Madison Green, exp 5/5/2028
Notary Public

Signed: Vickie Davis

Name: VICKIE DAVIS - SEC/TREAS Title
(Print or Type)

Address: 514 Speedway Blvd

Phone: 770-707-1255

City, State Zip Code: Hampton, GA 30228

Phone:

Fed/SS#: 58-2056489

678-228-2026

Fax:

E-mail: andersonenv4@aol.com

EXHIBIT III

QUOTE SUMMARY FORM

Project Description: Demolition of Improvements, Structures, Or Other Encumbrances in The Right of Way or Easement Areas

Project: Hereford Farm Road widening SR. 232 to North Belair Road - P.I. No.: 0012865 - Columbia County

Firm Name: Anderson Environmental, Inc

Sub-Contractor(s) Name: None

P.I. No.: 0012865 - Columbia County

Parcel	Description	Bid Amount
P96A	Wood-framed, brick façade, 3/2 residence (1,254 +/-SF) on concrete pad and CMU surround crawl-space. Asphalt shingle roof. Concrete/CMU (18'3"x6'3"x22"+/- ht.) covered front porch. Rear concrete/CMU (12'3"x12'3"x46" +/- ht.) patio. Remove/clear concrete (1,760 +/- SF) driveway and concrete (18'6"x3'3") sidewalk. Remove/clear mailbox. Remove/dispose properly two (2+/-) vehicle tires. S1 interior contains 4-5 +/- cubic yards of household goods/debris. S1 exterior has 4-5 +/- cubic yards of abandoned items/debris. See A&DCIL.	$ 15,000.00
P96B	Wood-framed, brick façade, 3/2 residence (1,276 +/- SF) on concrete pad and CMU surround crawl-space. Asphalt shingle roof. Concrete/CMU (18'4"x6'3"x30"+/- ht.) covered front porch. Rear concrete/CMU (12'x12'3"x50" +/- ht.) patio. Remove/clear concrete (1,827 +/- SF) driveway and concrete (18'9"x4') sidewalk. Remove/clear mailbox. S1 interior contains 5-6 +/- cubic yards of household goods/debris. S1 exterior has 3-4 +/- cubic yards of abandoned items/debris. See A&DCIL.	$ 12,000.00

P96C	Wood-framed, brick façade 3/2 residence (1,257 +/-SF) on concrete pad and CMU surround crawl-space. Asphalt shingle roof. Concrete/CMU (18'6"x6'x28" +/- ht.) covered front porch. Rear concrete/CMU (12'3"x12'3"x36" +/- ht.) patio. Remove/clear concrete (1,304 +/- SF) driveway and concrete (18'9"x4') sidewalk. Remove/dispose properly 6 (+/-) vehicle tires. Remove/clear mailbox. S1 interior is largely vacant of household goods/debris. S1 exterior has 2-3 +/- cubic yards of abandoned items/ debris. See A&DCIL.	$ 10220.00
		TOTAL: $ 37,222.00

EXHIBIT IV

LIEN WAIVER AND RELEASE

Date	11/2/2025	*Project No.*	PI #0012865	*County*	Columbia
Contractor: (Name, Address)			Anderson Environmental, Inc		
			514 Speedway Blvd		
			HAMPTON, GA 30228		

The contractor waives and releases to the Construction Manager and the Columbia County Board of Commissioners of any and all liens or claims of liens or any right against any labor and/or material bond it has upon the foregoing described property(ies).

Abatement, Demolition & Removal Services for Parcels P96A, P96B, and P96C as identified and described herein.

Name: Vickie Davis - Sec/Treas
(Print or type)

Signed: Vickie L Davis

Date: 11/2/2025

Notary: Madison Green, exp 5/5/2028
(Signature)

[Notary Seal]

Public Works and Engineering Services Committee
December 2, 2025

Fund:	MPO/TIA Disc	Department:	Pre-Construction
Revenue:	$0.00	Contact:	Jacob Steiner
Expenses:	$49,048.13	Phone:	706.312.7499
Line Codes(s):	91340.27.010		

ITEM: Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project

BACKGROUND: LOCATION: Wrightsboro Rd from Jimmie Dyess Pkwy to Horizon South Pkwy

REQUEST: Approve Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project in the amount of $49,048.13.

HISTORY: In May 2025, the Board of Commissioners entered into contract with Alfred Benesch & Company (Benesch) to deliver the Preliminary Engineering (PE) phase of the Wrightsboro Rd Widening Project. Since the commencement of design, it has been determined that Geotechnical Services related to a Pavement Evaluation and a Limited Phase I Environmental Site Assement are required; however, these services are outside Benesch's contracted scope of work.

As a result, Geotechnical Services were procured in accordance with GDOT's policies for federally funded projects. UES Professional Solutions 18, LLC was identified as the most qualified sub-consultant and provided a proposal to complete the required Pavement Evaluation and Limited Phase 1 Environmental Site Assessment in the amount of $49,048.13.

FUNDING: TIA Discretionary with staff seeking 80% reimbursement with a TIP Amendment through ARTS MPO.

TIMELINE: The consultant will work with Benesch and complete the work within the contracted PE schedule for the Wrightsboro Rd Widening Project.

STAFF RECOMMENDATION: Staff recommends approval of Contract 2025-3375 with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Rd Widening Project in the amount of $49,048.13.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved a contract with UES Professional Solutions 18, LLC for Geotechnical Services on the Wrightsboro Road widening project in the amount of $49,048.13; 91340.27.010.*

GEOTECH SERVICES FOR WRIGHTSBORO ROAD WIDENING PROJECT AGREEMENT

THIS AGREEMENT is made as of December 2, 2025 by and between **Columbia County, Georgia**, a political subdivision of the State of Georgia (the "County"), with an office at 630 Ronald Reagan Drive, Evans, Georgia, 30809, and **UES Professional Solutions 18, LLC,** a GA Limited Liability Company, qualified to conduct business within the State of Georgia, with an office at 1955 Vaugh Road, Suite 101, Kennesaw, GA 30144-4816 (the "Vendor").

R E C I T A L S:

The County desires to engage the Vendor to provide Geotech Services for Wrightsboro Road Widening Project to Columbia County, and the Vendor desires to accept such engagement, upon and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the County and the Vendor hereby agree as follows:

ARTICLE 1
ENGAGEMENT AND SCOPE

1.1 The County hereby engages the Vendor to provide Geotech Services for Wrightsboro Road Widening Project to Columbia County (the "Work") in accordance with the Contract Documents (defined in Section 4.1 hereof), including the Vendor's Scope of Work, dated August 28, 2025, (the "Proposal"), which is Exhibit "A" attached hereto and made a part hereof. In the event of conflicting specifications for the Work, the Request for Qualifications shall govern. The Vendor hereby accepts such engagement, upon the terms and conditions hereinafter set forth.

1.2 The Vendor shall provide, furnish and perform all necessary labor and services (including equipment and supplies) and provide and furnish all necessary supplies, materials and equipment required to complete the Work in accordance with the Contract Documents. The type and quantity of service will correspond to the specifications in the County's Solicitation, RFQ# 2025029-RFQ2911, which is Exhibit "B" (the Solicitation), and attached hereto and made a part hereof. In the event of conflicting specifications for the Work, Exhibit "B" (the Solicitation) shall govern.

1.3 If the Vendor is of the opinion that any service requested of it hereunder is beyond the Scope of the Work as provided in the Contract Documents, the Vendor shall promptly notify the County in writing of such opinion and the reasons for the same, with specific references to the Contract Documents. The County shall be the sole judge as to whether or not such service is in fact beyond the Scope of the Work.

1.4 No additional services beyond the Scope of the Work as provided in the Contract Documents shall be performed by the Vendor unless the County shall, in writing, have specifically directed such services to be performed, and a Change Order (hereafter defined) shall have been signed by the County and the Vendor. In the event of noncompliance with the foregoing, the Vendor shall neither have nor make any claim for additional compensation by reason of a claim for additional services.

1.5 The term "Change Order" as used herein is a written order to the Vendor, issued and signed by the County after execution of this Agreement, authorizing a change in the Work or an adjustment in the Contract Price (hereafter defined) or the Term (hereafter defined). Unless the Vendor requests a modification in such Change Order, the Vendor shall sign the Change Order and return a copy thereof to the County within ten (10) business days after it has received the same. The Vendor shall have ten (10) business days from its receipt of a Change Order within which to request a modification thereto. Failure of Vendor to respond to a Change Order within such ten (10) day period shall be deemed to signify Vendor's acceptance of such Change Order as if Vendor had signed the same without modification. If Vendor requests a modification of a Change Order, County shall have ten (10) business days from receipt

of such request to accept such modification in writing. If not so accepted, such request is deemed to be rejected.

ARTICLE 2
TERM AND FORCE MAJEURE

2.1 If the Vendor is delayed at any time in the progress of the Work by labor disputes, fire, adverse weather conditions not reasonably anticipated, unavoidable casualties, or any other causes beyond the Vendor's control and without the fault or negligence of Vendor, the Vendor shall prepare and submit to County within five (5) calendar days of the occurrence a written report of its assessment of the occurrence and any proposed amendment to the Term. The Vendor shall proceed with due diligence to alleviate any such delay and shall continue in the performance of its obligations hereunder. The County may determine, in its sole discretion, after the receipt of such notice of delay from the Vendor, whether to terminate this Agreement in accordance with Article 12 hereof or extend the Term by Change Order for such time as the County may determine.

2.2 The term of this Agreement shall commence on December 2, 2025 and terminate when services have been rendered in full and managing department has determined the work is complete in accordance with the Scope of Work, subject to Owner's right to terminate this Agreement, if for any reason the Owner is dissatisfied with the Vendor's performance. Termination rights shall be governed by Section 12 of this Agreement.

ARTICLE 3
COMPENSATION AND METHOD OF PAYMENT

3.1 County shall pay Vendor a fee for completion of the Work determined in accordance with Section 3.2. The fee payable to the Vendor hereunder, as stated on the Proposal (Exhibit "A") shall correspond to the invoices of completed work, and will not exceed the amount quoted on Exhibit "A", unless Vendor requests and County authorizes in writing an increased amount.

3.2 Vendor shall submit an invoice based on the satisfactory completion of each phase of the Work outlined in the Vendor's Proposal provided. The review and acceptance of or notice of defects in the work performed will not exceed 30 days from receipt of said work. The invoice shall list the charges for each task or portion of the Work performed.

Each such invoice shall also contain Vendor's certification in the form of Executed Release of Claims, which is Exhibit "C" attached hereto and made a part of, certifying that the task or portion of the Work described in the invoice has been completed in accordance with the Contract Documents, that the amount of all items due to third parties has been paid, and that the amount of such invoice is due to the Vendor. Such invoice shall not contain any surcharge for amounts paid to third parties by Vendor.

3.3 County shall pay the full amount of an invoice in accordance with the Georgia Prompt Pay Act after receipt of the invoice and accompanying financial report, prepared as described herein. If, however, County objects to all or any portion of any invoice, County shall so notify Vendor of the same, stating the reasons for the objection. County shall be entitled to withhold payment of any amounts in dispute, but shall make payments on amounts not in dispute. The parties shall immediately make every effort to settle any disputed portion of the invoice.

ARTICLE 4
CONTRACT DOCUMENTS

4.1 The Contract Documents consist of this Agreement, the specifications stated in the original Solicitation by Columbia County, the attached Exhibit(s), all Amendments and all accepted Change Orders. The intent of the Contract Documents is to include all items necessary for the proper execution and

completion of the Work. The Contract Documents are complementary, and what is required by any one shall be deemed to be required by all; provided however, if there is any conflict between the terms of this Agreement and any of the other Contract Documents, the terms of this Agreement shall control.

ARTICLE 5
COUNTY'S RESPONSIBILITIES

5.1 The County shall direct its officers, agents and employees to render all reasonable assistance and provide available data to the Vendor in connection with its performance of the Work under this Agreement. The Vendor shall have the duty to make independent inquiry as to the correctness of such data. The County agrees to furnish to the Vendor copies of any previous reports, data and drawings, which may be available and are pertinent to the Work. All such data provided shall remain the property of the County and shall be returned to the County upon termination of this Agreement.

ARTICLE 6
VENDOR'S REPRESENTATIONS, WARRANTIES AND RESPONSIBILITIES

6.1 The Vendor represents and warrants to the County that it has the authority to enter into this Agreement and to perform the Work, and that it is licensed and authorized to conduct business in the State of Georgia. The Vendor further represents and warrants that all Work performed by it hereunder (a) will be in conformance with the terms of the Contract Documents; (b) will be performed in a skillful and workmanlike manner; (c) will be performed by the proper number of experienced, skilled personnel, qualified by education or experience to perform their assigned tasks; and (d) will conform to the standard of care, skill and diligence according to the standards of the industry.

6.2 The Vendor shall at all times enforce strict discipline and good order among its employees and any subcontractors and shall not employ for the Work (i) any person, firm or corporation not skilled and licensed, if required, in the task assigned to him, or (ii) anyone who might endanger himself, others or the project. The Vendor shall be responsible to the County for the acts and omissions of its employees, agents, subcontractors and other persons performing any of the Work for the Vendor. The County reserves the absolute right to require the immediate removal of any such unskilled, untrained, or unfit person, firm, or corporation from participation in the Work.

6.3 Indemnity. Indemnification/Duty to Defend. During and after the term hereof, Vendor agrees to indemnify and hold harmless the County for all personal injuries, deaths, property loss or damage, or any other damages to any and all third parties, from any and all causes of action, claims, loss or damages, including reasonable attorney's fees incurred in connection therewith, resulting to the County from any acts of negligence, reckless, or intentionally wrongful conduct by the Vendor, its directors, officers, agents, or independent contractors in the performance of this Agreement. Upon written request by County, Vendor shall defend and provide legal representation for any claims arising out of this Agreement due to the actions or inactions of the Vendor or its employees or agents, by attorneys and other professionals approved by County. Notwithstanding the foregoing, County may, in its sole discretion, engage its own attorneys and other professionals to defend or assist them with respect to such matters, and, at the option of County, its attorneys shall control the resolution of such matters. Upon demand, Vendor shall pay or, in the sole and absolute discretion of the County, reimburse the County for the payment of reasonable fees and disbursements of attorneys and other professionals in connection therewith. This indemnity obligation does not include liabilities caused by or resulting from the sole negligence of County.

6.4 The Vendor shall guarantee all work performed under this contract against defective workmanship or materials, and shall replace all such defective work, materials, or equipment furnished by the Vendor, for a period of two years from the date of final acceptance of the work, unless a longer period is otherwise provided for within the contract documents.

ARTICLE 7
SUBCONTRACTS

7.1 A subcontractor is a person or entity who provides services or performs Work for the Vendor or for a subcontractor of Vendor. The Vendor shall not employ any subcontractor without the prior written consent of the County and shall obtain a written agreement with each subcontractor. As between the County and the Vendor, the Vendor shall be responsible for the acts and omissions of its subcontractors and any portion of the Work performed by a subcontractor. The County may make reasonable requests for information and data concerning any and all subcontractors under this Agreement, and any other matter deemed by the County to be pertinent hereto, and the Vendor hereby agrees to submit such information and data promptly upon request.

ARTICLE 8
PROTECTION OF PERSONS AND PROPERTY

8.1 Vendor agrees to advise fully all of its employees, subcontractors and others working for the Vendor concerning environmental, safety and health procedures required by applicable state or federal law, regulation or order or required by the County; and to take the steps necessary to assure that such procedures are complied with.

ARTICLE 9
INSURANCE

9.1 The Vendor agrees at all times during the Term of this Agreement to maintain in full force and effect the following insurance coverages in at least the limits set forth in Section 9.2: Worker's Compensation (including occupational disease in accordance with applicable statutory and regulatory requirements); Employer's liability insurance (including coverage on all of Vendor's employees engaged in the performance of the Work); and Comprehensive General Liability insurance (including protective liability covering death or bodily injury and contractual liability). Before commencement of any of the Work hereunder, the Vendor agrees to furnish to the County, on an annual renewal basis, certificates of insurance or other evidence satisfactory to the County to the effect that such insurance has been procured and is in force. The certificates shall accurately reflect the required insurance coverages, including any and all limitations, exclusions and restrictions, and provide that in the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice shall be given to the County.

9.2 For the purpose of this Agreement, Vendor shall not commence Work under this Agreement until they have obtained all the insurance required under this paragraph and such insurance has been approved by the County, nor shall Vendor allow anyone acting on their behalf to commence work pursuant to this Agreement until all similar insurance has been so obtained and approved from said person/entity.

a. Worker's Compensation Insurance: Vendor shall procure and shall maintain during the life of this Agreement Workers Compensation Insurance as required by law for all of their employees to be engaged in work on this Agreement.

b. Public Liability and Property Damage Insurance: Vendor shall take out and maintain during the life of this Agreement such Public Liability and Property Damage Insurance and Automobile Liability Insurance as shall protect them and anyone working on their behalf from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations are by Vendor or by any subcontractor or by anyone directly or indirectly employed by either of them. The amount of such insurance shall be as follows:

i. Public Liability and Property Damage Liability Insurance: Vendor shall carry, with respect

to the operations they perform, regular Contractor's Public Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of one person, and subject to that limit for each person a total of two million dollars ($2,000,000) for all damage arising out of bodily injuries to or death of two or more persons in any one accident and regular Contractor's Property Damage Liability Insurance providing for a limit of not less than two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property in any one accident and subject to that limit per accident, a total (or aggregate) limit of two million dollars ($2,000,000) for all damages arising out of injury to or destruction of property during the Policy period. If any part of the work is sublet, similar insurance, in the same amounts as required of the Vendor shall be provided by or in behalf of the subcontractor to cover their operation.

ii. Automobile Liability Insurance (owned, non-owned, hired): (a) Bodily injury in an amount not less than one million dollars ($1,000,000) including accidental death to any one person and subject to the same limit for each person, in an amount not less than one million dollars ($1,000,000) on account of one accident. (b) Property damage in an aggregate amount up to one million dollars ($1,000,000) per accident during the Policy Period.

If applicable to contracted services:

iii. Professional Liability Insurance: Errors and Omissions Insurance in the amount of not less than one million dollars ($1,000,000) per claim during the Agreement term and for a period of at least five years after the Agreement is closed. Such policy shall cover all of the Vendor's professional liabilities, whether occasioned by the Vendor, his employees, subcontractors, or other agents, arising out of services performed under or in accordance with this Agreement.

iv. Cyber Liability Insurance: Insurance with limits of not less than one million dollars ($1,000,000) covering claims involving privacy violations, information theft, damage to or destruction of electronic information, intentional and/or unintentional release of private information, alteration of electronic information, extortion and network security.

c. Proof of Carriage of Insurance: Vendor shall furnish the County with a certificate showing satisfactory proof of carriage of the insurance required. Vendor shall likewise furnish County with a certified endorsement(s) indicating that the County is an additional insured under all relevant policies and showing that said policies may not be modified or cancelled without thirty (30) days written notice to County. All of the insurance hereinbefore specified by Article 2 shall be carried until all work required to be performed under the terms of the Agreement is satisfactorily completed as evidenced by the formal acceptance by County. Should such insurance be canceled before such completion of the Agreement, Vendor shall suspend all work or operations until such time as Vendor shall provide another policy or policies of insurance of equivalent coverage or effect. The certificate holder should read: Columbia County, GA, Attn: Procurement Department, P O Box 498, Evans, GA 30809.

ARTICLE 10
PATENTS, PUBLICATIONS AND TRADE SECRETS

10.1 Vendor agrees that it will not at any time, either while engaged hereunder by County or afterwards, make any outside use of, or disclose to any other person or organization, except as authorized in writing by County, any information, whether patentable or not, regarding plans, programs, facilities, designs, processes, products, costs, equipment, operations or customers of County which comes within the knowledge of Vendor in the performance of the Work hereunder.

10.2 In the event Vendor creates and desires to publish, produce or use for itself or others, any writings,

drawings, photographs or computer software which relates to the business or activities of the County or which contains information received as a result of the Work performed for County by Vendor, a draft manuscript or printout must be provided to County by Vendor prior to publication, production or use. Under no circumstances will any publication, production or use by Vendor relating to the business or activities of County or performance of the Work of the Vendor hereunder be allowed without prior written consent of County. Vendor also agrees that any manuscript, article, book, pamphlet, advertisement, drawing, photograph or computer software produced for County by Vendor is to be deemed "work for hire" for which County is entitled to all copyrights and other benefits thereunder.

ARTICLE 11
CONFIDENTIAL INFORMATION

11.1 Vendor recognizes and acknowledges that it will have access to certain confidential information of the County, and of authorities and other governmental entities affiliated with the County ("Affiliated Entities"), and that such information constitutes valuable, special and unique property of the County, and such other Affiliated Entities. Vendor will not, during or after the term of this Agreement, use or disclose any of such confidential information to any person, firm, corporation, association or other entity, except to authorized representatives of the County and Affiliated Entities, for any reason or purpose whatsoever, other than in furtherance of this Agreement. In the event of a breach or threatened breach by Vendor of the provisions of this Article 11, the County, and Affiliated Entities, shall be entitled to a temporary restraining order and/or a preliminary injunction restraining Vendor from using or disclosing, in whole or in part, such confidential information, and Vendor consents to the entry of such a temporary restraining order and/or preliminary injunction without the necessity of County posting any bond in connection therewith, and agrees that it shall not assert any defenses to any petition filed by County in a court of competent jurisdiction requesting such temporary restraining order and/or preliminary injunction, as the case may be. Nothing herein shall be construed as prohibiting the County, and Affiliated Entities, from pursuing any other remedies available to them for such breach or threatened breach, including the recovery of damages from Vendor.

The obligations of this Article 11 do not apply to information which:

a. is or becomes part of the public domain without the breach of any obligation of confidentiality owed to the County or the Affiliated Entities; or

b. is lawfully in the possession of Vendor at the time it was acquired hereunder without the breach of any obligation of confidentiality owed to the County or the Affiliated Entities; or

c. is required to be publicly disclosed under law.

ARTICLE 12
TERMINATION

12.1 The County may, at any time, without prejudice to any other right or remedy, and upon giving the Vendor thirty (30) days written notice, terminate this Agreement.

Upon completion of the Work, as accepted by County, or upon receipt of the aforesaid notice of termination, Vendor shall deliver to County all of the following:

a. If applicable, all drawings, documents, reports and all other work relating in any way to any portion of the Work. All Work remains the property of the County and may not be used by the Vendor, except by written agreement of the County, on any other project or for any other person, firm or corporation. Should Vendor refuse to deliver any work, the County is authorized to employ another firm to complete the contract at the expense of Vendor.

b. Executed Release of Claims, in the form of Exhibit "C" attached hereto, stating that all bills have been paid and no claims exist against the County.

ARTICLE 13
DELAYS AND DAMAGES

13.1 If the Vendor refuses or fails to prosecute the Work or any separable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to complete said Work within such time, the County may, by written notice to the Vendor, terminate his right to proceed with the Work or such part of the Work as to which there has been delay. In such event, the County may take over the Work and prosecute the same to completion, by contract or otherwise, and the Vendor and his sureties shall be liable to the County for any excess cost, loss of use of the project, or other damages associated with the delay, occasioned the County thereby. If the Vendor's right to proceed is terminated, the County may take possession of and utilize in completing the Work such materials, and plans, whether or not in final form. If the County does not terminate the right of the Vendor to proceed, the Vendor shall continue the Work, in which event the actual damages for the delay will be impossible to determine and in lieu thereof the Vendor shall pay to the County as fixed, agreed, and liquidated damages for each calendar day of delay until the Work is completed or accepted the amount as set forth in this section and the Vendor and his sureties shall be liable for the amount thereof provided. If the Vendor is delayed at any time in the progress of the Work by any act or neglect of the County or consultant hired by the County, or by an employee of either, or by any separate vendor employed by the County, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Vendor's control, or by delay authorized by the County, or by any other cause which the County determines may justify the delay, then the time for completion shall be extended by change order for such reasonable time as the County may determine. Any claim for extension of time shall be made in writing by the Vendor to the County not more than ten days after the commencement of the delay; otherwise, it shall be waived. In the case of a continuing delay only one claim is necessary. The Vendor shall provide in its notice an explanation for the delay and the probable effect of the delay on the progress of the Work. Any extension of time to the Vendor pursuant to this paragraph of the contract shall be the sole remedy to Vendor for any such delay, suspension, interruption, or effect thereof.

ARTICLE 14
UNAUTHORIZED ACTS

14.1 Vendor represents and warrants to the County that it will make no disbursement or other payment of any kind or character or take or authorize the taking of any other action which contravenes any statute or rule, regulation or other order of any jurisdiction, foreign or domestic.

14.2 County may, from time to time, during the Term and thereafter, upon reasonable notice to Vendor, make an audit of all records of Vendor as they relate to the Work and any payments made by County to Vendor under this Agreement for the same, and obtain copies of the same.

14.3 Vendor agrees to disclose honestly and fully all information and documentation in its possession concerning all transactions or events relating to or affecting the County or Affiliated Entities as and to the extent such information or documentation (i) was acquired or developed by Vendor during its engagement under this Agreement, and (ii) is requested by the County or the authorized representative thereof; provided, that if the Vendor indicates that the information or documentation requested is privileged, confidential or personally sensitive, appropriate steps will be taken to protect such privilege, confidentiality or privacy to the extent possible consistent with the ethical and legal obligations applicable to the Vendor, but such claim of privilege, confidentiality or sensitivity shall not diminish the unconditional obligation to disclose any such information or documentation to the County or its authorized representatives.

14.4 Vendor shall, at the request of County, render a certificate or sworn affidavit to County stating that Vendor has not violated any of the terms of this Article 14.

ARTICLE 15
NOTICES

15.1 Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given when hand delivered or deposited in the U.S. mail, certified or registered, return receipt requested, in a postage prepaid envelope addressed, if to Vendor, at the address set forth at the top of this Agreement and if to County, at the address set forth at the top of this Agreement to the attention of the Manager, Procurement Department, with a copy to:

Columbia County, Georgia
P.O. Box 498
Evans, Georgia 30809
Attn: County Manager

or to such other address(es) as either party shall designate by written notice to the other.

ARTICLE 16
NONASSIGNMENT

16.1 The County has entered into this Agreement in order to receive the services of the Vendor. Subject to the provisions of Article 7 hereof, the Vendor will not make any assignment, by operation of law or otherwise, of all or any portion of the services required under this Agreement without first obtaining the written consent of the County. The rights and obligations of the County hereunder shall inure to the benefit of, and shall be binding upon, the successors and assigns of the County.

ARTICLE 17
MISCELLANEOUS

17.1 The terms and provisions of Article 6, entitled "Vendor's Representations, Warranties and Responsibilities", Article 8, entitled "Protection of Persons and Property", Article 10, entitled "Patents, Publications and Trade Secretes", Article 11, entitled "Confidential Information", and Article 14, entitled "Unauthorized Acts", shall survive the termination of this Agreement, howsoever brought about.

17.2 Vendor shall only take instructions from the person or persons who are authorized in writing by the County to give the same.

17.3 Licenses, Certifications, Permits, Etc. Vendor covenants and declares that is has obtained all diplomas, certificates, licenses, permits or the like required of Vendor by any and all national, state, regional, county, or local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. Vendor agrees that it will perform all Work in accordance with the standard of care and quality ordinarily expected of competent professionals and in compliance with all federal, state, and local laws, regulations, codes, ordinances, or orders applicable to the Project, including, but not limited to, any applicable records retention requirements and Georgia's Open Records Act (O.C.G.A. § 50-18-71, et seq.). Further, Vendor shall notify the County in writing immediately upon receipt of an Open Records Request related to the Agreement or otherwise related to the work to be performed or the relationship between the Parties.

17.4 The Work shall be performed by Vendor in such a manner and at such times so as to not interfere or interrupt County's operations.

17.5 This Agreement does not and shall not be construed to create any partnership or agency whatsoever.

17.6 All issues and questions concerning the construction, validity, enforcement and interpretation of this Agreement, and concerned with work performed under this Agreement, will be governed by and construed under only Georgia law without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than Georgia. The federal and state law courts having jurisdiction over Columbia County, Georgia shall have the exclusive

jurisdiction for all matters arising from this Agreement. Failure to insist upon strict compliance with any provision hereof shall not be deemed a waiver of such provision or any other provision hereof.

17.7 This Agreement may not be modified except by Change Order or written Amendment executed by the parties hereto.

17.8 The invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of any other provision.

17.9 This Agreement and all other Contract Documents supersede all previous agreements between the County and Vendor concerning the Work.

17.10 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and such counterparts shall together constitute and be one and the same agreement.

17.11 In satisfaction of the requirements of O.C.G.A. 13-10-91, and the Rules of the Georgia Department Labor relating to the Georgia Security and Immigration Compliance Act of 2006, that compliance with the requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02 are conditions of this Agreement.

17.12 The Vendor warrants that the Vendor and its subcontractors, if any, shall obtain and maintain all required criminal history and child abuse background checks on all family support staff providing direct services to participants and those who supervise them. Failure to do so may be deemed a material breach of this Contract and grounds for immediate termination and denial of further work with the County.

17.13 The Vendor warrants that it has no current, pending or outstanding criminal, civil, or enforcement actions and agrees that it will immediately notify the County of any such actions. During the term of such actions, the Vendor agrees that the County may delay, withhold, or deny work under any supplement, amendment, change order or other contractual device issued pursuant to this Contract. In the event of the County's receipt of a report (verbal or written) of criminal or potentially criminal activity by a member of the Vendor's staff (including any of the Vendor's subcontractors and their staff) that potentially threatens/endangers the life, health, or safety of any family support participants, the County may immediately require a temporary suspension of such member of the Vendor's staff (including any of the Vendor's subcontractors and their staff) pending an investigation into the report.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of December 2, 2025.

COLUMBIA COUNTY, GEORGIA	**UES PROFESSIONAL SOLUTIONS 18, LLC**
By:_____ Douglas R. Duncan, Jr., Chairman Columbia County Board of Commissioners	By:_____ Printed Name, Title (President/Vice President) UES Professional Solutions 18, LLC
ATTEST:	**ATTEST:**
By:_____ Patrice Crawley, County Clerk Columbia County Board of Commissioners	By:_____ Printed Name, Title (Vice President/Secretary) UES Professional Solutions 18, LLC

EXHIBIT "A"

(ORIGINAL VENDOR'S PROPOSAL SUBMITTED AS ATTACHED)

A. ADMINISTRATIVE REQUIREMENTS

1. Basic Company Information

A.1.a. Company Name

UES Professional Solutions 18, LLC

A.1.b. Company Headquarter Address

1955 Vaughn Road Northwest # 101
Kennesaw, GA 30144

A.1.c. Contact Information

Jim Gough, P.E.
4810 Technology Drive, Suite 4
Martinez, GA 30907

Email: jgough@teamues.com
Phone (direct): (770) 242-6438
Phone (cell): (678) 485 3506

A.1.d. Company Website

www.TeamUES.com

A.1.e. Georgia Addresses

Kennesaw
1955 Vaughn Road Northwest # 101
Kennesaw, GA 30144

Canton
109 Mountain Brook Drive
Holly Springs, GA 30115

Norcross
3040 Business Park Drive STE F
Norcross, GA 30071

Augusta
4810 Technology Drive, Suite 4
Martinez, GA 30907

Douglasville
4816 Highway 5
Douglasville, GA 30135

Buford
2705 Faith Industrial Drive, Suite 200
Buford, GA 30518

Hiram
107 Enterprise Path STE 303
Hiram, GA 30141

Tifton
1203 North Central Ave., Suite 3
Tifton, GA 31794

A.1.f. Staff

	Geotechnical Engineers	Environmental Engineers	Engineering Technicians	Administration / Others	Total
Kennesaw	5	8	25	8	46
Canton	1	2	5	2	10
Norcross	2	2	10	4	18
Augusta	3	1	12	3	19
Douglasville	15	4	48	13	80
Buford	2			4	6
Hiram	2			5	7
Tifton	3	1	8	1	13
Total	**33**	**18**	**108**	**40**	**199**

Total staff members of UES in the state of Georgia is 199

A.1.g. Ownership

UES Professional Solutions 18, LLC is a Limited Liability Corporation registered in the state of Georgia. The firm's parent company was incorporated in the state of Florida in 1964 and has been in business for 61 years.

EXHIBIT II
CERTIFICATION FORM

I, Scott Thomson, PE, being duly sworn, state that I am Vice President (title) of UES Professional Solutions 18, LLC (firm) and hereby duly certify that I have read and understand the information presented in the attached proposal and any enclosure and exhibits thereto.

Initial each box below indicating certification. The person initialing must be the same person who signs the Certification Form. (If unable to initial any box for any reason, place an "X" in the applicable box and attach a statement explaining the non-certification. The Department will review and make a determination as to whether or not the firm shall be considered further or disqualified).

SDT I further certify that to the best of my knowledge the information given in response to the Request for Qualifications is full, complete and truthful.

SDT I further certify that the submitting firm and any principal employee of the submitting firm has not, in the immediately preceding five (5) years, been convicted of any crime of moral turpitude or any felony offense, nor has had their professional license suspended, revoked or been subjected to disciplinary proceedings, nor is any team members/principals currently under indictment for any reason related to actions on public infrastructure projects.

SDT I further certify that I understand that Firms included on the current Federal list of firms suspended or debarred are not eligible for selection and that the submitting firm has not, in the immediately preceding five (5) years, been suspended or debarred from contracting with any federal, state or local government agency, and further, that the submitting firm is not now under consideration for suspension or debarment from any such agency.

SDT I further certify that the submitting firm has not in the immediately preceding five (5) years been defaulted in any federal, state or local government agency contract and further, that the submitting firm is not now under any notice of intent to default on any such contract, nor has been removed from a contract or failed to complete a contract as assigned due to cause or default.

SDT I further certify that the firm or any affiliate(s) has not been involved in any arbitration, litigation, mediation, dispute review board or other dispute resolution proceeding with a client, business partner, or government agency in the last five (5) years involving an amount in excess of $500,000 related to performance on public infrastructure projects.

SDT I further certify that there are not any pending regulatory inquiries that could impact our ability to provide services if we are the selected consultant.

SDT I further certify that there are no possible conflicts of interest created by our consideration in the selection process or by our involvement in the project.

SDT I further certify that the submitting firm's annual average revenue for the past five (5) years is sufficient to allow the services to be delivered effectively by our firm and that there are no trends in the revenue which may be concerning other than normal market fluctuations.

SDT I further certify that in regards to Audit and Accounting System Requirements, that the submitting firm:

I. Has an accounting system in place to meet requirements of 48 CFR Part 31 and, in the case of non-profit organizations, OMB Circular A-122.
II. Has submitted its yearly Certified Public Accountant overhead audit if it currently has an aggregate contract amount exceeding $250,000.
III. Has no significant outstanding deficient audit findings from previous contracts with GDOT that have not been resolved.
IV. Is responsible for being reasonably assured that all sub-consultant(s) presented as a part of the proposed team are similarly in compliance with the above requirements.

I acknowledge, agree and authorize, and certify that the proposer acknowledges, agrees and authorizes, that GDOT may, by means that either deems appropriate, determine the accuracy and truth of the information provided by the proposer and that the GDOT may contact any individual or entity named in the Statement of Qualifications for the purpose of verifying the information supplied therein.

I acknowledge and agree that all of the information contained in the Statement of Qualifications is submitted for the express purpose of inducing the GDOT to award a contract.

A material false statement or omission made in conjunction with this proposal is sufficient cause for suspension or debarment from further contracts, or denial or rescission of any contract entered into based upon this proposal thereby precluding the firm from doing business with, or performing work for, the State of Georgia. In addition, such false statement or omission may subject the person and entity making the proposal to criminal prosecution under the laws of the State of Georgia of the United States, including but not limited to O.C.G.A. §16-10-20, 18 U.S.C. §§1001 or 1341.

Sworn and subscribed before me

This 26th day of August 2025.

Shahana Najam
NOTARY PUBLIC
My Commission Expires: 12/15/2026

SHAHANA NAJAM
NOTARY
EXPIRES
GEORGIA
Dec. 15, 2026
GWINNETT COUNTY

Signature

NOTARY PUBLIC SEAL

EXHIBIT III

COLUMBIA COUNTY BOARD OF COMMISSIONERS, GEORGIA VENDOR/ CONTRACTOR (E-VERIFY) AFFIDAVIT AND AGREEMENT (GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT)

Please initial the appropriate statement for your current and future business relations with Columbia County, GA, (one of items A thru E must be initialed) and sign and have notarized, if applicable:

A) _____I and/or my organization provide(s) products only for the County (no physical labor or services).

B) _____I and/or my organization have/has no employees, or plans to hire employees, and cannot apply for an E-verify number (attach a copy of a valid driver's license instead).

C) _____I am an individual exempt as a professional licensed under Title 26 ("Food, Drugs and Cosmetics") or Title 43 ("Professions and Businesses") or by the State Bar of Georgia. (attach copy of current professional license)

D) _____I and/or my organization am/is providing labor or services that will not exceed $2,499.99.

E) SDT I and/or my organization provide(s) labor or services to the County and I have supplied the EV number below (notarization below is required).

Signature of Authorized Officer or Agent	*Printed Name*	*Date*
	Scott Thomson, PE	8/26/2025

Company / Contractor Name	*Title of Authorized Officer or Agent*
UES Professional Solutions 18, LLC	Vice President

NOTARIZATION REQUIRED FOR E-VERIFY NUMBER SUBMISSIONS:

COMES NOW before me, the undersigned officer duly authorized to administer oaths, the undersigned contractor, who, after being duly sworn, states as follows:

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02, stating affirmatively that the individual, firm, or corporation which is contracting with the County has registered with and is participating in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with Columbia County, Georgia, of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 through the subcontractor's execution of the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08 or a substantially similar subcontractor affidavit. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the County at the time the subcontractor(s) is retained to perform such service.

EEV (E-Verify Number) Issued by DOHS	Sworn to and subscribed before me
1778021	This 26th day of August, 20 25 Notary Public Shahana Nguyen

SHAHANA NAJAM NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Dec. 15, 2026

Visit http://www.uscis.gov/e-verify/what-e-verify for more information or to obtain a number.

COLUMBIA COUNTY
GEORGIA
A Community of Pride • A County of Vision • Endless Opportunities

NON-COLLUSION AFFIDAVIT OF BIDDER

State of Georgia

County of Cobb_____

I, Scott Thomsons, PE_____ (name of individual), being first duly sworn, deposes and says that:

(1) He is _Vice President_____ (title) of ___UES Professional Solutions 18, LLC_____ (Company) the Bidder that has submitted the Bid on the following;

Project Name: GEOTECH SERVICES - WRIGHTSBORO RD WIDENING PROJECT

Project Number: PI # 0008348

(2) He makes an oath that O.C.G.A. 36-91-21 (e) has not directly or indirectly been violated;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid of any other bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Columbia County, Georgia or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed)_____

Title__Vice President_____

Subscribed and sworn to before me,

This 26th day of August, 2025

Notary Public: Shahana Najam

(Notary Seal)

SHAHANA NAJAM
NOTARY
EXPIRES
GEORGIA
Dec. 15, 2026
PUBLIC
GWINNETT COUNTY

My commission expires: 12/15/2026

B. EXPERIENCE AND QUALIFICATIONS

4. Area Class Summary Form and Notice of Professional Consultant Qualifications

	PRIME UES Professional Solutions 18, LLC	SUBCONSULTANT Avaabi Consulting Ltd
DBE	No	Yes
Pre-qualification Expiration Date	3/12/2026	6/8/2026
6.01a - Soil Survey Studies	■	■
6.01b - Geological and Geophysical Studies	■	■
6.02 - Bridge Foundation Studies	■	
6.03 - Hydraulic and Hydrologic Studies (Soils & Foundation)	■	
6.04a - Laboratory Materials Testing	■	
6.04b - Field Testing of Roadway Construction Materials	■	■

Prime

Subconsultant

B. EXPERIENCE AND QUALIFICATIONS

4. Area Class Summary Form and Notice of Professional Consultant Qualifications

Prime Consultant - UES

STATE OF GEORGIA DEPARTMENTOF TRANSPORTATION

NOTICE OF PROFESSIONAL CONSULTANT QUALIFICATION

You are qualified to provide Consulting Services to the Department of Transportation for the area-classes of work checked below. Notice of qualification is not a notice of selection.

NAME AND ADDRESS	DISPOSITION DATE	EXPIRATION DATE
UES Professional Solutions 18, LLC 1955 VAUGHN RD., SUITE 101, KENNESAW, GA 30144-7808	February 9, 2023	March 12, 2026

SIGNATURE

1. Transportation Planning

- _ 1.01 State Wide Systems Planning
- _ 1.02 Urban Area and Regional Transportation Planning
- _ 1.03 Aviation Systems Planning
- _ 1.04 Mass and Rapid Transportation Planning
- _ 1.05 Alternate System and Corridor Location Planning
- _ 1.06 Unknown
- _ 1.06a NEPA Documentation
- _ 1.06b History
- _ 1.06c Air Studies
- _ 1.06d Noise Studies
- _ 1.06e Ecology
- _ 1.06f Archaeology
- _ 1.06g Freshwater Aquatic Surveys
- _ 1.06h Bat Surveys
- _ 1.07 Attitude, Opinion and Community Value Studies
- _ 1.08 Airport Master Planning
- _ 1.09 Location Studies
- _ 1.10 Traffic Studies
- _ 1.11 Traffic and Toll Revenue Studies
- _ 1.12 Major Investment Studies
- 1.13 Non-Motorized Transportation Planning

2 Mass Transit Operations

- _ 2.01 Mass Transit Program (Systems) Management
- _ 2.02 Mass Transit Feasibility and Technical Studies
- _ 2.03 Mass Transit Vehicle and Propulsion System
- 2.04 Mass Transit Controls, Communications and Information Systems
- _ 2.05 Mass Transit Architectural Engineering
- _ 2.06 Mass Transit Unique Structures
- _ 2.07 Mass Transit Electrical and Mechanical Systems
- _ 2.08 Mass Transit Operations Management and Support Services
- _ 2.09 Aviation
- _ 2.10 Mass Transit Program (Systems) Marketing

3 Highway Design Roadway

- _ 3.01 Two-Lane or Multi-Lane Rural Generally Free Access Highway Design
- _ 3.02 Two-Lane or multi-Lane with Curb and Gutter Generally Free Access Highways Design Including Storm Sewers
- _ 3.03 Two-Lane or Multi-Lane Widening and Reconstruction, with Curb and Gutter and Storm Sewers in Heavily Developed Commercial Industrial and Residential Urban Areas
- _ 3.04 Multi-Lane, Limited Access Expressway Type Highway Design
- _ 3.05 Design of Urban Expressway and Interstate
- _ 3.06 Traffic Operations Studies
- _ 3.07 Traffic Operations Design
- _ 3.08 Landscape Architecture

3. Highway Design Roadway (continued)

- _ 3.09 Traffic Control System Analysis, Design and Implementation
- _ 3.10 Utility Coordination
- _ 3.11 Architecture
- _ 3.12 Hydraulic and Hydrological Studies (Roadway)
- _ 3.13 Facilities for Bicycles and Pedestrians
- _ 3.14 Historic Rehabilitation
- _ 3.15 Highway Lighting
- _ 3.16 Value Engineering
- _ 3.17 Design od Toll Facilities Infrastructure

4. Highway Structures

- _ 4.01a Minor Bridges Design
- _ 4.01b Minor Bridges Design CONDITIONAL
- _ 4.02 Major Bridges Design
- _ 4.03 Movable Span Bridges Design
- _ 4.04 Hydraulic and Hydrological Studies (Bridges)
- _ 4.05 Bridge Inspection

5. Topography

- _ 5.01 Land Surveying
- _ 5.02 Engineering Surveying
- _ 5.03 Geodetic Surveying
- _ 5.04a Aerial Photography/Conventional Aircraft
- _ 5.04b Aerial Photography Unmanned Aircraft System (UAS) Concept Grade
- _ 5.04c Aerial Photography Unmanned Aircraft System (UAS) Design Grade
- _ 5.05 Aerial Photogrammetry
- _ 5.06a Topographic Remote Sensing (LIDAR) (Conventional Aircraft, Terrestrial Sensors and Mobile Vehicle, Boat, or Rail Units) (Design Grade)
- _ 5.06b Topographic Remote Sensing (Unmanned Aircraft Systems LIDAR) (Design Grade)
- _ 5.06c Topographic Remote Sensing (Unmanned Aircraft Systems LIDAR) (Concept Grade)
- _ 5.06d Topographic Remote Sensing (SONAR)
- _ 5.06e Topographic Remote Sensing Thermal and Infrared
- _ 5.07 Cartography
- _ 5.08 Subsurface Utility Engineering

6. Soils, Foundation & Materials Testing

- X 6.01a Soil Surveys
- X 6.01b Geological and Geophysical Studies
- X 6.02 Bridge Foundation Studies
- X 6.03 Hydraulic and Hydrological Studies (Soils and Foundation)
- X 6.04a Laboratory Materials Testing
- X 6.04b Field Testing of Roadway Construction Materials
- X 6.05 Hazard Waste Site Assessment Studies

8. Construction

- X 8.01 Construction Supervision
- _ 8.02 Airport Construction Administration and Observation

9. Erosion and Sedimentation Control

- _ 9.01 Erosion, Sedimentation, and Pollution Control and Comprehensive Monitoring Program
- X 9.02 Rainfall and Runoff Reporting
- X 9.03 Field Inspections for Compliance of Erosion and Sedimentation Control Devices Installations

B. EXPERIENCE AND QUALIFICATIONS

4. Area Class Summary Form and Notice of Professional Consultant Qualifications

Sub-Consultant - AVAABI Consulting Ltd.

STATE OF GEORGIA DEPARTMENTOF TRANSPORTATION

NOTICE OF PROFESSIONAL CONSULTANT QUALIFICATION

You are qualified to provide Consulting Services to the Department of Transportation for the area-classes of work checked below. Notice of qualification is not a notice of selection.

NAME AND ADDRESS	DISPOSITION DATE	EXPIRATION DATE
AVAABI CONSULTING LTD 1010 PAMPAS WAY, HAMPTON, GA 30228	April 10, 2025	June 8, 2026

SIGNATURE

1. Transportation Planning

- _ 1.01 State Wide Systems Planning
- _ 1.02 Urban Area and Regional Transportation Planning
- _ 1.03 Aviation Systems Planning
- _ 1.04 Mass and Rapid Transportation Planning
- _ 1.05 Alternate System and Corridor Location Planning
- _ 1.06 Unknown
- _ 1.06a NEPA Documentation
- _ 1.06b History
- _ 1.06c Air Studies
- _ 1.06d Noise Studies
- _ 1.06e Ecology
- _ 1.06f Archaeology
- _ 1.06g Freshwater Aquatic Surveys
- _ 1.06h Bat Surveys
- _ 1.07 Attitude, Opinion and Community Value Studies
- _ 1.08 Airport Master Planning
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- _ 1.10 Traffic Studies
- _ 1.11 Traffic and Toll Revenue Studies
- _ 1.12 Major Investment Studies
- 1.13 Non-Motorized Transportation Planning

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- _ 2.03 Mass Transit Vehicle and Propulsion System
- 2.04 Mass Transit Controls, Communications and Information Systems
- _ 2.05 Mass Transit Architectural Engineering
- _ 2.06 Mass Transit Unique Structures
- _ 2.07 Mass Transit Electrical and Mechanical Systems
- _ 2.08 Mass Transit Operations Management and Support Services
- _ 2.09 Aviation
- _ 2.10 Mass Transit Program (Systems) Marketing

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- _ 3.05 Design of Urban Expressway and Interstate
- _ 3.06 Traffic Operations Studies
- _ 3.07 Traffic Operations Design
- _ 3.08 Landscape Architecture

3. Highway Design Roadway (continued)

- _ 3.09 Traffic Control System Analysis, Design and Implementation
- _ 3.10 Utility Coordination
- _ 3.11 Architecture
- _ 3.12 Hydraulic and Hydrological Studies (Roadway)
- _ 3.13 Facilities for Bicycles and Pedestrians
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- _ 5.05 Aerial Photogrammetry
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- _ 5.06b Topographic Remote Sensing (Unmanned Aircraft Systems LIDAR) (Design Grade)
- _ 5.06c Topographic Remote Sensing (Unmanned Aircraft Systems LIDAR) (Concept Grade)
- _ 5.06d Topographic Remote Sensing (SONAR)
- _ 5.06e Topographic Remote Sensing Thermal and Infrared
- _ 5.07 Cartography
- _ 5.08 Subsurface Utility Engineering

6. Soils, Foundation & Materials Testing

- X 6.01a Soil Surveys
- X 6.01b Geological and Geophysical Studies
- _ 6.02 Bridge Foundation Studies
- _ 6.03 Hydraulic and Hydrological Studies (Soils and Foundation)
- _ 6.04a Laboratory Materials Testing
- X 6.04b Field Testing of Roadway Construction Materials
- _ 6.05 Hazard Waste Site Assessment Studies

8. Construction

- _ 8.01 Construction Supervision
- _ 8.02 Airport Construction Administration and Observation

9. Erosion and Sedimentation Control

- _ 9.01 Erosion, Sedimentation, and Pollution Control and Comprehensive Monitoring Program
- _ 9.02 Rainfall and Runoff Reporting
- _ 9.03 Field Inspections for Compliance of Erosion and Sedimentation Control Devices Installations

B. EXPERIENCE AND QUALIFICATIONS

2. Key Team Leader (Geotechnical Lead)

A. EDUCATION

Ph.D., Geotechnical Risk Assessment, Shahrood University of Technology / Technical University of Madrid

M.S., Mining Engineering – Rock Mechanics, Shahrood University of Technology

B.S., Mining Engineering, Urmia University

B. REGISTRATION

Professional Engineer

- GA # 050203
- NC # 055800
- TN # 128969

Masoud Zare

Masoud Zare has over 15 years of geotechnical engineering experience specializing in soil and rock mechanics, slope stability, foundation design, laboratory and in-situ testing, mechanized tunneling, and geotechnical monitoring. He has led technically demanding consulting projects as a project manager and advanced the profession through widely cited technical publications.

C. RELEVANT TECHNICAL EXPERIENCE

CR 243 (Brooks Road) over Alcovy River (PI 0016583)
Project Manager / Senior Engineer for Bridge Foundation Investigation and Wall Foundation Investigation phases.

SR 225 over Sumac Creek (PI 0017235)
Project Manager / Senior Engineer for Bridge Foundation Investigation and Wall Foundation Investigation phases.

SR 21 over Norfolk Southern Railroad (PI 0019181)
Project Manager / Senior Engineer for Bridge Foundation Investigation and Wall Foundation Investigation phases.

CR 705 (Bridgetown Road) over Satilla River (PI 0015632)
Project Manager / Senior Engineer for Bridge Foundation Investigation and Wall Foundation Investigation phases.

SR 4 (US 25 BU) at Savannah River (PI 0013927)
Performed comprehensive seismic analyses for bridge foundation including slope stability analysis, liquefaction potential assessment, lateral spread analysis, and liquefaction mitigation analysis.

CR 77 / Etheridge Mill Rd at Potato Creek (PI 0019122)
Performed vibration impact assessment on a historical arch dam during the adjacent bridge replacement project on Potato Creek.

SR 29/US 441 Slope Stability Analysis and Stabilization Design (PI 0017229)
Managed extensive geotechnical field and laboratory investigations and periodic monitoring. Performed slope stability analysis and stabilization design for two failed embankments in Central Georgia.

SR 24 Slope Stability Analysis and Stabilization Design (PI 0016829)
Managed extensive geotechnical field and laboratory investigations and periodic monitoring. Performed slope stability analysis and stabilization design for two failed embankments in Central Georgia.

D. RELEVANT EXPERIENCE UTILIZING GDOT SPECIFIC PROCESSES, MANUALS, OR GUIDANCE

Masoud has developed a comprehensive understanding of GDOT requirements through hands-on involvement in Bridge Foundation Investigation (BFI), Wall Foundation Investigation (WFI), and Soil Survey projects. His work has applied GDOT's manuals, guidelines, and relevant Special Provisions. This background has provided him with practical insight into GDOT's expectations and OMAT's policies for reporting, technical rigor, and QA/QC review cycles.

B. EXPERIENCE AND QUALIFICATIONS

2. Key Team Leader (Enviornmental Studies Lead)

A. EDUCATION

B.S. Biological Engineering, Environmental Emphasis – University of Georgia

B.S. Environmental Health Science – University of Georgia

B. REGISTRATION

Professional Engineer

- GA # 030050
- AL # 27753
- FL #64938
- TX # 108076
- SC # 25368
- TN # 110677
- MS # 25329

Jeanette Hamm

Jeanetta L. Hamm P.E. is a professional engineer with over 18 years of experience in the environmental industry with a broad experience base in a variety of environmental compliance areas. Ms. Hamm has served as project manager, project engineer, principal engineer, quality assurance/quality control manager, or task manager on site characterization, remediation or regulatory compliance projects in the continental United States, Puerto Rico, and Mexico. Her areas of expertise lie in property redevelopment, site assessment, underground storage tanks, regulatory compliance and auditing, large-scale remedial construction and brownfields. Ms. Hamm also has extensive experience with soils and groundwater remedial system design and implementation. She is experienced in application and interpretation of SPCC Rules, SDWA, CAA, RCRA, and CERCLE.

C. RELEVANT TECHNICAL EXPERIENCE

Senior Engineer; GDOT UST Phase I and II ESAs, throughout GA
Senior Engineer overseeing the performance and execution of GDOT UST and Hazardous Sites Phase I ESA's in accordance with ASTM Phase I Standard E1527-13 and the GDOT geotechnical manual. Managed the implementation of UST and Hazardous Waste Phase II ESAs in accordance with the ASTM Phase II ESA standard E1907-11 and the GDOT geotechnical manual.

Project Manager; Lake Park Bellville Road from SR 7 to I-75 (PI 0013987)
This GDOT project consisted of widening a two-lane roadway to four lanes with a 20-foot raised median and urban shoulders. The project included Phase I ESA.

Project Manager; Jonesboro Road Widening Project, Clayton & Henry Counties (PI 342970)
This GDOT project consisted of widening a two-lane roadway to four lanes and the addition of a multi-use trail and. The project included Phase I ESA for the 7-mile corridor.

Project Manager; SR 61 from S of CR 467/ Dallas Nebo Road to SR 6 (PI 0013702)
This GDOT project consisted of widening a two-lane roadway to four lanes with drainage improvements in Dallas, Georgia. The project included Phase I ESA and Phase II ESA.

Other Project Experience includes the following projects

- Project Manager; Barrett Parkway Reliever Project - S Barrett Parkway from Barrett Lakes Blvd to SR5 Conn - Phase III (PI 0013239)
- Project Manager; SR 22 at CR 1505/ Bradley Park Dr Diverging Diamond (PI 0013373)
- Project Manager; Rottenwood Creek Bike Trail - Terrell Mill Road over Interstate 75 to Delk Road and Franklin Gateway (PI 0015049)

D. RELEVANT EXPERIENCE UTILIZING GDOT SPECIFIC PROCESSES, MANUALS, OR GUIDANCE

Jeanette has performed numerous environmental reports that require GDOT review and concurrence in particular, all Phase I reports for the department must comply with ASTM E1527. From these reviews she has deep understanding of the departments requirements and guidelines.

B. EXPERIENCE AND QUALIFICATIONS

3. Prime Experience

PI 0017524 CS 755/Whiskey Road from SR 388 to CS 672/Guy Drive

a. Client name, project location and dates. Practical Design Partners, Columbia County, March 2025 to May 2025

b. Description of overall project and services performed. This Transportation Investment Act (TIA) project proposes the reconstruction of the pavement and improvement of the shoulders along CS 755 (Whiskey Road) between SR 388 and CS 672/Guy Drive in Columbia County. The project will upgrade the corridor to provide two 11-foot travel lanes, one in each direction, with rural shoulders to enhance safety and accommodate traffic demand. The improvements are intended to extend pavement life, improve ride quality, and support regional mobility consistent with local TIA program objectives. Contour Engineering (UES) conducted a Pavement Evaluation Survey for this project.

c. Duration of project services provided and overall project budget. March 2025 to May 2025, $1.68 million

d. Experience utilizing GDOT specific processes, manuals, or guidance. All work was performed per GDOT processes and guidance.

e. Client(s) current contact information. Ms. Angela Snyder, PE, (770)855-4683, asnyder@practicaldesignpartners.com

f. Involvement of Key Team Leaders. Jim Gough, P.E. *(Project Manager)* was the Project Manager for this project.

PI 0019181 SR 21/Millen Bypass at Norfolk Southern Railroad in City of Millen

a. Client name, project location and dates. Atkins North American, Inc.(Atkins), Jenkins County, Dec 2024 to May 2025

b. Description of overall project and services performed. This project provides grade separation of SR 21/Millen Bypass over the Norfolk Southern Railroad near the northern limits of Millen. The 0.4-mile corridor extends from SR 121/US 25 to Perkins Road/Harvey Street and includes a three-span bridge constructed along the existing bypass alignment. The bridge spans the existing and planned railroad tracks and access road, with approach embankments supported by mechanically stabilized earth (MSE) walls. Subsurface investigations identified soft, compressible clays that posed risks of excessive settlement and downdrag on the bridge foundations. To address these challenges and maintain the project schedule, ground improvement was accomplished using Load Transfer Platforms (LTPs) supported by rigid inclusions. This approach effectively reduced settlement, minimized downdrag, and eliminated the need for extended surcharge periods, allowing for an accelerated construction sequence. UES performed the Bridge Foundation Investigation (BFI) and Wall Foundation Investigation (WFI) in support of project development.

c. Duration of project services provided and overall project budget. Dec 2024 to May 2025, $20 million

d. Experience utilizing GDOT specific processes, manuals, or guidance. All work was performed per GDOT processes and guidance.

e. Client(s) current contact information. Mr. Sajid Iqbal, PE, (908) 705-8466, sajid.iqbal@atkinsrealis.com

f. Involvement of Key Team Leaders. Jim Gough, P.E. *(Project Manager)* was the Project Manager for this project. **Masoud Zare, P.E.** (*Key Team Leader*) was the Project Engineer for this project.

B. EXPERIENCE AND QUALIFICATIONS

3. Prime Experience

PI 0017232 I-20 EB & WB @ Oconee River & @ Oconee River Overflow

a. Client name, project location and dates. Parsons, Morgan–Greene County line, May 2022 to Present

b. Description of overall project and services performed. This project replaces two consecutive bridges in series along I-20/SR 402 at the Morgan–Greene County line, spanning the Oconee River and the Oconee River Overflow. The new bridges will be constructed on the existing alignment, separated by 380 feet of roadway requiring concrete retaining walls on each side, and are designed to minimize environmental and right-of-way impacts. Typical sections provide two 12-foot travel lanes in each direction with 12-foot outside and 24-foot inside shoulders, divided by a 2-foot, 4-inch concrete median barrier before transitioning back to the existing depressed median. The project length is approximately 0.80 miles, and UES performed the Bridge Foundation Investigation (BFI) and Wall Foundation Investigation (WFI) in support of project development.

c. Duration of project services provided and overall project budget. May 2022 to Present, $44.5 million

d. Experience utilizing GDOT specific processes, manuals, or guidance. All work was performed per GDOT processes and guidance.

e. Client(s) current contact information. Mr. Rajeev Shah, PE, (678) 983-4708, rajeev.shah@parsons.com

f. Involvement of Key Team Leaders. Jim Gough, P.E. *(Project Manager)* was the Project Manager for the geotechnical work for this project. **Jeanette Hamm, P.E.** (*Key Team Leader*) was the project manager for the environmental work for this project. **Masoud Zare, P.E.** (*Key Team Leader*) was the Project Engineer for this project.

PI 0013616 SR 15 Bypass From SR 15 To SR 242

a. Client name, project location and dates. AECom, Washington County, May 2019 to June 2023

b. Description of overall project and services performed. The project proposes a new alignment beginning at SR 15 near MP 10.00 (Boatright Road) and extending north on new location for approximately 3.7 miles to SR 242. Grade separations will be constructed at both Central of Georgia Railroad Company (Norfolk Southern Corporation) crossings, as well as across wetlands near Anderson Pond. Approach embankments at the railroad crossings will be supported by mechanically stabilized earth (MSE) walls. Subsurface investigations encountered soft, compressible clays presenting risks of excessive settlement and downdrag on bridge foundations; to mitigate these issues, staged construction and waiting periods were recommended. UES (formerly Contour Engineering) performed the Soil Survey, Bridge Foundation Investigation (BFI), and Wall Foundation Investigation (WFI) in support of project development.

c. Duration of project services provided and overall project budget. May 2019 to June 2023, $58.5 million

d. Experience utilizing GDOT specific processes, manuals, or guidance. All work was performed per GDOT processes and guidance.

e. Client(s) current contact information. Mr. William Sheehan, PE, (478) 737-3307, william.sheehan@aecom.com

f. Involvement of Key Team Leaders. Jim Gough, P.E. *(Project Manager)* was the Project Manager for the geotechnical work for this project. **Jeanette Hamm, P.E.** (*Key Team Leader*) was the project manager for the environmental work for this project.

B. EXPERIENCE AND QUALIFICATIONS

1. Project Manager

A. EDUCATION

B.S. Civil Engineering, Auburn University

B. REGISTRATION

Professional Engineer:

- GA # 36335
- AL # 26986

Jim Gough, P.E.

Jim possesses over 25 years of civil engineering with over 16 years as a Geotechnical Lead/Project Manager. His areas of expertise lie in geotechnical, project management, seismic assessments, deep foundation systems, earth retaining structures including segmental retaining walls and reinforced slopes, slope stability analysis, shallow foundation design, pavement design, and bridge foundation investigations (BFI), wall foundation investigations (WFI), and soil surveys.

As our Project Manager Jim will be tasked with all facets of the day-to day management of the delivery of our services for this contract.

C. RELEVANT PROJECT MANAGEMENT EXPERIENCE

City of Augusta, Monte Sano Avenue Improvements from Wrightsboro Road to Walton Way

The proposed project consists of improvements to Monte Sano Avenue from Wrightsboro Road to Walton Way in Augusta-Richmond County. The purpose of the project is to improve traffic operations, reduce conflict points, and provide multimodal connectivity in support of neighborhood revitalization and community accessibility. The project will implement Complete Streets principles to enhance safety and mobility for vehicles, pedestrians, and bicyclists along this corridor. Contour Engineering (UES) conducted a Pavement Evaluation Survey for this project, with Jim serving as the project manager.

GDOT, PI 0017640 Milledgeville Rd from North Leg Rd to Barton Chapel Rd - TIA

The proposed project improvements have yet to be determined. Operational improvements, including turn lane modifications and additions; intersection improvements; roadway geometric improvements; and the potential addition of pedestrian facilities are anticipated. Portions of Milledgeville Road may also be widened or reconstructed to accommodate improvements. Contour Engineering (UES) conducted a Pavement Evaluation Survey for this project, with Jim serving as the project manager.

GDOT, PI 0017524 CS 755/Whiskey Road from SR 388 to CS 672/Guy Drive

The proposed project involves reconstructing the pavement and improving the shoulders on CS 755 (Whiskey Road). The new roadway will consist of two 11-foot lanes, one in each direction, along with rural shoulders. Contour Engineering (UES) conducted a Pavement Evaluation Survey for this project, with Jim serving as the project manager.

GDOT, PI 0017638 CR 200/Highland Ave from Wrightsboro Rd to SR 10 – TIA

The proposed project improvements have yet to be determined. Operational improvements; including turn lane modifications; intersection improvements; re-striping of pavement; and the addition of pedestrian facilities are anticipated. Contour Engineering (UES) conducted a Pavement Evaluation Survey for this project, with Jim serving as the project manager.

Engineering Services for Geotechnical, Environmental & MS4 for Region #2 to Include District 2 and District 3

Jim was a 1st Review Engineer from 2018 through 2020 for the current contract between GDOT and United Consulting. During this work Jim sat at the Office of Materials and Research and provided 1st reviews on other consultants reports. All

B. EXPERIENCE AND QUALIFICATIONS

1. Project Manager

reports were reviewed for compliance with current GDOT standards and included Bridge Foundation Investigations, Soil Surveys and Wall Foundation Investigations.

Cobb County Transportation On-Call Contract

Jim was task manager on numerous geotechnical tasks assigned as part of this contract. This included the Bridge Foundation Investigation, Wall Foundation Investigation, and Soil Survey for the Barrett Parkway Reliever projects. This project included a bridge, founded on drilled shaft foundation which was designed over I-75 using LRFD. All reports for this project were reviewed for compliance by the department.

D. RELEVANT PROJECT MANAGEMENT EXPERIENCE FOR PROJECTS OF SIMILAR COMPLEXITY, SIZE, SCOPE, AND FUNCTION.

- PI 0017640 Milledgeville Rd fm N Leg Rd to Barton Chapel Rd - TIA
- PI 0017638 CR 200/Highland Ave fm Wrightsboro Rd to SR 10 - TIA § PI 0017232 I-20 EB & WB @ Oconee River and @ Oconee River Over Flow
- PI 0016522 - SR 103 @ Sand Creek 5.5 MI SE of West Point
- PI 0013373 - SR 22 @CR 1505/Bradley Park Dr § PI 0016581 Birmingham Rd at Chicken Creek
- PI 0016582 Freemanville Road at Cooper Sandy Creek § PI 0015631 CR 506/Brown Road over Swamp Creek
- PI 0013616 SR 15 Bypass fm SR 15 to SR 242
- PI 0019636 Chapel Hill fm Hospital Dr to Arbor Place Blvd
- SR 25 over Savannah/Middle River
- I-285 Eastside
- Bells Ferry Road over Lake Allatoona
- SR 15 Bypass
- SR 61 over Silver Comet Trail
- US 41/SR 3 over Old Allatoona Road/CSX
- Bells Ferry Road Widening
- SR 22 over Little Fishing Creek
- SR 243 over Fishing Creek
- US19/SR 9 over Chestatee River
- SR 9 over Big Creek
- SR 60 over Suches Creek
- PI 0013735 - SR 22 bridge over Little Fishing Creek PI 0013886 - SR 29 BU/US 441 BU bridge over Fishing Creek
- PI 0016128 - Sr 80 @ Little River 12.9 mi NW of Thomson
- PI 0017524 - Cs 755/Whiskey Road from Sr 388 to Cs 672/ Guy Drive - TIA
- PI 0017638 - Cr 200/Highland Ave from Wrightsboro Road to Sr 10 – TIA
- PI 0019181 - Sr 21 @ Ns #620272Y

E. RELEVANT EXPERIENCE UTILIZING GDOT SPECIFIC PROCESSES, MANUALS, OR GUIDANCE

Jim is currently the geotechnical lead for most of our GDOT work and as such must thoroughly understand GDOT's procedures, manuals, and processes. His time sitting with OMAT and reviewing consultant reports for the department has furthered his understanding of how the department interprets and governs these processes, procedures, and manuals. This includes the state geotechnical manual which gives guidance for drilling, lab testing, and report requirements for a given project. Many of the geotechnical procedures require compliance with ASTM methods. Jim has experience with all ASTM methods that would be necessary for this contract including those associated with drilling (such as Standard Penetration Test method ASTM D1586 and Cone Penetration Testing Method ASTM D5778) and laboratory testing (such as Unified Soil Classification System (USCS) D2487, Moisture Content D2216, Atterberg Limits D4318, Unconfined Compressive Strength of Rock D7012, Split Tensile Strength of Rock D3967, Tiaxial - Consolidated Undrained (CU) D4767, Triaxial - Consolidated Drained (CD) D7181, Triaxial Unconsolidated Undrained (UU) D2850, and Consolidation D2435. Further he has an advanced understanding of the state laboratory manual (GDT procedures) in particular those test methods associated with soils such as GDT4 Determining Gradation of Soils, GDT 6 Determining Volume Change of Soils, GDT 7 Maximum Density of Soils, and GDT 13 Gradation of Soil aggregate.

C. RESOURCES/ WORKLOAD CAPACITY

1.a. Organizational Chart

Prime

- UES Professional Solutions 18, LLC

Subconsultants

- Avaabi Consulting Ltd

COLUMBIA COUNTY GEORGIA

Project Manager
- Jim Gough, PE

Geotechnical Lead - Key Team Leader
- Masoud Zare

Geotechnical
- Adebola A. Adelkun, PE
- Shacoya Fisher
- Velree Friday
- Jason Gosdin, PE
- Brandon Geimer
- Justin Harris
- Jacob McCord
- Cole Sauls, EIT
- Kevin Steed
- Ben Wombough

Environmental Studies Lead - Key Team Leader
- Jeanette Hamm, PE

Environmental
- Ali Ciblak, PE
- Mark Padgett, PG
- Trey Young
- Biren Patel
- Jeff Goodwin

*Additional personnel are available upon request.

C. RESOURCES/ WORKLOAD CAPACITY

2. Project Manager Commitment Table

Our Project Manager, Jim Gough, P.E., is fully committed to the success of this project. He will provide the expertise, responsiveness, and leadership necessary to ensure its delivery. If required, Mr. Gough is prepared to dedicate his full time and attention to this project.

C. RESOURCES/ WORKLOAD CAPACITY

3. Key Team Leader Project Commitment Table

Our Key Team Leaders, Masoud Zare, P.E. and Jeanette Hamm, P.E., are fully committed to the success of this project. They will provide the expertise, responsiveness, and leadership necessary to ensure its delivery. If required, Mr. Zare and Ms. Hamm are prepared to dedicate their full time and attention to this project.

C. RESOURCES/ WORKLOAD CAPACITY

1.b. Primary Office

The Wrightsboro Road Widening project will be managed from our Columbia County office at 4810 Technology Drive, Suite 4, Martinez, GA 30907. With experienced project managers, engineers, CMT technicians, and administrative staff—supported by our metro Atlanta offices as needed—this local team ensures rapid response, efficient coordination with county officials, and consistent oversight. Their proximity, in-house expertise, and support resources will streamline communication, reduce response times, and promote efficiency throughout the project.

C. RESOURCES/ WORKLOAD CAPACITY

1.c. Narrative on Additional Resource Areas and Ability

Project oversight will be led by Jim Gough, P.E., who brings more than 25 years of civil engineering experience, including over 16 years as a senior project manager. Mr. Gough has an extensive track record of managing GDOT roadway, widening, and bridge projects, including foundation investigations, soil surveys, and pavement design evaluations, and his time embedded with GDOT's Office of Materials and Research reviewing consultant reports has given him unique insight into departmental standards and expectations. Supporting him will be Masoud Zare, P.E., serving as Geotechnical Lead, and Jeanette Hamm, P.E., serving as Environmental Studies Lead. Ms. Hamm has over 18 years of environmental engineering experience and has successfully delivered multiple Phase I and II ESAs on GDOT widening projects, ensuring compliance with ASTM standards and GDOT environmental procedures. Together, this leadership team provides both technical expertise and a deep understanding of GDOT's regulatory framework, which will be essential for completing the required Phase I ESA, soil survey, and pavement evaluation study components of this contract.

To complement UES's in-house capabilities, we are partnering with Avaabi Consulting Ltd., a GDOT-certified DBE firm with proven expertise in geotechnical engineering, soil survey studies, pavement evaluation, and construction materials testing. Avaabi's team, led by Adebola Adelakun, P.E., former GDOT Geotechnical Branch Chief, offers unmatched familiarity with GDOT manuals, checklists, and procedures, having developed and overseen their implementation statewide. Their prior work includes technical review and delivery of soil surveys, wall foundation investigations, and pavement evaluation studies on a wide range of GDOT projects, which directly aligns with the requirements of this scope. Avaabi brings not only technical depth but also the added value of DBE participation, strengthening the team's qualifications and compliance with program requirements.

The organization of this team promotes efficiency through clear role definition and strong integration across disciplines. The Project Manager will provide day-to-day leadership and coordination, ensuring alignment between geotechnical, environmental, and pavement specialists. The Geotechnical Lead will oversee all soil survey and foundation-related tasks, while the Environmental Lead will ensure timely and compliant delivery of the ESA. Avaabi Consulting will provide specialized technical expertise and additional resource capacity, particularly in soil surveys, pavement evaluations, and construction materials testing. This structure allows each discipline to operate seamlessly, with communication flowing through the PM to avoid delays and maintain accountability.

Finally, UES's organizational model is designed to deliver projects on schedule even under heavy workloads. By leveraging our Columbia County office as the central hub, we can mobilize resources rapidly to the site while drawing on additional regional offices when workload peaks require reinforcement. Both UES and Avaabi Consulting have successfully managed multiple concurrent GDOT contracts while meeting demanding schedules, demonstrating our ability to maintain quality and responsiveness even with high staff utilization. The combination of local presence, in-house expertise, and a DBE partner with direct GDOT experience uniquely positions this team to advance the Wrightsboro Road widening as expeditiously as possible, ensuring that Columbia County receives timely, compliant, and high-quality deliverables.

Question Set 1: Statement of Qualification Requirements

#	Question	Response	Comment
Administrative Requirements			
1.1.1	Cover Page - Each project/contract submittal shall have a separate cover page for each copy of each submittal for each project/contract and each must list the RFQ#, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Numbers, PI Numbers, and Description. Title this as 'Administrative Requirements - Cover Page' and upload to the 'Administrative Requirements - Cover Page' area in Bonfire	Provided	Uploaded
1.1.2	It is required to submit the information below for your submittal. This is general information and will not be scored but may be used to determine eligibility for selection. Only submit the information requested under the Administrative Requirements section; additional information will be subject to disqualification of your firm.	Compliant	
1.1.3	Provide your company name	Provided	UES Professional Solutions 18, LLC
1.1.4	Provide the Company Headquarter Address	Provided	1955 Vaugh Road Suite #101, Kennesaw GA, 30144
1.1.5	Contact Information - Provide Name and all contact information (telephone number(s) and e-mail address) of promary proposing contact (this will be the individual with whom the County will direct all communications).	Provided	Jim Gough, P.E. Email: jgough@teamues.com Phone (direct): (770) 242-6438 Phone (cell): (678) 485 3506
1.1.6	Provide the Company website (if available)	Provided	teamues.com

1.1.7	Georgia Addresses - Identify and provide addresses for the offices located in the State of Georgia	Provided	Kennesaw 1955 Vaughn Road Northwest # 101 Kennesaw, GA 30144 Douglasville 4816 Highway 5 Douglasville, GA 30135 Canton 109 Mountain Brook Drive Holly Springs, GA 30115 Buford 2705 Faith Industrial Drive, Suite 200 Buford, GA 30518 Norcross 3040 Business Park Drive STE F Norcross, GA 30071 Hiram 107 Enterprise Path STE 303 Hiram, GA 30141 Augusta 4810 Technology Drive, Suite 4 Martinez, GA 30907 Tifton 1203 North Central Ave., Suite 3 Tifton, GA 31794
1.1.8	Staff - List the number and disciplines of staff members employed in each office in the State of Georgia	Provided	Listed in uploaded document
1.1.9	Ownership - Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the Offeror a sole proprietorship, partnership, corporation, limited liability corporation, or other structure?	Provided	UES Professional Solutions 18, LLC is a Limited Liability Corporation registered in the state of Georgia. The firm's parent company was incorporated in the state of Florida in 1964 and has been in business for 61 years.
1.1.10	Certification Form - Complete the Certification Form (Exhibit II enclosed with RFQ), notarize and upload under the 'Administrative Requirements - Certification Form' area on Bonfire. Please title this upload as 'Administrative Requirements - Certification Form'. This is to be submitted for the Prime ONLY.	Provided	Uploaded
1.1.11	Georgia Security and Immigration Compliance Act Affidavit - Complete the form (Exhibit III enclosed with RFQ), notarize and upload to the 'Administrative Requirements - Georgia Security and Immigration Compliance Act Affidavit' area on Bonfire. Please title this upload as 'Administrative Requirements - Georgia Security and Immigration Compliance Act Affidavit'.	Provided	Uploaded
1.1.12	Addenda - Provide a signed cover page of any Addenda issued for the Prime ONLY. Please title this upload as 'Administrative Requirements - Addenda,' and upload to the 'Administrative Requirements - Addenda' area in Bonfire.	Provided	Uploaded
Experience and Qualifications			

1.2.1	Submit the information below as it relates to your firm's Experience and Qualifications	Compliant	
1.2.2	Project Manager - Provide information pertaining to the project manager; including but not limited to: a. Education b. Registration (if necessary and applicable) c. Relevant engineering experience d. Relevant project management experience for projects of similar complexity, size, scope, and function e. Relevant experience utilizing GDOT specific processes, manuals, or guidance (Plan Development Process, Design Policy, Environmental Procedures Manual, etc.) Title this information 'Experience & Qualifications - Project Manager' and upload to the 'Experience & Qualifications - Project Manager' area in Bonfire. * The information provided in this response should be limited to two (2) pages maximum.*	Provided	Uploaded
1.2.3	Key Team Leaders - Provide experience of Key Team Leaders (defined as those individuals who oversee project areas determined as particularly important to each specific project) (refer to the Project Description in Exhibit I, specifically Section 7 for the list of Key Team Leaders for each Project). For each Key Team Leader identified provide: a. Education b. Registration (if necessary and applicable) c. Relevant Technical Experience in the applicable resourece area(on no more than three (3) of the most relevant projects) d. Relevant experience utilizing GDOT specific processes, manuals, or guidance (PDP, Design Policy, Environmental Procedures Manual, etc.) which are specific to the key team leader's area. Title this information 'Experience & Qualifications - Key Team Leaders' and upload to the 'Experience & Qualifications - Key Team Leaders' area in Bonfire. *This information should be limited to one page for each Key Team Leader identified in Section 7 of each project area in Exhibit I. Respondents submitting more than one (1) page for each Key Team Leader identified will be subject to disqualification. **Respondents who provide more Key Team Leaders than what is outlined in the requirement will be subject to disqualification as this would provide an advantage over firms who complied with the requirement and had the required number of Key Team Leaders; Respondents who do not provide the required Key Team Leaders will be subject to disqualification as this does not meet the	Provided	Uploaded

1.2.4	Prime Experience - Provide information on the prime's experience and ability in delivering effective services for projects of similar complexity, size, scope, and function which demonstrate the firm's capabilities to provide services for CCBOC. For each project, the following information should be provided: a. Client name, project location and dates during which services were performed b. Description of overall project and services performed by your firm c. Duration of project services provided by your firm, and overall project budget d. Experience utilizing GDOT specific processes, manuals, or guidance (PDP, Design Policy, Environmental Procedures Manual. etc.) e. Client(s) current contact information including contact names, telephone numbers, and email address(es) f. Involvement of Key Team Leaders on the projects Title this information 'Experience & Qualifications - Prime Experience' and upload to the 'Experience & Qualifications - Prime Experience' area in Bonfire. *This information is limited to two (2) pages maximum	Provided	Uploaded
1.2.5	Area Class Summary Form and Notice of Professional Consultant Qualifications - Prime Consultants are defined as the firm submitting the Statement of Qualifications and the firm with whom CCBOC will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. Prime Consultants and their sub-consultant team members must meet the Area Class requirements listed in Exhibit I for each project on which they apply. In regards to the required Area Classes, for each project/contract on which they apply, respondents should submit a summary form (example provided in Exhibit IV) which details the required area classes for the Prime Consultant and all sub-consultants or joint-venture of consultants on the team listed in the Statement of Qualifications. The area classes and firm's meeting the area classes listed on the summary form must meet all required area classes or the team will be disqualified. If a team member's prequalification will expire prior to the due date of the SOQs, documentation must be provided which shows that the firm has submitted its application for prequalification prior to the SOQ due date. The team must maintain its prequalification certification in order to be considered eligible for award if selected. Additionally, respondents should submit the Notice of Professional Consultant Qualifications (for the Prime Consultant and all sub-consultants for each project) issued by CCBOC and attach after the Area Class summary form. Area Class Summary Form and Notice of Professional Consultant Qualifications should be limited to the one (1) page for the Area Class table (unless the project needs require an extensive list of area classes) and the required Notice of Professional Consultant Qualifications. This should be titled 'Experience & Qualifications - Area Class Summary' and	Provided	Uploaded
Resources/Workload Capacity			
1.3.1	Submit the information below as it relates to your firm's Resouces/Workload Capacity	Compliant	

1.3.2	Overall Resources - Provide an organizational chart that identifies the project manager, prime, Key Team Leaders, support personnel, and reporting structure. Title this as 'Resources/Workload Capacity - Organizational Chart' and upload it to the 'Resources/Workload Capacity - Organizational Chart' area in Bonfire.	Provided	Uploaded
1.3.3	Primary Office - Identify and discuss the primary office which will be responsible for handling the specific project and the number and types of staff within the office and how this office could benefit the project and promote efficiency. This information is to be included on the one (1) page with the Narrative on Additional Resource Areas and Ability.	Provided	Uploaded
1.3.4	Narrative on Additional Resource Areas and Ability – Respondents are to provide information regarding additional resource areas identified as important to the project, to discuss how the key areas will integrate and work together on the project, to discuss any information which is pertinent to these areas, to provide a narrative regarding how the organization of the team, including the PM and Key Team Leaders can deliver the project on schedule given their workload capacity. (CCBOC recognizes that some individuals may be able to meet the schedule while carrying heavier project loads.) Respondents may discuss the advantages of your team and the abilities of the team members which will enable the project to meet the proposed schedule as identified in Exhibit I (where applicable). If there is no proposed schedule, discuss the advantages of the team and the abilities of the team members that will enable the project to move as expeditiously as possible. Title this as 'Resources/Workload Capacity - Additional Resource Narrative' and upload to the 'Resouces/Workload Capacity - Additional Resource Narrative' area in Bonfire. *Respondents submitting more than the one (1) page allowed (combined for C1.b. and C1.c.), will be subject to disqualification.	Provided	Uploaded
1.3.5	Project Manager Commitment Table - Provide a list of ALL projects (GDOT, other governments and private contracts – Information may be validated and any firm determined not to be listing all projects may be subject to disqualification) on which the proposed project manager is currently committed, to enable the Department to ascertain the project manager's availability. Utilize a table similar to the format shown on page 8 of the RFQ, with a minimum of all criteria indicated to provide the requested information. This should be titled as 'Resouces/Workload Capacity - Project Manager Commitment Table' and uploaded to the 'Resources/Workload Capacity - Project Manager Commitment Table' area in Bonfire.	Provided	Uploaded

1.3.6	Key Team Leader Project Commitment Table - Provide a table similar to the one shown on page 8 of the RFQ, with a minimum of all criteria indicated, which identifies ALL projects the Key Team Leaders (refer to the Project Description in Exhibit I, specifically Section 7, for the list of Key Team Leaders for each Project) are committed on to enable the Department to ascertain the available capacity. This should be titled as 'Resources/Workload Capacity - Key Team Leader Project Commitment Table' and uploaded to the 'Resources/Workload Capacity - Key Team Leader Project Commitment Table' area in Bonfire.	Provided	Uploaded
23 Questions			**100.00% Complete**

COLUMBIA COUNTYBOARD OF COMMISSIONERS
RFQ# 2025029-RFQ2911
PI# 0008348 Geotech Services – Wrightsboro Rd Widening Project
ADDENDUM #1 – 8/14/2025

PLEASE NOTE THE FOLLOWING QUESTIONS AND ANSWERS:

1. Since the Scope of Work consists of Phase 1 ESA, Soil Survey, and Pavement Eval, why is the Prime required to have area class 3.01, 3.02, and 3.03? Typically, a Geotech contract would only be area class 6.01 to 6.05.
   Please disregard the requirements for area classes 3.01, 3.02, and 3.03. We will require the Prime Consultant to be prequalified by GDOT in area classes 6.01 - 6.04b.

PLEASE NOTE THE FOLLOWING CHANGES:

1. Page 15, Number 5, Section A should be replaced with the following:

   The Prime Consultant MUST be prequalified by GDOT in the area classes listed below:

Number	Area Class
6.01a	Soil Survey Studies
6.01b	Geological and Geophysical Studies
6.02	Bridge Foundation Studies
6.03	Hydraulic and Hydrologic Studies (Soils & Foundation)
6.04a	Laboratory Materials Testing
6.04b	Field Testing of Roadway Construction Materials

2. Page 15, Number 5, Section B – Please disregard the requirements for this section.

End of Addendum #1

Scott Thomson, PE

Name

Signature

COLUMBIA COUNTYBOARD OF COMMISSIONERS
RFQ# 2025029-RFQ2911
PI# 0008348 Geotech Services – Wrightsboro Rd Widening Project
ADDENDUM #2 – 8/21/2025

PLEASE NOTE THE FOLLOWING CHANGES:

1. Page 17, Number 7, Section A should be replaced with the following:

RELATED KEY TEAM LEADERS:
A. Geotechnical Lead
B. Environmental Studies Lead

End of Addendum #2

Scott Thomson, PE

Name

Signature

Phase II - RFQ No. # 2025029-RFQ2911

PI # 0008348
GEOTECH SERVICES

WRIGHTSBORO RD WIDENING PROJECT

Submit Request To:

Chris Landers, CPPB, Procurement Supervisor
Columbia County Board of Commissioners
Procurement Department
500 Faircloth Drive, Building E
Evans, GA 30809
E-mail: clanders@columbiacountyga.gov

Proposing Firm:

UES Professional Solutions 18, LLC

Submittal Due Date:
August 28, 2025

Submittal Due Time:
12:00 PM

TeamUES.com

UES™

4810 Technology Drive, Suite 4
Martinez, GA 30907
(770) 794-0266

Sub-Consultant

AVAABI Consulting Ltd

A. TECHNICAL APPROACH

1. Provide any unique technical approaches your firm offers relative to addressing anticipated design concepts, use of any alternative methods for delivery (if applicable), and/or management of the project.

UES offers several unique technical approaches that will minimize uncertainty, reduce risk, and deliver design-ready recommendations aligned with Columbia County's needs. All work will follow current GDOT and Office of Materials and Testing (OMAT) guidelines and will include preparation of a Soil Survey, Phase I Environmental Site Assessment (ESA), and Pavement Evaluation Summary (PES). The project corridor lies near the Fall Line, where subsurface conditions transition from Coastal Plain sands to Piedmont residuum, and our approach is designed to anticipate this variability from the outset. For the Soil Survey, borings will be strategically located to capture changes in soil profiles, supported by a comprehensive laboratory testing program—including moisture content, Atterberg limits, grain-size analyses, and strength testing—to develop accurate soil classifications and engineering parameters. The resulting data will form the basis of the Soil Survey, which will characterize soil series, evaluate their engineering behavior, and provide design-ready inputs for subgrade preparation and pavement design.

Drawing on experience from recent TIA projects (PI 0017524, 0017638, and 0017640), UES will conduct a pavement evaluation focused on linking observed surface conditions to underlying subgrade support. Our team will review as-built plans, traffic data, and maintenance history, perform a condition survey in accordance with the GDOT Pavement Evaluation Manual, and obtain pavement cores at representative locations to confirm thicknesses, materials, and condition. The results will be summarized in a Pavement Evaluation Report with practical recommendations for rehabilitation strategies. For areas with minor pavement distress, mill and inlay is typically sufficient, while full-depth reclamation or cement-stabilized reclaimed base may be warranted where subgrade failures have contributed to rutting and potholes. Our recommendations will be presented as design-ready pavement section alternatives tied directly to the expected subgrade conditions, minimizing the need for reanalysis by the roadway design team.

The Phase I ESA will be conducted in accordance with ASTM E1527-21 and the GDOT Environmental Procedures Manual and will include database reviews, historical aerials, city directories, Sanborn maps, and site reconnaissance to identify Recognized Environmental Conditions (RECs). UES maintains direct access to GDOT's environmental data interfaces and employs field data collection applications with geotagged photo logging, which allows our environmental staff to complete ESA reports efficiently while reducing QA/QC review time. This early screening ensures that any environmental constraints are identified and addressed well before they can affect design or permitting schedules.

UES will leverage several unique delivery and management advantages on this project. Our Augusta office will serve as the operational hub, providing rapid mobilization, reduced travel costs, and same-day delivery of samples to our AMRL-accredited laboratory. This proximity enables field investigations to be completed within days of notice to proceed and allows design consultants to integrate geotechnical and pavement data earlier than typical on projects of this type. Our crews and engineers are supported by one of the largest and most diverse drilling fleets in the nation, ensuring that specialized equipment is available if needed to maintain schedule. To manage this work, Project Manager Jim Gough, P.E., will serve as the single point of contact and will establish a structured communication framework beginning with a kickoff meeting and weekly coordination calls. UES will employ its internal Reporting Management System (RMS) to track field work, laboratory testing, and report development in real time. RMS provides a centralized, version-controlled platform that ensures transparency, maintains quality, and keeps the project team aligned on schedule and deliverables.

A particularly unique strength of our team is the inclusion of Adebola "Ade" Adelakun, Ph.D., P.E., former GDOT Geotechnical Branch Chief, as a senior technical advisor. Ade authored many of

GDOT's LRFD guidelines and directed statewide QA/QC of geotechnical reports, giving him direct insight into the standards and procedures expected by both Columbia County and GDOT. His involvement will ensure that deliverables align with GDOT expectations from the outset, minimizing review comments and accelerating acceptance.

Through this combination of local responsiveness, innovative tools, and senior technical expertise, UES will deliver design-ready recommendations—rather than raw data—that support Columbia County's design concepts and allow this project to advance efficiently from concept through design.

2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures.

The Wrightsboro Road corridor presents several unique challenges that require foresight and proactive planning. One of the most significant is the inherent variability of subsurface conditions in the Augusta area. The project alignment is expected to traverse a transition zone where residual Piedmont soils and Coastal Plain sands intermix, often within short distances. Such variability can complicate subgrade evaluations and pavement design. UES will mitigate this risk through a targeted, higher-resolution investigative program where needed. Closely spaced borings in transitional areas will be paired with tailored laboratory testing—such as consolidation testing for settlement analysis, triaxial shear testing for slope stability, and index testing for soil classification and moisture susceptibility—to develop a robust geotechnical model. This approach reduces the likelihood of encountering unanticipated conditions during construction and ensures that our recommendations are both accurate and constructible.

Another challenge is the need to maintain safety and access along a heavily traveled roadway corridor. UES will address this by coordinating with Columbia County to schedule off-peak drilling windows and implementing approved traffic control plans with certified flaggers. Utility conflicts, a common source of delay, will be mitigated through early Georgia 811 coordination and, where needed, supplemental geophysical scans to verify the absence of undocumented utilities. Safety is central to UES's culture; each mobilization will be preceded by a site-specific hazard analysis, and all crews will follow rigorous safety protocols to protect both the traveling public and our personnel.

Clear communication among Columbia County, GDOT reviewers, design consultants, and contractors is another critical challenge that can lead to scope creep or schedule delays if not properly managed. Weekly coordination meetings will be held to review action items, track emerging risks, and maintain alignment on schedule and scope. This structured approach will help prevent miscommunication and maintain project momentum.

Ensuring consistent quality across all deliverables is essential given the interdisciplinary nature of this work. UES will apply its robust Quality Control / Quality Assurance framework, which has been successfully used on numerous GDOT and municipal projects. Our Augusta laboratory is AASHTO/AMRL accredited and operates under strict calibration and test method controls. A dedicated QC/QA plan will be prepared for this project, assigning cross-discipline checks to ensure alignment between field data, laboratory results, and engineering recommendations, and incorporating a final quality gate before submittal. Adebola "Ade" Adelakun, Ph.D., P.E., will play a central role in this review process, applying his former GDOT oversight experience to ensure recommendations are framed and documented in a manner consistent with GDOT's expectations, reducing the likelihood of review comments or resubmittals.

Schedule sensitivity is another foreseeable challenge because geotechnical recommendations are often on the critical path of roadway design. UES will dedicate a full crew to the Wrightsboro Road project and maintain swing capacity to deploy an additional crew if productivity or weather issues threaten milestones. Rolling deliverables will be issued to provide preliminary recommendations—such as subgrade stabilization requirements, CBR

values, or pavement section inputs—before final report completion. This approach allows design to advance in parallel with field and laboratory phases, compressing the overall schedule. Finally, UES has partnered with Avaabi Consulting Ltd., a certified DBE firm with extensive GDOT experience, to support soil surveys, geological studies, and construction materials testing. Their meaningful participation will strengthen technical delivery while ensuring Columbia County's DBE goals are fully achieved.

3. Provide any specific qualifications, skills, knowledge of the project and project area which may uniquely benefit the firm and project, and your ability and willingness to meet time requirements.

UES brings a combination of local presence, deep familiarity with Columbia County conditions, and extensive GDOT experience that uniquely positions our team to support the Wrightsboro Road Widening Project. Our Augusta office has supported numerous transportation projects in Columbia County and throughout east-central Georgia, giving our staff firsthand knowledge of local soils, groundwater behavior, and construction practices. This familiarity enables us to provide recommendations that are practical, constructible, and tailored to the realities of County projects. Our local proximity also provides the County with significant logistical advantages, including rapid mobilization, reduced travel costs, and same-day delivery of samples to our AMRL-accredited laboratory, which accelerates both fieldwork and reporting.

Project Manager Jim Gough, P.E., brings more than 25 years of civil and geotechnical engineering experience, including service as a 1st Reviewer with GDOT's Office of Materials and Testing. His familiarity with GDOT's review expectations eliminates the learning curve that often slows new consultants and ensures that all deliverables are structured to meet reviewer requirements. Jim has successfully managed numerous large, complex GDOT and municipal projects—including the Barrett Parkway Reliever, Jonesboro Road Widening, and I-285/I-20 Interchange improvements—demonstrating his ability to coordinate multidisciplinary teams and navigate the stakeholder and schedule challenges typical of high-profile roadway projects. Supporting Jim are senior leaders such as Jeanette Hamm, P.E., who brings extensive experience with Phase I and II Environmental Site Assessments, and Masoud Zare, P.E., who offers decades of geotechnical expertise on roadway and bridge projects across Georgia. A key advantage is the inclusion of Adebola "Ade" Adelakun, Ph.D., P.E., former GDOT Geotechnical Branch Chief, whose direct knowledge of GDOT's procedures and expectations will ensure that recommendations are fully aligned with state requirements from the outset, reducing the likelihood of review comments or resubmittals and helping the County advance the project efficiently.

Beyond our local team, UES's position as one of the largest geotechnical firms in the United States—with more than 4,500 staff across 90+ offices—gives Columbia County confidence that specialized expertise and additional resources can be deployed immediately if needed. This national bench strength, combined with our locally based crews and laboratory, ensures that unexpected schedule or resource challenges will not affect project delivery. We will mobilize within days of notice to proceed, hold weekly coordination meetings to monitor progress and resolve emerging issues, and issue rolling deliverables so design can advance in parallel with investigations. Our internal resource planning has already allocated dedicated staff and equipment for this project, and additional crews can be mobilized if weather or productivity issues threaten milestones. Finally, our team structure also supports Columbia County's DBE participation goals. We have partnered with Avaabi Consulting Ltd., a certified DBE firm with extensive GDOT experience, to provide support on soil surveys, geological studies, and construction materials testing. Their meaningful participation not only strengthens our technical delivery but also ensures compliance with the County's equity objectives.

Taken together, UES's local presence, extensive GDOT experience, senior technical leadership, robust schedule management framework, and commitment to DBE inclusion uniquely position us to deliver timely, accurate, and constructible recommendations that will help advance the Wrightsboro Road Widening Project efficiently from concept through design.

Question Set 1: Phase II Questionnaire

#	Question	Response	Comment
Technical Approach			
1.1.1	The following information will only be requested of the shortlisted firms. The Selection Committee will evaluate the shortlisted firms using the information provided as requested below (NOTE: Scores from Phase I will be carried forward to Phase II): The Phase II response must be submitted in accordance with the instructions provided in Section IX, and must be organized, categorized using the same headings (in red), and numbered and lettered exactly as outlined below, and must be responsive to all requested information. For the sections in which page number limits are stated, each section with a stated limit must begin on a new page and end on the last page allowed for the section. It is not allowed to begin new sections on a page allowed for a previous section, if applicable. This will enable the Department to ensure compliance with the page limitations. Phase II Cover page – Each submittal must have a separate cover page for each Phase II submittal and must indicate the response is for Phase II, list the RFQ#, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Numbers, PI Numbers, Count(ies), and Description. A. Technical Approach 1. Provide any unique technical approaches your firm offers relative to addressing anticipated design concepts, use of any alternative methods for delivery (if applicable), and/or management of the project. 2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures. 3. Provide any specific qualifications, skills, knowledge of the project and project area which may uniquely benefit the firm and project, and your ability and willingness to meet time requirements	Agree	
Past Performance			
1.2.1	No additional information should be submitted to fulfill this requirement. Information from the relevant projects listed in Phase I as well as information on file with the County will be used to fulfill this requirement.	Agree	
2 Questions			**100.00% Complete**

Georgia Department of Transportation

COST PROPOSAL - OMAT Cost Summary

Proj. No.:
PI No.: 008348
Prime: UES Professional Solutions 18, LLC
Date: 17-Oct-2025

Project: WRIGHTSBORO ROAD FROM SR 388 TO SR 383/JIMMIE DYESS PKWY
County: Columbia
Contract Type: Cost Plus Fixed Fee
Fixed Fee %: 10%
Master Contract:
Contract Expiration: 31-Dec-2030
Task Order No: 1

UES Professional Solutions 18, LLC

Discipline: Geotechnical/Pavement/USTs

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

Phase	Description	Total Hours	Total Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 158.46%	FCCM @ 1.850%	
	TOTALS ==>	224	$ 49,048.11	$ 7,716.00	$ 3,733.17	$ 37,598.94	$ 14,443.91	$ 22,887.82	$ 267.21	
1	Concept Development	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
2	Database Preparation	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
3	Environmental Document	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
4	Preliminary Plans	224	$ 49,048.11	$ 7,716.00	$ 3,733.17	$ 37,598.94	$ 14,443.91	$ 22,887.82	$ 267.21	
5	Right of Way Plans	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6	Final Plans	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
7	Construction Services	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
8	Special Studies	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
9	Public Involvement	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

Phase Level Summary - Labor

v Enter Employees Current Direct Labor Hourly Rate EXCLUDING ESCALATION

Staff Type / Project Hourly Rates / Hours

		Total Hours	Principal	Project Manager	2nd Review Engineer or Professional	1st Review Engineer or Professional	Project Engineer or Professional	Field Engineer or Professional	Technician	CADD Technician	Support Assistant
			$96.39	$91.35	$96.39	$76.92	$64.90	$38.46			$33.65
	TOTALS ==>	224	6	24	13	13	113	49	-	-	6
1	Concept Development										
2	Database Preparation										
3	Environmental Document										
4	Preliminary Plans	224	6	24	13	13	113	49	-	-	6
5	Right of Way Plans										
6	Final Plans	-	-	-	-	-	-	-	-	-	-
7	Construction Services										
8	Special Studies										
9	Public Involvement										

Phase Level Summary - Other Direct Costs

<< Enter applicable 'Other Direct Cost' categories. Categories below are from CMIS Invoicing Module

Phase	Description	Total Other Direct Costs
	TOTALS ==>	$7,716.00
1	Concept Development	
2	Database Preparation	
3	Environmental Document	
4	Preliminary Plans	$7,716.00
5	Right of Way Plans	
6	Final Plans	
7	Construction Services	
8	Special Studies	
9	Public Involvement	

Georgia Department of Transportation

COST PROPOSAL - OMAT Cost Summary

Proj. No.:
PI No.: **008348**
Prime: **UES Professional Solutions 18, LLC**
Date: **17-Oct-2025**

Project: **WRIGHTSBORO ROAD FROM SR 388 TO SR 383/JIMMIE DYESS PKWY**
County: **Columbia**
Contract Type: **Cost Plus Fixed Fee**
Fixed Fee %: **10%**

Master Contract:
Contract Expiration: **31-Dec-2030**
Task Order No: **1**

UES Professional Solutions 18, LLC

Discipline: **Geotechnical/Pavement/USTs** **Hours & Cost Estimate**

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

SUMMARY BY PHASE/MAJOR TASK - TOTAL COSTS

Phase	Description	Total Hours	Total Contract Cost	Total Other Direct Costs	Fixed Fee @ 10%	Total Labor Cost	Direct Labor Cost	Indirect Costs (Overhead) @ 158.46%	FCCM 1.85%	
	TOTALS ==>	**224**	**$ 49,048.13**	**$ 7,716.00**	**$ 3,733.18**	**$ 37,598.95**	**$ 14,443.91**	**$ 22,887.82**	**$ 267.22**	**$ -**
4	**Preliminary Plans - TOTALS**	**224**	**$ 49,048.13**	**$ 7,716.00**	**$ 3,733.18**	**$ 37,598.95**	**$ 14,443.91**	**$ 22,887.82**	**$ 267.22**	
	Pavement Evaluation Summary	120	$ 27,300.85	$ 6,446.00	$ 1,883.64	$ 18,971.21	$ 7,287.93	$ 11,548.45	$ 134.83	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Limited Phase I Environmental Site Assessment	104	$ 21,747.28	$ 1,270.00	$ 1,849.54	$ 18,627.74	$ 7,155.98	$ 11,339.37	$ 132.39	
	~~Limited Phase II Environmental Site Assessment~~		$ -	$ -	$ -	$ -	$ -	$ -	$ -	
6	**Final Plans - TOTALS**		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	~~Final Soil Survey after PFPR~~		$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	~~BFI - Bridge # 1~~		$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	~~Wall Foundation Investigation #1~~		$ -	$ -	$ -	$ -	$ -	$ -	$ -	

SUMMARY BY PHASE/MAJOR TASK - HOURS

Phase	Description	Total Hours	Staff Type / Hours: Principal	Project Manager	2nd Review Engineer or Professional	1st Review Engineer or Professional	Project Engineer or Professional	Field Engineer or Professional	Technician	CADD Technician	Support Assistant
	TOTALS ==>	**224**	**6**	**24**	**13**	**13**	**113**	**49**	**-**	**-**	**6**
4	**Preliminary Plans - TOTALS**	**224**	**6**	**24**	**13**	**13**	**113**	**49**	**-**	**-**	**6**
	~~Pavement Evaluation Summary~~	120	3	10	6	6	53	40	-	-	2
		-									
		-									
	Limited Phase I Environmental Site Assessment	104	3	14	7	7	60	9	-	-	4
	~~Limited Phase II Environmental Site Assessment~~	-	-	-	-	-	-	-	-	-	-
6	**Final Plans - TOTALS**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	~~Final Soil Survey after PFPR~~	-	-	-	-	-	-	-	-	-	-
	~~BFI - Bridge # 1~~	-	-	-	-	-	-	-	-	-	-
		-									
		-									
		-									
		-									
		-									
	~~Wall Foundation Investigation #1~~	-	-	-	-	-	-	-	-	-	-

Georgia Department of Transportation

COST PROPOSAL - OMAT Cost Summary

Proj. No.:
PI No.: **008348**
Prime: **UES Professional Solutions 18, LLC**
Date: **17-Oct-2025**

Project: **WRIGHTSBORO ROAD FROM SR 388 TO SR 383/JIMMIE DYESS PKWY**
County: **Columbia**
Contract Type: **Cost Plus Fixed Fee**
Fixed Fee %: **10%**

Master Contract:
Contract Expiration: **31-Dec-2030**
Task Order No: **1**

UES Professional Solutions 18, LLC

Discipline: **Geotechnical/Pavement/USTs**

Hours & Cost Estimate

It is the Consultant's responsibility to ensure all hours and costs are accounted for in the TOTALS

SUMMARY BY PHASE/MAJOR TASK - OTHER DIRECT COSTS

Phase	Description	Total Other Direct Costs	
	TOTALS ==>	**$7,716.00**	
4	**Preliminary Plans - TOTALS**	$7,716.00	
	~~Pavement Evaluation Summary~~	$6,446.00	<< Ensure Formulas are Linking to the Appropriate Major Task Tab and Row 22
	Limited Phase I Environmental Site Assessment	$1,270.00	
	~~Limited Phase II Environmental Site Assessment~~		
6	**Final Plans - TOTALS**		
	~~Final Soil Survey after PFPR~~		<< Ensure Formulas are Linking to the Appropriate Major Task Tab and Row 22
	~~BFI - Bridge # 1~~		
	~~Wall Foundation Investigation #1~~		

Engineering and Design – Consultant/Sub-Consultant

Certified Payroll and Qualification

Contract No.: _____ Task Order #: _____ PI No.: 008348 Project: WRIGHTSBORO ROAD FROM SR 388 TO SR 383/JIMMIE DYESS PKWY

Prime Consultant Legal Name: UES Professional Solutions 18, LLC Sub-Consultant Legal Name: _____

Indirect Cost Rate: 158.46% FCCM: 1.846%

Employee Name	Official Company Title	GDOT Labor Classification	Meets minimum GDOT Labor classification requirements	Education (e.g. AA, BA, MA, DES)	Years Experience	Professional Registration/Technical Certificate Number	Actual Hourly Payroll Rate
McGowan, Kevin	Vice-President	Principal	Yes	BS	24		$86.54
Hamm, Jeanette	Senior Engineer	Project Manager	Yes	BS	23	PE 030050	$91.35
Gore, Claire	Senior Geologist	2nd Reviewer	Yes	BS	21	PG 1913	$67.31
Patel, Biren	Project Scientist	1st Reviewer/Project Professional	Yes	BS	10		$43.75
Chad Crumbley	Project Geologist	Project Professional	Yes	BS	12		$35.85
Gammans, John	Project Geologist	Project Professional	Yes	BS	4	PG 2425	$35.39
Goodwin, Jeff	Senior Scientist	Project Professional	Yes	BS	24		$50.60
Seagraves, Logan	Project Geologist	Project Professional	Yes	BS	4		$32.34
Thomson, Scott	Vice President	Principal/2nd Reviewer	Yes	BS	28	PE 030812	$96.39
Gough, James	Principal Engineer	Project Manager/1st Reviewer	Yes	BS	26	PE 036335	$76.92
Zare, Masoud	Senior Engineer	Project Manager/Project Engineer	Yes	PhD	10	PE 050203	$64.90
Friday, Velree	Staff Engineer	Project Engineer/Field Engineer	Yes	BS	2		$37.50
Fisher, Shacoya	Staff Engineer	Project Engineer	Yes	BS	2		$38.46
Pack, Melissa	Administration	Support Administration	Yes	BS	15		$33.65

1955 Vaughn Road, Suite 101 • Kennesaw, Georgia 30144 • (770) 794-0266 • www.contoureng.com

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE FOR EACH INDIVIDUAL IS TRUE AND ACCURATE.

SIGNATURE: Alicia Crenshaw NAME (PRINTED): Alicia Crenshaw

DATE: 10/17/2025 TITLE: SE HR Director

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EXHIBIT "B"

(COUNTY'S ORIGINAL REQUEST FOR PROPOSAL SUBMITTED AS ATTACHED)

COLUMBIA COUNTY
GEORGIA

Columbia County Board of Commissioners
Procurement Department

RFQ # 2025029-RFQ2911

REQUEST FOR QUALIFICATIONS
PI # 0008348 GEOTECH SERVICES - WRIGHTSBORO RD WIDENING PROJECT

Qualification Packages are due Thursday,
August 28, 2025 no later than 12:00:00 PM E.T.

To obtain the documentation and to ensure receipt of Addenda, please be sure you have registered on Bonfire at https://columbiacountyga.bonfirehub.com

PLEASE NOTE THE VENDOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING THEY HAVE RECEIVED ANY / ALL ADDENDA PRIOR TO THE PROPOSAL OPENING.

General Information

- **Specifications / Requirements / Documentation can be obtained by registering on the Columbia County E-Procurement website: https://columbiacountyga.bonfirehub.com**

- **Any inquiries should be directed to:**
  Chris Landers, CPPB, Procurement Supervisor
  Columbia County Board of Commissioners
  Procurement Department
  500 Faircloth Drive, Building E
  Evans, GA 30809
  E-mail: clanders@columbiacountyga.gov

- **Proposals will be received at:**
  https://columbiacountyga.bonfirehub.com

- Proposals are due **Thursday, August 28, 2025 no later than 12:00:00 PM ET.** Proposals received after this time will be marked "LATE" and will not be considered.

- No faxed or e-mailed proposals will be accepted.

- If a vendor becomes aware of alternate solutions or objections that do not meet the attached specifications, it is to the vendor's advantage to notify the Procurement Department no later than ***5 working days*** before the proposal opening date. Procurement, along with the requesting department, will determine if an addendum revising the specifications will be issued or postponement of the proposal opening is necessary.

- All requested information should be provided in order for a proposal to be considered responsive. However, any vendor which submits in its proposal to the County any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration.

- Addenda will be posted on the Columbia County E-Procurement web site (https://columbiacountyga.bonfirehub.com).

- **Email** Chris Landers at clanders@columbiacountyga.gov should any questions arise.

  Glenn O'Steen, MBA, CPPO
  Procurement Manager

I. General Project Information

A. Overview

The Columbia County Board of Commissioners (CCBOC) is soliciting Statements of Qualifications (SOQ) from qualified firm(s) or organization(s) to provide Geotech Services for PI# 0008348.

This Request for Qualifications (RFQ) seeks to identify potential providers for the Scope of Services for the project/contract listed in Exhibit I. Firms that respond to this RFQ, and are determined by CCBOC to be sufficiently qualified, may be deemed eligible, and invited to offer proposals and/or possibly present and/or interview for these services. All respondents to this RFQ are subject to instructions communicated in this document, and are cautioned to completely review the entire RFQ and follow instructions carefully. CCBOC reserves the right to reject any or all Statements of Qualifications or Consultant Plan Proposals, and to waive technicalities and informalities at the discretion of the Board of Commissioners.

B. IMPORTANT- A RESTRICTION OF COMMUNICATION IS IN EFFECT FOR THIS PROJECT.

From the advertisement date of this solicitation until successful respondents are selected and the award is made, all firms and their agents who intend to, or have submitted qualifications to this solicitation are hereby placed on formal notice that lobbying of Columbia County Government employees or members of the Evaluation Panel with the intent to manipulate the Procurement process may result in the immediate disqualification of such firm by the County from further consideration for this project.

C. The Georgia Department of Transportation Board has adopted a 15% overall annual goal for DBE participation on all federally funded projects. This goal is not to be considered as a fixed quota, set aside or preference. The DBE goal can be met by prime contracting, sub-contracting, joint-venture or mentor/ protégé relationship.

Georgia Department of Transportation will monitor and assess each consultant services submittals for their DBE participation and/or good faith effort in promoting equity and opportunity in accordance with the state of Georgia, Department of Transportation Disadvantage Business Program Plan.

For more information on the GDOT DBE Program please contact:

Georgia Department of Transportation
Equal Opportunity Division
One Georgia Center, 7th Floor
600 West Peachtree Street, NW
Atlanta, Georgia 30308
Phone: (404) 631-1972

D. Scope of Services

Under the terms of the resulting Agreements, the selected consultants will provide Geotech Services for PI# 0008348 for the CCBOC Project identified. The anticipated scope of work for the project/contract is included in **Exhibit I**.

In addition, CCBOC desires that the engineer have the ability to provide, either with its own forces or through a sub-consultant team member, comprehensive services necessary to fulfill all preliminary geotech services which may arise during the project cycle.

E. Contract Term and Type

CCBOC anticipates one (1) Multi-Phase, Project Specific contract to be awarded to one (1) firm, for the project/contract identified. CCBOC anticipates that the Payment Type may be Lump Sum, Cost Plus Fixed Fee, Cost per Unit of Work or Specific Rate of Compensation. As a project-specific contract, it is the County's intention that the Agreement will remain in effect until successful completion of the preliminary engineering phase of the project, and may choose to utilize the selected consultant for use on construction revisions as necessary.

F. Contract Amount

The Multi-Phase, Project Specific contract amount will be determined via negotiations with the County. If the County is unable to reach a satisfactory agreement and at reasonable rates to be paid for the services to be provided, the County reserves the right to terminate negotiations with the highest-scoring finalist and begin negotiations with the next highest-scoring finalist.

II. Selection Method

A. Method of Communication

All general communication of relevant information regarding this solicitation, including addenda, will be made electronically via Bonfire at https://columbiacountyga.bonfirehub.com. Please note that responding firms are responsible for verifying they have received any / all updates, clarifications, announcements, and addenda prior to the due date of the qualification package. Solicitation documents will also be uploaded to the Georgia Procurement Registry (GPR).

CCBOC reserves the right to communicate via electronic-mail with the primary contact listed in the Statements of Qualifications. Other specific communications will be made as indicated in the remainder of this RFQ.

B. Phase I - Selection of Finalists

Based on the Statements of Qualifications submitted in response to the projects/contracts listed in this RFQ, the Selection Committee will review the **Experience and Qualifications** and **Resources and Workload Capacity** listed in **Section IV.**

Selection Criteria for Phase I. The Selection Committee will discuss the top submittals, and the final rankings of the top submittals will be determined. From the final rankings of the top submittals, the Selection Committee will identify three (3) to five (5) firms that will be shortlisted.

All firms must meet the minimum requirements as listed in **Section IV.A.** below.

C. Finalist Notification for Phase II

Firms selected and shortlisted as finalists will receive notification and final instructions from CCBOC regarding the **Phase II – Technical Approach** response.

D. Phase II - Finalists Response on Technical Approach and Past Performance

CCBOC will request a **Technical Approach** of the three (3) to five (5) finalist firms for the project/contract. CCBOC reserves the right to request a presentation/interview on any project/contract as determined in its best interests; however, this additional requirement shall typically be reserved for the most complex projects. Each finalist firm shall be notified in writing and informed of the proposal due date.

Any additional detailed proposal instructions and requirements, beyond that provided in **Section V. Selection Criteria for Phase II**, for the finalists will be provided in the Finalist Notification. All members of the Selection Committee will review the written proposal (and will attend the presentation/interview if so chosen). **Firms shall not address any questions, prior to the award announcement, to anyone other than the designated contact.**

E. Final Selection

Final selection will be determined by carrying the scores from **Phase I** forward for each Finalist and by evaluating the **Technical Approach** and **Past Performance** criteria for **Phase II**. The Selection Committee will discuss the Finalist's Phase II Responses and the final rankings will be determined.

Negotiations will then be initiated with the top-ranked firm(s) to finalize the terms and conditions of the contract(s), including the fees to be paid. In the event a satisfactory agreement cannot be reached with the highest-ranking firm(s), CCBOC will formally terminate the negotiations and possibly enter into negotiations with the second highest-ranking firm, and so on in turn until a mutual agreement is established and CCBOC awards a contract. The final form of the contract shall be developed by CCBOC.

III. Schedule of Events

The following Schedule of Events represents CCBOC's best estimate of the Schedule that will be followed. All times indicated are prevailing times in Evans, Georgia. CCBOC reserves the right to adjust the Schedule as CCBOC deems necessary.

PHASE I	DATE	TIME
a. CCBOC issues public advertisement of **RFQ#2025029-RFQ2911: Wrightsboro Rd Widening Geotech Services for PI# 0008348**	7/30/2025	----------
b. Deadline for submission of written questions and requests for clarification	8/20/2025	5:00 PM
c. Deadline for submission of Statements of Qualifications	8/28/2025	12:00 PM
PHASE II		
d. CCBOC completes evaluation and issues notification and other information to finalist firms	TBD	
e. Deadline for submission of written questions from finalists	TBD	12:00 PM
f. Phase II Response of Finalist firms due	TBD	TBA

IV. Selection Criteria for Phase I - Criteria for Evaluation of Statements of Qualifications

A. Area Class Requirements and Certification

Presented teams must be prequalified in the indicated Area Class(es) in order to be evaluated. Required proof of prequalification shall be submitted as indicated in **Section VI.B.4.** below. All Submittals will be pre-screened to verify that the Prime consultant has the required Area Class(es) and that the overall team has the required Area Class(es). Any submittal in which the Prime consultant or the overall team area class requirements are not met will be disqualified from further consideration.

Each submittal will require a certification to allow the County to analyze risks in determining if any Firm should be ineligible for award. The certification shall cover a wide variety of information. Any firm which responds in any potentially concerning manner must provide additional information as directed herein for consideration by CCBOC to determine if Firm is eligible for award.

B. Project Manager, Key Team Leader(s) and Prime's Experience and Qualifications – 30%

The Selection Committee will evaluate all firms on their Experience and Qualifications, which shall account for a total of thirty (30%) percent of the total evaluation. **The following criteria for scoring Phase I of the evaluation will be utilized to determine which firms are shortlisted:**

1. Project Manager education, registration, relevant engineering experience, relevant project management experience, experience in utilizing GDOT specific processes, manuals, or guidance.
2. Key Team Leaders' education, registration, relevant technical experience, and relevant experience in utilizing GDOT specific processes, manuals, or guidance.
3. Prime Consultant's experience for the previous five (5) years in delivering projects of similar complexity, size, scope, and function.

C. Project Manager, Key Team Leader(s) and Prime's Resources and Workload Capacity – 20%

The Selection Committee will evaluate all firms on their Resources availability and Workload Capacity which shall account for a total of twenty (20%) percent of the total evaluation. **The following criteria for scoring the Resources and Workload Capacity will be utilized to determine which firms are shortlisted:**

- Project Manager Workload
- Workload capacity of Key Team Leader(s)
- Resources dedicated to delivering project

- Ability to Meet Project Schedule

V. Selection Criteria for Phase II - Criteria for Evaluation of Technical Approach and Past Performance

A. Technical Approach – 40%

The Selection Committee will evaluate the shortlisted firms (Finalists) on their Technical Approach, which shall account for a total of forty (40%) percent. The Selection Committee shall utilize the following additional criteria for scoring Phase II of the evaluation to determine the highest ranked/most qualified **(NOTE: Scores from Phase I will be carried forward and combined with the scores from the Phase II to determine the final ranking of Finalists)**:

1. Provide any unique technical approaches your firm offers relative to addressing anticipated design concepts, use of any alternative methods for delivery (if applicable), and/or management of the project.
2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures.
3. Provide any specific qualifications, skills, knowledge of the project and project area which may uniquely benefit the firm and project, and your ability and willingness to meet time requirements.

B. Past Performance – 10%

The Selection Committee may consider information provided via references provided for relevant projects, knowledge any selection committee member has of performance on relevant projects, and performance evaluations or knowledge presented on CCBOC projects. The Selection Committee will consider all factors in their totality and score from 0 to 10 when arriving at a final score for the Past Performance.

VI. Instructions for Content and Preparation of Statements of Qualifications – Phase I Response

The Statements of Qualifications submittal must be submitted in accordance with the instructions provided in Section VIII, and shall be organized, categorized using the same headings (in red), and numbered and lettered exactly as outlined below, and must be responsive to all requested information.

For the sections in which page number limits are stated, each section with a stated limit must begin on a new page and end on the last page allowed for the section. **It is not allowed to begin new sections on a page allowed for a previous section, if applicable. This will enable the Department to ensure compliance with the page limitations.**

Cover page – Each project/contract submittal shall have a separate cover page for each copy of each submittal for each project/contract and each must list the RFQ#, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Numbers, PI Numbers, and Description.

A. Administrative Requirements

It is required to submit the information below for your submittal. This is general information and will not be scored but may be used to determine eligibility for selection. **Only submit the information requested under the Administrative Requirements section; additional information will be subject to disqualification of your firm.**

1. Basic company information:
   a. Company name.
   b. Company Headquarter Address.
   c. Contact Information - Name and all contact information (telephone number(s) and e-mail address) of primary proposing contact (this will be the individual with whom the County will direct all communications).
   d. Company website (if available).
   e. Georgia Addresses - Identify and provide addresses for the offices located in the State of Georgia.
   f. Staff - List the number and disciplines of staff members employed in each office in the State of Georgia.
   g. Ownership - Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the Offeror a sole proprietorship, partnership, corporation, limited liability Corporation, or other structure?
2. Certification Form - Complete the Certification Form (*Exhibit "II" enclosed with RFQ*), and provide a notarized original within the firm's Statement of Qualifications. This is to be submitted for the Prime **ONLY**.
3. Georgia Security and Immigration Compliance Act Affidavit – Complete the form *(Exhibit "III" enclosed with RFQ),* and provide a notarized original within the firm's Statement of Qualifications. This is to be submitted for the Prime **ONLY**.
4. Addenda - Signed cover page of any Addenda issued for the Prime **ONLY**.

B. Experience and Qualifications

1. Project Manager - Provide information pertaining to the project manager, including but not limited to:
   a. Education.
   b. Registration (if necessary and applicable.)
   c. Relevant engineering experience.
   d. Relevant project management experience for projects of similar complexity, size, scope, and function.
   e. Relevant experience utilizing GDOT specific processes, manuals, or guidance (Plan Development Process, Design Policy, Environmental Procedures Manual, etc.).

   The information provided in this response should be limited to two (2) pages maximum.

2. Key Team Leaders - Provide experience of Key Team Leaders (defined as those individuals who oversee project areas determined as particularly important to each specific project) (refer to the Project Description in **Exhibit I, specifically Section 7** for the list of Key Team Leaders for each Project). For each Key Team Leader identified provide:
   a. Education.
   b. Registration (if necessary and applicable.)
   c. Relevant technical experience in the applicable resource area (on no more than three (3) of the most relevant projects).
   d. Relevant experience utilizing GDOT specific processes, manuals, or guidance (PDP, Design Policy, Environmental Procedures Manual, etc.) which are specific to the key team leader's area.

   This information should be limited to one page for each Key Team Leader identified in Section 7 of each Exhibit I. *Respondents submitting more than one (1) page for each Key Team Leader identified will be subject to disqualification*.*

   *Respondents who provide more Key Team Leaders than what is outlined in the requirement will be subject to disqualification as this would provide an advantage over firms who complied with the requirement and had the required number of Key Team Leaders; Respondents who do not provide the required Key Team Leaders will be subject to disqualification as this does not meet the requirements of the project and therefore would deem the respondent and its team unqualified for the award.

3. Prime Experience - Provide information on the prime's experience and ability in delivering effective services for projects of similar complexity, size, scope, and function which demonstrate the firm's capabilities to provide services for CCBOC. For each project, the following information should be provided:
   a. Client name, project location and dates during which services were performed.
   b. Description of overall project and services performed by your firm.
   c. Duration of project services provided by your firm, and overall project budget.
   d. Experience utilizing GDOT specific processes, manuals, or guidance (PDP, Design Policy, Environmental Procedures Manual, etc.)
   e. Client(s) current contact information including contact names, telephone numbers, and email address.
   f. Involvement of Key Team Leaders on the projects.

   This information is limited to two (2) pages maximum.

4. Area Class Summary Form and Notice of Professional Consultant Qualifications - Prime Consultants are defined as the firm submitting the Statement of Qualifications and the firm with whom CCBOC will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. Prime Consultants and their sub-consultant team members must meet the Area Class requirements listed in Exhibit I for each project on which they apply. In regards to the required Area Classes, for each project/contract on which they apply, respondents should submit a summary form (example provided in Exhibit IV) which details the required area classes for the Prime Consultant and all sub-consultants or joint-venture of consultants on the team listed in the Statement of Qualifications. The area classes and firm's meeting the area classes listed on the summary form must meet all required area classes or the team will be disqualified. If a team member's prequalification will expire prior to the due date of the SOQs, documentation must be provided which shows that the firm has submitted its application for prequalification prior to the SOQ due date. The team must maintain its prequalification certification in order to be considered eligible for award if selected. **Additionally, respondents should submit the Notice of Professional Consultant Qualifications (for the Prime**

Consultant and all sub-consultants for each project) issued by CCBOC and attach after the Area Class summary form.

Area Class Summary Form and Notice of Professional Consultant Qualifications should be limited to the one page for the Area Class table (unless the project needs require an extensive list of area classes) and the required Notice of Professional Consultant Qualifications.

C. Resources/Workload Capacity

1. Overall Resources - Provide information regarding the overall resources dedicated to delivering the specific project, including:

   a. Organizational chart which identifies the project manager, prime, Key Team Leaders, support personnel, and reporting structure. **This chart may be submitted on a 11" x 17" page.** *(Excluded from the page count)*

   b. Primary Office - Identify and discuss the primary office which will be responsible for handling the specific project and the number and types of staff within the office and how this office could benefit the project and promote efficiency. **This information to be included on the one (1) page with the Narrative on Additional Resource Areas and Ability.**

   c. Narrative on Additional Resource Areas and Ability – Respondents are to provide information regarding additional resource areas identified as important to the project, to discuss how the key areas will integrate and work together on the project, to discuss any information which is pertinent to these areas, to provide a narrative regarding how the organization of the team, including the PM and Key Team Leaders can deliver the project on schedule given their workload capacity. (CCBOC recognizes that some individuals may be able to meet the schedule while carrying heavier project loads.) Respondents may discuss the advantages of your team and the abilities of the team members which will enable the project to meet the proposed schedule as identified in **Exhibit I** (where applicable). If there is no proposed schedule, discuss the advantages of the team and the abilities of the team members that will enable the project to move as expeditiously as possible.

   Respondents submitting more than the one (1) page allowed (combined for C1.b. and C1.c.), will be subject to disqualification.

2. Project Manager Commitment Table - Provide a list of ALL projects (GDOT, other governments and private contracts – Information may be validated and any firm determined not to be listing all projects may be subject to disqualification) on which the proposed project manager is currently committed, to enable the Department to ascertain the project manager's availability. Utilize a table similar to the following format with a minimum of all criteria indicated to provide the requested information:

Project Manager	PI/Project # for GDOT Projects/Name of Customer for Non-GDOT Projects	Role of PM on Project	Project Description	Current Phase of Project	Current Status of Project	Monthly Time Commitment in Hours

3. Key Team Leader Project Commitment Table - Provide a table similar to the below, with a minimum of all criteria indicated, which identifies ALL projects the Key Team Leaders (refer to the Project Description in **Exhibit I**, specifically **Section 7,** for the list of Key Team Leaders for each Project) are committed on to enable the Department to ascertain the available capacity.

Key Team Leader	PI/Project # for GDOT Projects/Name of Customer for Non-GDOT Projects	Role of Key Team Leader on Project	Project Description	Current Phase of Project	Current Status of Project	Monthly Time Commitment in Hours

This information is limited to the organization chart (excluded from page count), [one (1) page of text to include both C1.b. Primary Office and C1.c. Narrative on Additional Resource Areas and Ability], and the tables.

VII. Instructions for Preparing Technical Approach and Past Performance Response – Phase II Response

The following information will only be requested of the shortlisted firms. The Selection Committee will evaluate the shortlisted firms using the information provided as requested below (NOTE: Scores from Phase I will be carried forward to Phase II):

The Phase II response must be submitted in accordance with the instructions provided in Section IX, and must be **organized, categorized using the same headings (in red), and numbered and lettered** exactly as outlined below, and must be responsive to all requested information. *For the sections in which page number limits are stated, each section with a stated limit must begin on a new page and end on the last page allowed for the section.* **It is not allowed to begin new sections on a page allowed for a previous section, if applicable. This will enable the Department to ensure compliance with the page limitations.**

Phase II Cover page – Each submittal must have a separate cover page for each Phase II submittal and must indicate the response is for Phase II, list the RFQ#, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Numbers, PI Numbers, Count(ies), and Description.

A. Technical Approach

1. Provide any unique technical approaches your firm offers relative to addressing anticipated design concepts, use of any alternative methods for delivery (if applicable), and/or management of the project.
2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures.
3. Provide any specific qualifications, skills, knowledge of the project and project area which may uniquely benefit the firm and project, and your ability and willingness to meet time requirements.

This information will be limited to a maximum of three (3) pages.

B. Past Performance

No additional information should be submitted to fulfill this requirement. Information from the relevant projects listed as well as information on file with the County will be used to fulfill this requirement.

Past performance may be evaluated through the checking of project references for the proposed project manager as well as the firm. The County will check these references at random. For this reason, attention should be paid to the references provided to ensure that the contact information provided is accurate and the individual references are reachable. Other past performance information which may be utilized includes County consultant performance ratings as well as knowledge that any member of the Selection Committee has pertaining to the past performance of the firm on any project.

VIII. Instructions for Submittal for Phase I - Statements of Qualifications

A. There is one (1) electronic version submittal required. Statements of Qualifications shall be submitted electronically via Bonfire, Columbia County's e-Procurement platform, at https://columbiacountyga.bonfirehub.com. The Submittal must follow the format and meet the content requirements identified in **Section VI**, entitled **Instructions for Content and Preparation of Statements of Qualifications – Phase I Response.** See **Attachment 1** for a summary of how the submittals should be prepared.
No submittals will be accepted after the time and date set for receipt.

B. Submittals must be typed on standard (8½" x 11") paper. The pages should be numbered, however, submittal pages will be counted by section to determine compliance with page limits. Responses are limited to the page counts indicated in each section using a **minimum of size 11 font**. Page counts will be determined by pages with print on them, not by the physical piece of paper. Each Statement of Qualifications shall be prepared simply and economically as indicated above. Colored displays, and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

NOTE: Additional pages other than what has been specified above in each section should not be included and will be grounds for disqualification. Submittals are limited to the information requested in Section VI. Instructions for Content and Preparation of Statements of Qualifications - Phase I Response only. Hyperlinks or embedded video are not allowed.

Statements of Qualifications submittals must be a PDF document for each project/contract. Each PDF document must follow the naming convention for electronic records as follows: the proposing firm's full legal name, RFQ#, RFQ Title and the specific project contract number being submitted on. To submit your Statement of Qualification click or visit the following Link:

https://columbiacountyga.bonfirehub.com

Registration with Bonfire is required in order to submit to this project. Registration with Bonfire is free, and once registered your firm will be able to view, download, and submit to this and any other project solicited by CCBOC.

Upon receipt of the complete electronic submittal, Bonfire will forward the sender a receipt confirmation via e-mail. **If you do not receive an email receipt confirmation for your submittal, please contact Bonfire Support via email** at support@gobonfire.com or phone 1-800-354-8010 ext. 2. Statements of Qualifications **must be received by CCBOC** prior to the deadline indicated in the Schedule of Events (*Section III of RFQ*).

No submittals will be accepted after the time and date set for receipt.

All expenses for preparing and submitting responses are the sole responsibility of the party submitting the response. CCBOC is not obligated to any party to reimburse such expenses. All submittals, upon receipt, become the property of CCBOC. Labeling information provided in submittals "proprietary" or "confidential" or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

CCBOC reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in the best interest of the County.

C. **Questions and Requests for Clarification**

Questions about any aspect of the RFQ, or the project, shall be submitted **in writing** via the Bonfire Portal or via e-mail to: Chris Landers, e-mail: clanders@columbiacountyga.gov. The deadlines for submission of questions relating to the RFQ are the times and dates shown in the (**Schedule of Events- Section III***)*. From the issue date of this solicitation until a successful proposer is selected and the award is made official and announced, respondents are subject to the Restriction of Communication in **Section I.B.**

IX. Instructions for Submittal for Phase II – Technical Approach and Past Performance Response

THESE INSTRUCTIONS ARE INTENDED SOLELY FOR THOSE FIRMS IDENTIFIED AND NOTIFIED AS FINALISTS. Final Instructions will be provided to the Finalists in the notification.

Please note that each project/contract will follow an individual schedule which meets the availability of each Selection Committee. For this reason, the Notice to Selected Finalists and resulting Phase II responses may be on different schedules for each project/contract.

A. There is one (1) electronic version submittal required. Statements of Qualifications shall be submitted electronically via Bonfire, Columbia County's e-Procurement platform, at https://columbiacountyga.bonfirehub.com. The Submittal must follow the format and meet the content requirements identified in **Section VII**, entitled **Instructions for Preparing Technical Approach and Past Performance Response - Phase II Response.** See **Attachment 1** for a summary of how the submittals should be prepared.

B. Submittals must be typed on standard (8½" x 11") paper. The pages should be numbered, however, submittal pages will be counted by section to determine compliance with page limits. Responses are limited to the page counts indicated in each section using a minimum of size 11 font. Page counts will be determined by pages with print on them, not by the physical piece of paper. Each Statement of Qualifications shall be prepared simply and economically as indicated above. Colored displays, and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

NOTE: Additional pages other than what has been specified above in each section should not be included and will be grounds for disqualification. Submittals are limited to the information requested in Section VII. Instructions for Preparing Technical Approach and Past Performance Response-Phase II Response only. Hyperlinks or embedded video are not allowed.

C. Technical Approach submittal must be a PDF document for each project/contract. Each PDF document must follow the naming convention for electronic records as follows: the proposing firm's full legal name, RFQ#, RFQ Title and the specific project contract being submitted on. To submit your Technical Approach click or visit the following Link:

https://columbiacountyga.bonfirehub.com

Upon receipt of the complete electronic submittal, Bonfire will forward the sender a receipt confirmation via e-mail. **If you do not receive an email receipt confirmation for your submittal, please contact Bonfire Support via email** at support@gobonfire.com or phone 1-800-354-8010 ext. 2. Technical Approach **must be received by CCBOC** prior to the deadline indicated in the Notice to Selected Finalists.

No submittals will be accepted after the time and date set for receipt.

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. CCBOC is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of CCBOC. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

CCBOC reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in the best interest of the County.

D. Questions and Requests for Clarification

Questions about any aspect of the Phase II Response for Finalists, shall be submitted in writing via the Bonfire Portal or via e-mail to: Chris Landers, e-mail: clanders@columbiacountyga.gov or as directed in the Notice to Finalists, if different. The deadlines for submission of questions relating to the Phase II Response will be identified in the Notice to Finalists. From the issue date of this solicitation until a successful proposer is selected and the award is made official and announced, respondents are subject to the Restriction of Communication in **Section I.B.**

X. CCBOC Terms and Conditions

A. Statement of Agreement

With the submission of a SOQ, the respondent agrees that he/she has carefully examined the Request for Qualifications, and agrees that it is the respondent's responsibility to request clarification on any issues in any section of the Request for Qualifications with which the respondent disagrees or needs clarified. The respondent also understands that failure to mention these items during the question period or in the SOQ will be interpreted to mean that the respondent is in full agreement with the terms, conditions, specifications and requirements in the therein. With submission of a SOQ, the respondent hereby certifies: (a) that this SOQ is genuine and is not made in the interest or on behalf of any undisclosed person, firm, or corporation; (b) that respondent has not directly or indirectly included or solicited any other respondent to put in a false or insincere SOQ; (c) that respondent has not solicited or induced any person, firm, or corporation to refrain from sending a SOQ.

The respondent also understands that failure to provide required information may result in disqualification. Failure to provide administrative information may not result in disqualification. At the Department's discretion, the Department may notify the respondent that administrative information is not provided or there was an error in the information provided, **and** the Department will allow a respondent to provide an update to the administrative information. However, the exception to this is the provision of the required **GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT,** which by Georgia Law requires disqualification of the response. The above changes mentioned to administrative information would be considered allowable as these would be

limited to changes which **do not** affect the information which the evaluators use to score the respondents. Failure of a respondent to provide the specific administrative information as required in the notice will result in disqualification. Any respondent who provides changes in addition to the information requested in the notice shall be subject to disqualification. Failure of a respondent's SOQ to provide any information pertaining to a respondent and its teams qualifications, of any type, will subject the SOQ to disqualification. The Department will not allow updates to qualifications to be provided to avoid disqualification as this would allow a respondent to modify its SOQ and alter the information which evaluators would score. The above changes related to qualifications would not be allowable as these would allow changes which **do** affect the information which the evaluators use to score the respondents SOQ.

B. Joint-Venture Proposals, Sub-Consultants, and Vendors

CCBOC does not generally desire to enter into "joint-venture" agreements with multiple firms. In the event two or more firms desire to "joint-venture", it is strongly recommended that one incorporated firm propose and maintain status as the Program Management firm with the remaining firms participating as major firms. Any joint-venture, proposed and established as a separate business entity, should have its own set of books and supporting documentation sufficient for an audit trail. Transactions should be recorded consistent with the joint-venture agreement, and care must be taken to ensure that the joint-venture bears its equitable share of the costs. Therefore, "unpopulated joint-ventures" would not have an adequate accounting system suitable for cost reimbursement contracts.

However more traditional "populated joint-ventures" are welcomed. A populated joint-venture is where an alliance is brought to life by infusing it with working capital, employees, and control systems. The alliance implements all necessary business systems, including payroll processing, purchasing, property control, etc. The alliance will develop its own indirect rate structure and calculates its own indirect cost rates, based on the direct and indirect costs it incurs.

Sub-Consultants shall generally be considered any team member which is performing any service which typically requires prequalification, which is subject to the Audit and Accounting System Requirements, and whose services are billed as costs. Sub-Consultant Team Members must be written into the resulting Agreement and are subject to all terms and conditions in the Agreement. Vendors shall be considered any team member which is performing any service which typically does not require prequalification, which is not subject to the Audit and Accounting System Requirements, and whose services are billed as direct expenses. Vendors may not be written into the resulting Agreement and may not be subject to all terms and conditions in the Agreement.

C. Non-Discrimination and DBE Requirements

The Georgia Department of Transportation in accordance with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d--42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all proposers that it will affirmatively ensure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

The Georgia Department of Transportation Board has adopted a 15% overall annual goal for DBE participation on all federally funded projects. This goal is not to be considered as a fixed quota, set aside or preference. The DBE goal can be met by prime contracting, sub-contracting, joint-venture or mentor/ protégé relationship.

Georgia Department of Transportation will monitor and assess each consultant services submittals for their DBE participation and/or good faith effort in promoting equity and opportunity in accordance with the state of Georgia, Department of Transportation Disadvantage Business Program Plan.

For more information on the GDOT DBE Program please contact:

Georgia Department of Transportation
Equal Opportunity Division
One Georgia Center, 7th Floor
600 West Peachtree Street, NW
Atlanta, Georgia 30308
Phone: (404) 631-1972

D. Audit and Accounting System Requirements

CCBOC reserves the right to reject any proposal with firms that do not meet the following requirements:

1. Firm(s) should have an accounting system in place to meet requirements of 48 CFR Part 31 and, in the case of non-profit organizations, OMB Circular A-122.
2. Any firm that currently has an aggregate contract amount exceeding $250,000 should have submitted their yearly CPA overhead audit.
3. Firm(s) should have no significant outstanding deficient audit findings from previous contracts with CCBOC that have not been resolved.
4. The prime is responsible for being reasonably assured that all sub-consultant(s) presented as a part of the proposed team are similarly in compliance with the above requirements.

E. Submittal Costs and Confidentiality

All expenses for preparing and submitting responses are the sole responsibility of the respondent submitting the response. CCBOC is not obligated to reimburse any respondent for such expenses. All submittals, upon receipt, become the property of the Department. Labeling information provided in submittals as "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until a final award.

F. Award Conditions

This request is not an offer to contract or a solicitation of bids. This request and any proposal submitted in response, regardless of whether the proposal is determined to be the best proposal, is not binding upon the Department and does not obligate the Department to procure or contract for any services. Neither the Department nor any respondent submitting a response will be bound unless and until a written contract mutually accepted by both parties is negotiated as to its terms and conditions and is signed by the Department and a respondent containing such terms and conditions as are negotiated between those parties. The Department reserves the right to waive non-compliance with any requirements of this Request for Qualifications and to reject any or all proposals submitted in responses. Upon review of responses, the Department will determine the respondent(s) proposal that in the sole judgment of the Department is in the best interest of the Department (if any is so determined), with respect to the evaluation criteria stated herein. The Department then intends to conduct negotiations with such respondent(s) to determine if an acceptable contract may be reached.

G. Debriefings

In lieu of Pre-Award and Post-Award debriefings, it shall be the County's policy to provide the "Selection Package" at the time of the Selection Announcement (also referred to as the Announcement of Entering into Negotiations). The "Selection Package" will include the scores and comments of phases for all firms who responded and will be uploaded to Bonfire. Previously, pre-award debriefings only provided the scores and comments of the firm. It shall be the policy of the County that all debriefings will typically be conducted in writing.

H. Right to Cancel or Change RFQ

CCBOC reserves the right to cancel any and all Request for Qualifications where it is determined to be in the best interest of the County to do so. CCBOC reserves the right to increase, reduce, add, or delete any item in this solicitation as deemed necessary.

It is the responsibility of all firms interested in submitting Statement of Qualifications (SOQs) for this advertisement to routinely check the posting on the Columbia County Procurement website for any revisions to this RFQ.

I. Substitutions, Alternates, Exceptions, and Extensions

No substitutions or alternates will be accepted for this solicitation. Any respondent submitting substitutions or alternates will be considered non-responsive and will not be considered for award.

J. GDOT Code of Conduct Pertaining to Conflict of Interest in the Award and Administration of Contracts

Pursuant to GDOT Policy 3A-17, any GDOT employee who leaves the employment of the Department and subsequently becomes employed with a consultant firm and whose duties while employed with the Department included the direct involvement with the negotiation, administration, or management of a contract in which the firm is either the primary consultant or a sub-consultant **SHALL NOT** be authorized to work on that contract as an employee of that firm for a period of one (1) year after their employment ends.

Additionally, on July 1st of each year, any consultant firm that is under contract with the Department as a prime or sub consultant shall provide to the Department's Chief Procurement Officer (CPO) a current list of all former Department employees employed by the firm and a document that certifies the responsibilities of those employees as it relates to the current contracts with the Department. This certification document shall attest to the fact that over the last year no former Department employee that is employed by their firm has worked on a contract between the Department and their firm where that employee, when employed by the Department, had direct involvement with the selection, award and/or administration of the consultant contract. Any consultant firm entering into a contract with the Department for the first time as a prime or sub consultant shall provide the initial required list of former Department employees and certification prior to the contract effective date. If the Department's CPO determines at any point during a contract that an actual conflict exists as it relates to the above paragraph, then the CPO shall have the authority to issue a stop work order on that contract.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

EXHIBIT I

Project/Contract

1. Project Number(s):
2. PI Number(s): 0008348
3. County(ies): Columbia
4. Description:
5. Required Area Classes:

Prime Consultants are defined as the firm submitting the Statement of Qualifications and the firm with whom GDOT will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. The Prime Consultant must be prequalified in the Area Classes identified below in Section 5.A. The Prime Consultant or sub-consultant team members must be prequalified in the Area Classes identified below in Section 5.B. Respondents should submit a summary form (example provided in **Exhibit IV**) which details the required area classes for the Prime Consultant and all sub-consultants or joint-venture of consultants on the team listed in the Statement of Qualifications. The area classes listed on the summary form must meet all required area classes or the team will be disqualified. The Prequalification Expiration Date must be current by the deadline stated for this RFQ.

A. The **Prime Consultant** **MUST** be prequalified by GDOT in the area classes listed below:

Number	Area Class
3.01	Two-Lane or Multi-lane Rural Roadway Design
3.02	Two-Lane or Multi-lane Urban Roadway Design
3.03	Multi-Lane Urban Roadway Widening and Reconstruction

B. The **Team** (either the Prime Consultant and/or one or more of their sub-consultant team members) **MUST** be prequalified by GDOT in the area classes listed below:

Number	Area Class
1.06(a)	NEPA Documentation
1.06(b)	History
1.06(c)	Air Studies
1.06(d)	Noise Studies
1.06(e)	Ecology
1.06(f)	Archaeology
1.06(g)	Freshwater Aquatic Surveys
1.06(h)	Bat Surveys
1.07	Attitude, Opinion, and Community Value Studies (Public Involvement)
1.09	Location Studies
1.10	Traffic Projections
3.06	Traffic Operations Studies
3.07	Traffic Operations Design
3.09	Traffic Control Systems Analysis, Design and Implementation
3.10	Utility Coordination
3.12	Hydraulic and Hydrological Studies (Roadway)
3.13	Facilities for Bicycles and Pedestrians
3.16	Value Engineering (VE)
5.01	Land Surveying
5.04(a)	Aerial Photography/Conventional Aircraft
5.04(b)	Aerial Photography/Unmanned Aircraft System (Concept Grade)
5.05	Aerial Photogrammetry
5.07	Cartography
5.08	Overhead/Subsurface Utility Engineering (SUE)
6.01(a)	Soil Survey Studies

6.01(b)	Geological and Geophysical Studies
6.02	Bridge Foundation Studies
6.03	Hydraulic and Hydrologic Studies (soil and foundation)
6.04(a)	Laboratory Testing of Roadway Construction Materials
6.04(b)	Field Testing of Roadway Construction Materials
9.01	Erosion, Sedimentation, and Pollution Control Plan

6. SCOPE OF WORK:

The Proposed project (Columbia County PI 0008348) will consist of widening an approximately 4.1 mile section of Wrightsboro Rd. from Jimmie Dyess Pkwy (SR 383) to Horizon South Pkwy (SR388), from two lanes to three lanes with sidewalks on both sides. The three-lane section will consist of one mainline travel lane in each direction, a two-way left turn lane throughout, and select right turn decel lanes to serve side streets with high traffic volumes. The scope of work includes geotechnical tasks that are needed at this time, including Phase I ESA, Soil Survey Reports, and a Pavement Evaluation Study (PES). Consultant shall be prequalified through GDOT for all category 6 area classes.

All phases of the project should proceed using the guidance established in the Plan Development Process (PDP). All required engineering studies are considered part of the scope of services. All deliverables shall be in accordance with the Plan Development Process (PDP), Electronic Data Guidelines, Plan Presentation Guide, National Environmental Policy Act (NEPA), GDOT Environmental Procedure Manual and all applicable design guidelines including but not limited to Department's Policies and Procedures, American Association of State Highway and Transportation Officials (AASHTO) Green Book, Roadside Design guide, Highway Capacity Manual, and GDOT Standard Specification and Standards & Details, GDOT Design Policy Manual, and GDOT Bridge Design Manual.

The estimated Scope of Services is as follows: PROJECT SPECIFIC

A. Phase I Environmental Site Assessment Procedure (ESA)

- During the preconstruction phase of a project, a Phase I ESA must be completed for projects with proposed new permanent right-of-way acquisition. Projects without any proposed permanent right-of-way acquisition, but are proposed to have ditching, utility work, installation of foundations or storm sewer, temporary construction easement at a suspected REC site, or other intrusive construction activities that could encounter or potentially generate HW by removal of contaminated soils or UST should also have a Phase I ESA completed. (Refer to GDOT Policy 5525-1/page 1)

B. Soil Survey Report:

- A soil survey report is required for major projets. In general, any project with significant change in grade, which is not precluded in the “Soil Survey Report – Not Required” list of project types, requires a soil survey. Note that *significant change in grade* is defined as raising or lowering the existing profile grade line by more than five (5) feet. The following non-exhaustive list of project types require a soil survey: (Refer to GDOT Plan Development Process Section 6.3.2)
    - Widening projects
    - New alignment projects
        - Less than 1500 feet with significant change in grade
        - 1500 feet or greater regardless of change in grade
    - Bridge replacement projects with 1500 feet of roadway or greater on one side of the bridge at a minimum, regardless of change in grade
    - Intersection improvement projects
        - Roundabouts at an existing intersection with significant change in grade

C. Pavement Evaluation Study (PES):

- For linear projects, a PES report should be requested for a length of continuous inlay/overlay greater than 0.25 miles. If a PES report is not requested, full-depth reconstruction of the pavement is recommended (regardless of the length of inlay/overlay), unless the function of the inlay/overlay is solely to tie into the existing pavement at the end of an alignment. (Refer to GDOT Plan Development Process Section 6.3.4)

7. RELATED KEY TEAM LEADERS:

A. Roadway Design Lead
B. Bridge Design Lead, if necessary
C. Environmental Studies Lead

8. SCHEDULE

An expected schedule includes the following milestone dates:

A. Preliminary Engineering (PE) Notice to Proceed- To Be Determined.
B. Concept Development Summary –
C. Preliminary Field Plan Review (PFPR) Inspection –
D. Right-of-Way (ROW) Plans approved –
E. Final Field Plan Review (FFPR) Inspection –
F. Final Plans for Letting –
G. Let Contract –

EXHIBIT II
CERTIFICATION FORM

I, _____, being duly sworn, state that I am _____ (title) of _____

_____ (firm) and hereby duly certify that I have read and understand the information presented in the attached proposal and any enclosure and exhibits thereto.

Initial each box below indicating certification. The person initialing must be the same person who signs the Certification Form. (If unable to initial any box for any reason, place an "X" in the applicable box and attach a statement explaining the non-certification. The Department will review and make a determination as to whether or not the firm shall be considered further or disqualified).

☐ I further certify that to the best of my knowledge the information given in response to the Request for Qualifications is full, complete and truthful.

☐ I further certify that the submitting firm and any principal employee of the submitting firm has not, in the immediately preceding five (5) years, been convicted of any crime of moral turpitude or any felony offense, nor has had their professional license suspended, revoked or been subjected to disciplinary proceedings, nor is any team members/principals currently under indictment for any reason related to actions on public infrastructure projects.

☐ I further certify that I understand that Firms included on the current Federal list of firms suspended or debarred are not eligible for selection and that the submitting firm has not, in the immediately preceding five (5) years, been suspended or debarred from contracting with any federal, state or local government agency, and further, that the submitting firm is not now under consideration for suspension or debarment from any such agency.

☐ I further certify that the submitting firm has not in the immediately preceding five (5) years been defaulted in any federal, state or local government agency contract and further, that the submitting firm is not now under any notice of intent to default on any such contract, nor has been removed from a contract or failed to complete a contract as assigned due to cause or default.

☐ I further certify that the firm or any affiliate(s) has not been involved in any arbitration, litigation, mediation, dispute review board or other dispute resolution proceeding with a client, business partner, or government agency in the last five (5) years involving an amount in excess of $500,000 related to performance on public infrastructure projects.

☐ I further certify that there are not any pending regulatory inquiries that could impact our ability to provide services if we are the selected consultant.

☐ I further certify that there are no possible conflicts of interest created by our consideration in the selection process or by our involvement in the project.

☐ I further certify that the submitting firm's annual average revenue for the past five (5) years is sufficient to allow the services to be delivered effectively by our firm and that there are no trends in the revenue which may be concerning other than normal market fluctuations.

☐ I further certify that in regards to Audit and Accounting System Requirements, that the submitting firm:

I. Has an accounting system in place to meet requirements of 48 CFR Part 31 and, in the case of non-profit organizations, OMB Circular A-122.
II. Has submitted its yearly Certified Public Accountant overhead audit if it currently has an aggregate contract amount exceeding $250,000.
III. Has no significant outstanding deficient audit findings from previous contracts with GDOT that have not been resolved.
IV. Is responsible for being reasonably assured that all sub-consultant(s) presented as a part of the proposed team are similarly in compliance with the above requirements.

I acknowledge, agree and authorize, and certify that the proposer acknowledges, agrees and authorizes, that GDOT may, by means that either deems appropriate, determine the accuracy and truth of the information provided by the proposer and that the GDOT may contact any individual or entity named in the Statement of Qualifications for the purpose of verifying the information supplied therein.

I acknowledge and agree that all of the information contained in the Statement of Qualifications is submitted for the express purpose of inducing the GDOT to award a contract.

A material false statement or omission made in conjunction with this proposal is sufficient cause for suspension or debarment from further contracts, or denial or rescission of any contract entered into based upon this proposal thereby precluding the firm from doing business with, or performing work for, the State of Georgia. In addition, such false statement or omission may subject the person and entity making the proposal to criminal prosecution under the laws of the State of Georgia of the United States, including but not limited to O.C.G.A. §16-10-20, 18 U.S.C. §§1001 or 1341.

Sworn and subscribed before me

This _____ day of _____, 20____.

_____
Signature

_____
NOTARY PUBLIC
My Commission Expires: _____

_____
NOTARY SEAL

EXHIBIT III

COLUMBIA COUNTY BOARD OF COMMISSIONERS, GEORGIA VENDOR/ CONTRACTOR (E-VERIFY) AFFIDAVIT AND AGREEMENT (GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT)

Please initial the appropriate statement for your current and future business relations with Columbia County, GA, (one of items A thru E must be initialed) and sign and have notarized, if applicable:

A) _____I and/or my organization provide(s) products only for the County (no physical labor or services).

B) _____I and/or my organization have/has no employees, or plans to hire employees, and cannot apply for an E-verify number (attach a copy of a valid driver's license instead).

C) _____I am an individual exempt as a professional licensed under Title 26 ("Food, Drugs and Cosmetics") or Title 43 ("Professions and Businesses") or by the State Bar of Georgia. (attach copy of current professional license)

D) _____I and/or my organization am/is providing labor or services that will not exceed $2,499.99.

E) _____I and/or my organization provide(s) labor or services to the County and I have supplied the EV number below (notarization below is required).

Signature of Authorized Officer or Agent	*Printed Name*	*Date*

Company / Contractor Name	*Title of Authorized Officer or Agent*

NOTARIZATION REQUIRED FOR E-VERIFY NUMBER SUBMISSIONS:

COMES NOW before me, the undersigned officer duly authorized to administer oaths, the undersigned contractor, who, after being duly sworn, states as follows:

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02, stating affirmatively that the individual, firm, or corporation which is contracting with the County has registered with and is participating in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with Columbia County, Georgia, of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 through the subcontractor's execution of the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08 or a substantially similar subcontractor affidavit. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the County at the time the subcontractor(s) is retained to perform such service.

EEV (E-Verify Number) Issued by DOHS	Sworn to and subscribed before me This_____day of_____, 20_____ Notary Public

Visit http://www.uscis.gov/e-verify/what-e-verify for more information or to obtain a number.

EXHIBIT IV
Area Class Summary Example

Respondents should complete a table similar to the below and indicate by placing an "X" in the appropriate column indicating the firm which meets each required area class for each specific project with particular emphasis on the area classes which the Prime must hold as well as the sub-consultants. The below table is a full listing of all area classes. Since no single advertisement would require every area class, Respondents should delete all the area classes which are not applicable to the project they are pursuing and only include the ones applicable. Particular attention should be paid to the date that consultants certificate expires.

Area Class #	Area Class Description	Prime Consultant Name	Sub-Consultant #1 Name	Sub-Consultant #2 Name	Sub-Consultant #3 Name	Sub-Consultant #4 Name	Sub-Consultant #5 Name	Sub-Consultant #6 Name
	Prequalification Expiration Date							
1.01	Statewide Systems Planning							
1.02	Urban Area and Regional Transportation Planning							
1.03	Aviation Systems Planning							
1.04	Mass and Rapid Transportation Planning							
1.05	Alternate Systems Planning							
1.06(a)	NEPA							
1.06(b)	History							
1.06(c)	Air Quality							
1.06(d)	Noise							
1.06(e)	Ecology							
1.06(f)	Archaeology							
1.06(g)	Freshwater Aquatic Surveys							
1.07	Attitude, Opinion, and Community Value Studies (Public Involvement)							
1.08	Airport Master Planning (AMP)							
1.09	Location Studies							
1.10	Traffic Analysis							
1.11	Traffic and Toll Revenue Studies							
1.12	Major Investment Studies							
1.13	Non-Motorized transportation Planning							
2.01	Mass Transit Program (Systems Management)							
2.02	Mass Transit Feasibility and Technical Studies							
2.03	Mass Transit Vehicle and Propulsion System							
2.04	Mass Transit Controls, Communication and Information Systems							
2.05	Mass Transit Architectural Engineering							
2.06	Mass Transit Unique Structures							
2.07	Mass Transit Electrical and Mechanical System							
2.08	Mass Transit Operations Management and Support Services							
2.09	Airport Design (AD)							
2.10	Mass Transit Program (Systems Marketing)							
3.01	Two-Lane or Multi-lane Rural Roadway Design							
3.02	Two-Lane or Multi-lane urban Roadway Design							
3.03	Multi-Lane Urban Roadway Widening and Reconstruction							
3.04	Multi-lane Rural Interstate Limited Access Design							
3.05	Multi-lane Urban Interstate Limited Access Design							
3.06	Traffic Operations Studies							
3.07	Traffic Operations Design							
3.08	Landscape Architecture Design							

3.09	Traffic Control Systems Analysis, Design and Implementation							
3.10	Utility Coordination							
3.11	Architecture							
3.12	Hydraulic and Hydrological Studies (Roadway)							
3.13	Facilities for Bicycles and Pedestrians							
3.14	Historic Rehabilitation							
3.15	Highway and Outdoor Lighting							
3.16	Value Engineering (VE)							
3.17	Toll Facilities Infrastructure Design							
4.01	Minor Bridge Design							
4.02	Major Bridge Design							
4.04	Hydraulic and Hydrological Studies (Bridges)							
4.05	Bridge Inspection							
5.01	Land Surveying							
5.02	Engineering Surveying							
5.03	Geodetic Surveying							
5.04	Aerial Photography							
5.05	Photogrammetry							
5.06	Topographic Remote Sensing							
5.07	Cartography							
5.08	Overhead/Subsurface Utility Engineering (SUE)							
6.01(a)	Soil Survey Studies							
6.01(b)	Geological and Geophysical Studies							
6.02	Bridge Foundation Studies							
6.03	Hydraulic and Hydrologic Studies (Soils & Foundation)							
6.04(a)	Laboratory Testing of Roadway Construction Materials							
6.04(b)	Field Testing of Roadway Construction Materials							
6.05	Hazardous Waste Site Assessment Studies							
8.01	Construction Engineering and Supervision							
9.01	Erosion, Sedimentation, and Pollution Control Plan							
9.02	Rainfall and Runoff Reporting							
9.03	Field Inspection for Erosion Control							

ATTACHMENT 1

Submittal Formats for GDOT Engineering Projects

		# of Pages Allowed
Cover Page	->	1
A. Administrative Requirements		
1. Basic Company Information a. Company name b. Company Headquarter Address c. Contact Information d. Company Website e. Georgia Addresses f. Staff g. Ownership		Excluded
2. Notarized Certification Form (Exhibit II) for Prime	->	1
3. Notarized Georgia Security and Immigration Compliance Act Affidavit (Exhibit III) for Prime	->	1
4. Signed Cover Page of any Addenda Issued	->	1 (each addenda)
B. Experience and Qualifications		
1. Project Manager a. Education b. Registration c. Relevant engineering experience d. Relevant project management experience e. Relevant experience using GDOT specific processes, etc.		2
2. Key Team Leader Experience **a.** Education **b.** Registration **c.** Relevant technical experience in applicable resource area **d.** Relevant experience using GDOT specific processes, etc.		1 (each)
3. Prime's Experience a. Client name, project location, and dates b. Description of overall project and services performed c. Duration of project services provided d. Experience using GDOT specific processes, etc. e. Clients current contact information f. Involvement of Key Team Leaders		2
4. Area Class Table and Notice of Professional Consultant Qualifications for Prime and Sub-Consultants	->	Excluded
C. Resources/Workload Capacity		
1. Overall Resources		
a. Organization chart	->	Excluded
b. Primary office to handle project and staff description of office and benefits of office c. Narrative on Additional Resource Areas and Ability		1
2. Project Manager Commitment Table	->	Excluded
3. Key Team Leaders Project commitment table	->	Excluded

EXHIBIT "C"

RELEASE OF CLAIMS

Reference is made to the Geotech Services for Wrightsboro Road Widening Project Agreement, together with all Change Orders thereunder ("Agreement"), by and between the undersigned UES Professional Solutions 18, LLC and Columbia County, Georgia ("County"), dated December 2, 2025.

In connection with the Agreement, Vendor warrants that there are no amounts owed by it or by any of its subcontractors, which could become the basis for a claim against the property described in the Agreement or any other property owned by the County, and that there exists no known liens, claims, demands or causes of action against the Vendor or its subcontractors or the County relating to the Work.

IN WITNESS WHEREOF, Vendor has executed this release this ____ day of _____, _____.

Vendor Name: UES Professional Solutions 18, LLC

By: _____
(Corporate Officer Signature)

As Its: _____
(Corporate Officer Title)

Public Works and Engineering Services Committee
December 2, 2025

Fund:	TIA 2	Department:	Pre-Construction
Revenue:	$0.00	Contact:	Jacob Steiner
Expenses:	$133,165.00	Phone:	706.312.7499
Line Codes(s):	91335.24.010		

ITEM: Change Order #2 to Contract #2025-3194 with Pond & Company for Expanded Preliminary Engineering Services Related to the Realignment of N. Fairview Drive

BACKGROUND: LOCATION: Clary Cut Rd, Old Union Rd, Appling Harlem Rd (US-221/SR-47), and N. Fairview Dr.

REQUEST: Approve Change Order #2 to Contract #2025-3194 with Pond & Company for expanded Preliminary Engineering services related to the realignment of N. Fairview Drive in the amount of $133,165.

HISTORY: In May 2025, the Board of Commissioners approved Contract# 2025-3194 with Pond & Company (Pond) for Preliminary Engineering through Final Design services related to the Clary Cut Rd / Old Union Rd Project in the amount of $689,722. This project included minor improvements at the intersection of Appling Harlem Rd and N. Fairview Dr.

On August 12, 2025, following multiple recent severe crashes at the N. Fairview Dr intersection, staff authorized Pond to prepare an Alternative Intersection Analysis with a not-to-exceed budget of $20,000 (Change Order #1). The analysis recommends realigning N. Fairview Dr such that it intersects Appling Harlem Rd approximately 600' north of its current intersection. This realignment would remove the current skew and improve sight distance in both directions.

Staff requested a change order from Pond for Preliminary Engineering to accommodate this expanded scope, which includes additional survey work, geotechnical studies, prior rights research, and design. Pond submitted a proposal to perform this work in the amount of $133,165.00.

FUNDING: TIA 2

TIMELINE: The consultant proposes to deliver final construction documents within the original schedule for the Clary Cut Rd / Old Union Realignment Project (November 2026).

STAFF RECOMMENDATION: Staff recommends approval of Change Order #2 to Contract #2025-3194 with Pond & Company for expanded Preliminary Engineering services related to the realignment of N. Fairview Drive in the amount of $133,165.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved Change Order Number 2 with Pond & Company for expanded preliminary engineering services related to the realignment of North Fairview Drive in the amount of $133,165; 91335.24.010.*

3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
T: 678.336.7740

November 6, 2025

Mr. Kyle Titus, PE
County Engineer
630 Ronald Reagan Drive
Evans, GA 30809

Subject: Fairview Drive Realignment Additional Scope – Preliminary through Final Design Services

Pond & Company is pleased to submit this proposal for transportation engineering and design services for the above-referenced project. An approved TIA Concept Report has been received for PI 0017528, which aligns Old Union Road with Clary Cut Road at the US 221/SR 47 intersection with a roundabout and includes the realignment of Fairview Drive to correct substandard geometry. Following approval of the concept report, the County has requested an alternative realignment for Fairview Drive, which will now extend approximately 1,400 feet north through a wooded undeveloped parcel; an updated Concept Report is not anticipated. Pond has completed the concept layout and cost estimate for the revised alternative selected by the County. The next phase will be Preliminary through Final Design. Below is a description of the professional services and associated fees for the additional effort required to accomplish this work.

SCOPE OF SERVICES:

Task 1: Base Data Coordination

Task 1A: Topographic Survey – Survey services have begun by the sub-consultant, Settimio Consulting Services. The Clary Cut portion of the project has been delivered, while the Fairview intersection was put on hold while the County evaluated alternatives. The revised concept layout has identified that approximately 7 acres on the northwest quadrant of the Fairview Drive and US 221/SR 47 intersection will need to be added to the survey database to accommodate the revised 1,400-foot alignment.

Task 1B: Right of Way Staking – Settimio Consulting Services will stake the proposed right-of-way (ROW) and easements for the revised alignment. This will involve field verification and marking of the proposed boundaries for the ROW and any associated easements.

Task 1C: Geotechnical Investigation – Due to the amount of cut identified during the concept phase, POND has requested that subconsultant S&ME perform geotechnical exploration along the proposed alignment to obtain information about subsurface conditions and to provide a Soil Survey Report in accordance with GDOT guidelines. The information obtained will be used by S&ME to prepare recommended pavement section thicknesses for Fairview Drive in accordance with GDOT pavement design methodology.

S&ME proposes to explore the site with three geotechnical soil test borings. Two of the mechanically drilled borings will be positioned near the proposed centerline of the Fairview Drive realignment, and the third will be offset approximately 20 feet north of the centerline. This offset is required to accommodate a cut slope in this portion of the site, based on published topographic information. Each boring will be extended to depths ranging from 20 to 35 feet below current grade, or until auger refusal occurs, whichever comes first. S&ME will analyze the field data, coupled with provided traffic data and other design parameter assumptions, and prepare pavement section design thicknesses for Fairview Drive.

3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
T: 678.336.7740

Task 1D: Prior Right Research and Assessment – Pond has partnered with subconsultant SAM to provide prior rights research for the Clary Cut/Old Union and the Fairview Realignment. SAM will review current project plans (DGN and PDF) and property title reports used to establish the existing ROW for comparison with utility deeds and easements, along with any available permits issued to utility owners within the ROW. It is assumed Columbia County will provide title searches beyond the normal 50-year period to establish ROW deeds for the original ROW on both on- and off-system routes for the provided parcel numbers. Based on the project plans and utility information, an initial assessment will identify facilities potentially eligible for prior rights. Easement and pole data will be reviewed to research historical permits and determine if facilities were previously relocated. Field visits will be conducted as needed to support conclusions. A sampling of ROW parcels requiring extended title searches will be identified, and historical plan and ROW records from GDOT's GeoPI website and courthouse sources will be reviewed to confirm original ROW establishment. Findings will be documented in a spreadsheet summarizing assessments by pole location and provided to Pond for coordination with Columbia County. For any inconclusive prior rights determinations, recommendations will be provided to assist the County in negotiations with the utility owner.

Deliverables (Task 1)

- Survey Database
- Right of Way Staking
- Soil Survey Report and Pavement Design Recommendation
- Prior Rights Determinations

Task 2: Design Plans

Task 2: Design Plans – The design plans and associated deliverables will align with and follow the tasks outlined in the current Columbia County Contract #2025-3194. The fees associated with this task reflect the additional scope of work required to accommodate the new alignment alternative, as well as the increased level of design effort resulting from the expanded project limits. These efforts will ensure that design elements are coordinated and that the new alignment alternative is effectively incorporated into the plans from preliminary through final design.

Deliverables (Task 2)

- 30% Preliminary Design
- 50% Design Development
- 90% Permitting Set
- 100% Final Approved Drawings

ASSUMPTIONS/EXCLUSIONS:

Services or tasks not specifically outlined above are excluded and would be considered additional services. Services not included in the scope:

- GDOT Plan Development Process (PDP)
- Landscaping Plans
- SUE Quality Level A
- Additional Meetings
- Staging Plans
- MS4 Analysis/Documentation
- Construction Administration
- Public Involvement
- GDOT SME Review
- Landscaping Plans
- NEPA-level Environmental Document
- Hydraulic Investigation
- Structural Design
- Encroachment Permit for Large On-System Project Process (Chapter 11)
- Additional ICE Analysis
- Revised Concept Report

3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
T: 678.336.7740

PROFESSIONAL FEES

Pond proposes to accomplish Task 1 through Task 2 for a Not-to-Exceed Lump Sum total as shown in the breakdown below:

- *Task 1* – Base Data Coordination: $64,635.00
- *Task 2* – Design Plans: $68,530.00

Sub-Total of Task 1 through Task 2: **$133,165.00**

If this scope and fee is acceptable, Pond & Company is available to begin work immediately in issuance of a signed Notice to Proceed. If you have any questions or need any additional material or information, please do not hesitate to contact me at 404-748-4920 or GloverT@pondco.com.

Sincerely,

POND & COMPANY

Taylor Glover, PE
Project Manager

Attachments:
Man-Hour Estimates
Concept

Columbia County

Fairview Drive

Preliminary-Final Design

Project Length 0.27 miles

SUMMARY BY Segment

COST AMOUNT OF CONTRACT PROPOSAL

11/6/2025

		PHASE AMOUNTS
Task 1 Base Data Coordination	$	64,635.00
Task 2 Design Plans	$	68,530.00
TOTAL DESIGN COST FOR All TASKS	**$**	**133,165.00**

POND

Columbia County

Task 1 summary

PROJECT: Fairview Drive Preliminary-Final Design

Task 1

Base Data Coordination

PERSONNEL	EST. HOURS	RATE/HR.	COST $	TOTALS
PROGRAM MANAGER	2	$ 297.00	$ 594.00	
PROJECT MANAGER	8	$ 228.00	$ 1,824.00	
SENIOR ENGINEER	6	$ 239.00	$ 1,434.00	
ENGINEER, ASSOCIATE	4	$ 166.00	$ 664.00	
JUNIOR ENGINEER	0	$ 134.00	$ -	
TECHNICIAN	0	$ 65.00	$ -	
ADMINISTRATIVE	0	$ 90.00	$ -	
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
TOTAL DIRECT LABOR	20	Manhours		**$ 4,516.00**

DIRECT COSTS (SPECIFY):

ITEM	UNIT COST	QUANTITY	TOTALS
Mileage	$ 0.67	0	$ -
REPRODUCTION	$ -	0	$ -
MAIL & DELIVERY	$ -	0	$ -
TRAVEL	$ -	0	$ -
			$ -
		Direct Cost Total	**$ -**

SUBCONSULTANTS (LIST):

SUB CONSULTANT			TOTALS
Survey and SUE QLB-SCS			$ 9,146.00
ROW Staking-SCS			$ 10,449.00
Geotech - Soil Survey & Pavement Des			$ 16,225.00
Prior Rights Research-SAM			$ 24,299.00
		Subconsultant Sub Total	$ 60,119.00
		COST AMOUNT FOR PHASE	**$ 64,635.00**

Columbia County

Task 2 summary

PROJECT: Fairview Drive Preliminary-Final Design

Task 2

Design Plans

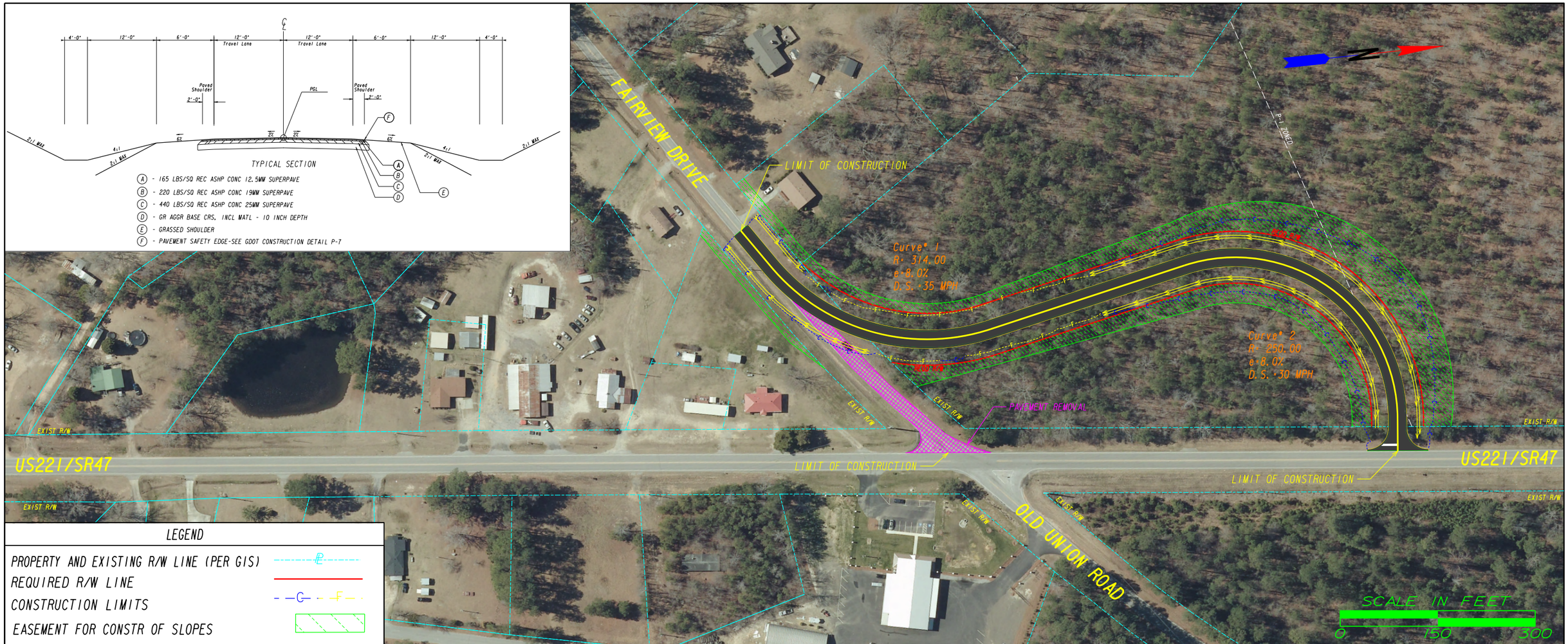
PERSONNEL	EST. HOURS	RATE/HR.	COST $	TOTALS
PROGRAM MANAGER	0	$ 297.00	$ -	
PROJECT MANAGER	20	$ 228.00	$ 4,560.00	
SENIOR ENGINEER	30	$ 239.00	$ 7,170.00	
ENGINEER, ASSOCIATE	100	$ 166.00	$ 16,600.00	
JUNIOR ENGINEER	300	$ 134.00	$ 40,200.00	
TECHNICIAN	0	$ 65.00	$ -	
ADMINISTRATIVE	0	$ 90.00	$ -	
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
		$ -		
TOTAL DIRECT LABOR	450	Manhours		**$ 68,530.00**

DIRECT COSTS (SPECIFY):

ITEM	UNIT COST	QUANTITY	TOTALS
Mileage	$ 0.67	0	$ -
REPRODUCTION	$ -	0	$ -
MAIL & DELIVERY	$ -	0	$ -
TRAVEL	$ -	0	$ -
			$ -
		Direct Cost Total	**$ -**

SUBCONSULTANTS (LIST):

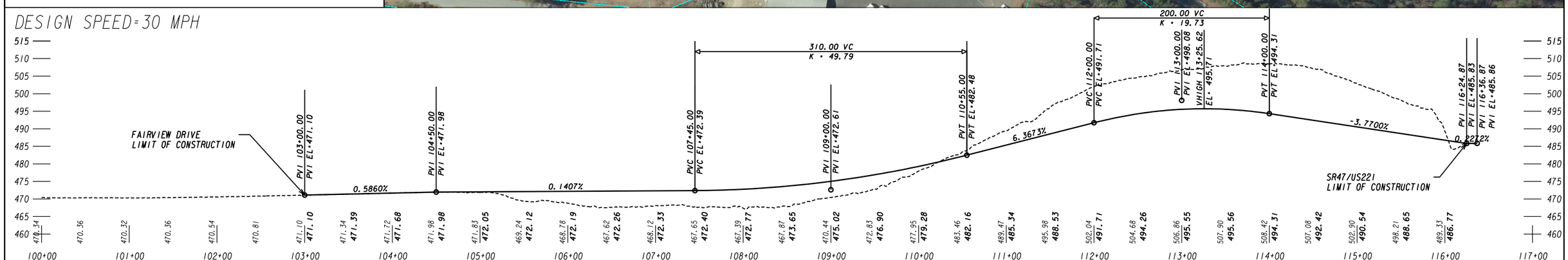
SUB CONSULTANT			TOTALS
			$ -
		Subconsultant Sub Total	$ -
		COST AMOUNT FOR PHASE	**$ 68,530.00**



LEGEND

- PROPERTY AND EXISTING R/W LINE (PER GIS)
- REQUIRED R/W LINE
- CONSTRUCTION LIMITS
- EASEMENT FOR CONSTR OF SLOPES

DESIGN SPEED=30 MPH



CONCEPTUAL LAYOUT FAIRVIEW DRIVE

POND
Architects ▪ Engineers ▪ Planners

Public Works and Engineering Services Committee
December 2, 2025

Fund:		Department:	Engineering
Revenue:		Contact:	Kevin Fort
Expenses:		Phone:	706-312-7196
Line Codes(s):			

ITEM: Acceptance of Improvements at Greenpoint, Phase III

BACKGROUND: Location – Greenpoint subdivision off Appling Harlem Rd

Request – Acceptance of Improvements at Greenpoint, Phase III to include the road, storm, water, and sewer systems, along with the right-of-way and easements associated with these improvements, as specified and depicted on the plat prepared by H&C Surveying, dated October 20, 2025.

History – Greenpoint Phase III subdivision will consist of 35 new single family parcels located on 12.15 acres. The property is zoned PRD (Single Family Residential) with a minimum lot size of 6,580 square feet. The average lot size for this development is 7,405 square feet. The total acres of open space are 4.71 acres.

Funding – NA

Timeline – Contingent upon staff's approval.

STAFF RECOMMENDATION: Staff recommends the Acceptance of Improvements at Greenpoint, Phase III, as depicted on the plat, with a two-year warranty period from the date of written acceptance of the as-built drawings.

COMMITTEE COMMENTS: Forward to Consent Agenda.

COMMITTEE RECOMMENDATION / MOTION: *Approved the acceptance of improvements at Greenpoint Phase III as depicted on the October 20, 2025 plat prepared by H&C Surveying, Inc. contingent upon staff's approval.*

Return to:
Board of Commission Office
Columbia County
630 Ronald Reagan Drive, Building B
Evans, GA 30809
ATTN: COUNTY CLERK

WARRANTY DEED
Greenpoint Phase III

THIS INDENTURE, made and entered into this ____ day of _____, 2025, by and between **Stanley Martin Homes, LLC** hereinafter called "**Grantor**", which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits, and **COLUMBIA COUNTY, GEORGIA**, a political subdivision of the State of Georgia, hereinafter called "**Grantee**", which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten & 00/100 Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt and adequacy of which are hereby acknowledged by Grantor, has bargained, granted, sold, aliened, conveyed, and confirmed, and by these presents does bargain, grant sell, alien, convey and confirm unto Grantee, the property and property rights hereinafter described, to-wit:

Unencumbered **Fee Simple Title** to ALL those tracts or parcels of land lying and being in Columbia County, Georgia and shown on that plat of Greenpoint Phase III date October 20, 2025 by H&C Surveying, Inc., which plat is recorded in the office of the Clerk of the Superior Court of Columbia County, Georgia at Plat Book **E20**_____, Pages _____ (the "Plat") and designated as:

"**Whitehouse Street**" 50' R/W

Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions, and location of said land.

Tax Map and Parcel Number: **portion of 030 083M**

ALSO, **Exclusive Permanent Utility Easements** as shown on the Plat for maintenance repair and operation of facilities, machinery and equipment to provide utility services for water, sanitary sewer, or storm water systems, being those easements designated as:

Easement 1 – 9,836 sf or 0.23 ac
Easement 2 – 3,299 sf or 0.08 ac
Easement 3 – 3,583 sf or 0.08 ac

ALSO, **Permanent Non-Exclusive Easements** as shown on the Plat for the construction, maintenance, repair, replacement of utilities, including but not limited to water, sewer, storm-water, electrical, broadband high speed internet/optical fiber cables and other related purposes Grantee may see fit; located along and inside of each front, side, and rear property line of each lot shown on the Plat with widths for each easement as designated on referenced Plat, or if no width is designated it shall be a width of five (5) feet on each side of side lot lines and ten (10) feet on each side of front and rear lot lines.

AND THAT THE GRANTOR, warrants to the Grantee the material and workmanship of the improvements conveyed hereby and agrees that, unless extended pursuant to this paragraph, from the date of written acceptance of the as-built drawings:

Grantor shall be responsible to maintain and repair All Improvements, other than Water and Sewer, dedicated to the Grantee for two (2) years.

The Grantor shall pay the reasonable costs for the Grantee to maintain and repair All Dedicated Water and Sewer Improvements for two (2) years, unless extended pursuant to this paragraph.

The Grantor shall request in writing that the Grantee inspect the development for acceptance at least 60 days prior to the expiration of the maintenance and repair period. Failure to notify the Grantee in writing shall extend the maintenance and repair period until inspection is requested and performed, and all determined improvements are made.

The easements granted herein include the right of ingress and egress to said easements over the surrounding property of the Grantor for any and all purposes connected with the necessary and proper installation, construction, maintenance, repair, replacement and inspection of such utilities. The easements granted herein also include the right, where applicable, of ingress and egress from and to said easements over the surrounding property of the Grantor for tapping into any said utilities.

Grantor warrants that the uses identified in the deed of dedication, including right-of-ways and utilities, are not a violation of any covenant or other restriction on the property.

Grantor, its successors, assigns and legal representatives shall have the right to use the parcels of land which are subject to the easements herein granted in any manner not inconsistent or interfering with these easement rights conveyed to the Grantee, excluding, however, the right to erect, construct or maintain within the permanent easement area any, buildings, structures, other permanent improvements or trees or large shrubs, without obtaining the prior written consent of the Grantee. Grantor specifically agrees that if it improves the easement area, it will indemnify and hold Grantee harmless from any damages which may result to said improvements should Grantee be required to work in, or otherwise utilize, the easement area.

Any damages or additional costs resulting to Grantee as a result of alternative uses of such land shall be the responsibility of and paid for by the Grantor. On each of these easements, Grantee shall have the right to trim or remove trees, shrubs, bushes and other vegetation or ground cover as necessary to install, maintain, repair and operate the utility facilities located therein.

In accepting the easements granted hereby, Grantee shall not be obligated to maintain swales, natural streambeds or creeks through which storm water drains, the maintenance of which shall be the responsibility of the owner of fee simple title to the land covered by such easement.

The water, sanitary sewer, and broadband easements conveyed hereby include title to all pipes and structures and associated appurtenances located in or on the land conveyed or the land subject to the easements granted which are used in providing the same.

The storm water drainage system easements conveyed hereby include title to all pipes and structures and associated appurtenances located in or on the land conveyed or the land subject to the easements granted which are used in providing the same, unless the stormwater drainage system is associated with a pond's outfall discharges, in which, the Owner of the pond maintains the title to said infrastructure.

TO HAVE AND TO HOLD said property and easements unto Grantee, its successors and assigns in accordance with the terms herein. Grantor hereby warrants and represents that he/she/it is the owner of the above-described property and has the authority to convey to the Grantee the property and easements set forth herein. Grantor shall warrant and forever defend all and singular the Property onto Grantee against the claims of all person whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence in _____ County, Georgia

_____

Unofficial Witness

_____

Notary Public, _____ County, Georgia

My commission expires:_____

[SEAL]

GRANTOR:

Stanley Martin Homes, LLC

By: _____

Print: _____

As Its: _____

ATTEST:

By: _____

Print: _____

As Its Secretary

Acceptance by Columbia County
Greenpoint Phase III

Columbia County, Georgia, hereby accepts the foregoing deed of dedication and incorporates the road rights of way contained therein, if any, into the public road system of Columbia County, Georgia and utility easements contained therein, if any, into respective public utility systems of Columbia County, Georgia.

Dated _____, 2025

Columbia County, Georgia

By: _____
As Chairman of its Board of Commissioners

Attest: _____
Its Clerk

[COUNTY SEAL]

HULL BARRETT
ATTORNEYS

AUGUSTA AIKEN EVANS

MICHAEL E. FOWLER, JR. MFOWLER@HULLBARRETT.COM
- LICENSED IN GEORGIA, ALABAMA & SOUTH CAROLINA

CERTIFICATE OF TITLE

TO: Columbia County, Georgia

DATE: Effective date October 24, 2025 , at 8:00am

RE: Greenpoint Phase III - Deed of Dedication

ALL those tracts or parcels of land lying and being in Columbia County, Georgia and shown and designated as "(50' R/W) Whitehouse Street", "Blue Willow Drive (50' R/W)", "Southland Dr. (50' R/W)", and Easement Nos. 1-5 on that plat dated October 20, 2025, prepared by H&C Surveying, Inc., which plat is attached hereto as Exhibit "A" (the "Plat"). Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of said land.

Tax Parcel No.: Portion of 030 083M

THIS IS TO CERTIFY that I have caused to be examined the public records of Columbia County, Georgia, relative to the title of the above referenced real estate situate in Columbia County, Georgia, that covered a period of at least sixty (60) years.

ALSO, the uses identified in the deed of dedication, including right-of-way and utilities, is not a violation of any covenant or other restriction on the property.

BASED UPON SUCH INVESTIGATION, it is my opinion **Stanley Martin Homes, LLC,** is vested with fee simple, good and marketable title to the real estate so described,

HULL BARRETT, PC, 1202 TOWN PARK LANE, STE 209, EVANS, GEORGIA 30809
TELEPHONE: (706) 722-4481 DIRECT: (706) 722-4485 FAX: (706) 650-0925

free and clear of all liens, limitations and encumbrances of record, with the following exceptions:

1. Such state of facts as shown on the plat referenced above.
2. Easements, or claims of easements, not shown by the public records.
3. All taxes or special assessments which are not shown as existing liens by the public records.
4. Security Deeds as set forth below: N/A

Hull Barrett, P.C.

BY: _____
Michael E. Fowler, Jr.
Closing Attorney

Columbia County, Georgia
Project Construction Cost

Date:

10-20-2025

Complete Name of Development (Section/Phase):

GREENPOINT, PHASE III

Name of Developer:

STANLEY MARTIN HOMES, LLC

Name of Engineering Firm/Surveyor:

H & C SURVEYING, INC.

Name of Contractor:

GARNTO SOUTHERN CONSTRUCTION, LLC

NUMBER OF LOTS	35

DESCRIPTION	TOTAL COST	TOTAL LENGTH
ROADWAY	$139,879.70	1,200 L.F.
SANITARY SEWER	$70,623.00	1,260 L.F.
STORM SEWER	$130,773.80	1,715 L.F.
WATER	$55,924.00	1.240 L.F.
SIDEWALK	NA	NA

FOR CLERK OF COURT USE ONLY

NO ACCESSORY STRUCTURE MAY BE LOCATED WITHIN 5 FEET OF ANY SIDE OR REAR PROPERTY LINE.

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
COMB. SCALE FACTOR= 0.999988
ALL COORDINATES ARE GROUND COORDINATES.

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.

EQUIPMENT USED
ELECTRONIC THEODOLITE
ELECTRONIC DISTANCE METER

ANGULAR ERROR 5" PER ANGLE
TRAVERSE CLOSURE 1 IN 31,264
PLAT CLOSURE 1 IN 150,000+
BALANCED BY COMPASS RULE

FOR REVIEW ONLY
OCT. 20, 2025

RECORD PLAT
OF
GREENPOINT PHASE III

SHOWING PROPERTY LOCATED IN THE 128th G.M.D.
COLUMBIA COUNTY, GEORGIA
SCALE 1" = 50' OCTOBER 20, 2025

PREPARED BY:

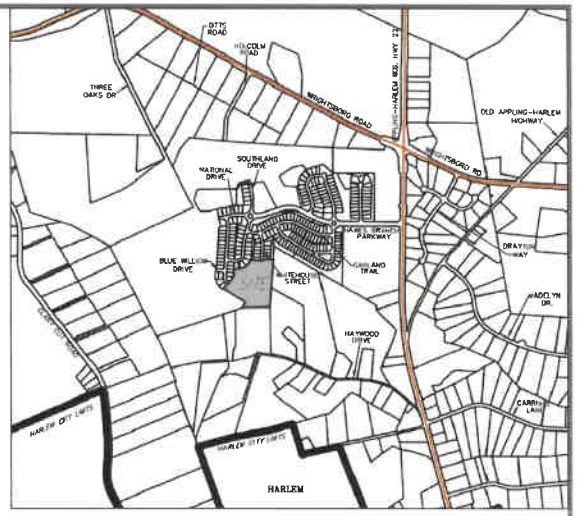
H & C Surveying, Inc.
C.O.A. LSF 000584

3622-E COMMERCIAL COURT P. O BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SHEET 1 OF 2

PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRIVEWAY IS LOCATED.

WHEN PERMITS ARE REQUESTED PLEASE USE THE ADDRESS THAT MATCHES THE LOCATION OF THE FINISHED DRIVEWAY.



LOCATION MAP

PROJECT DATA
OWNER & DEVELOPER

STANLEY MARTIN HOMES, LLC
3740 WALTON WAY EXTENSION
AUGUSTA, GEORGIA 30907
PHONE (706) 504-9565

24 HOUR EMERGENCY CONTACT
MICHAEL T. HANZLIK
3740 WALTON WAY EXTENSION
AUGUSTA, GEORGIA 30907
PHONE (706) 504-9565

TAX MAP PARCEL NUMBER
A PORTION OF 030 083M - STANLEY MARTIN HOMES, LLC

ZONING
PRD

PROJECT DATA

TOTAL NUMBER OF LOTS 35
CURRENT ZONING ..... PRD
TOTAL ACREAGE ..... 12.15 Acres

ACREAGE IN 35 LOTS ..... 6.09 Acres
ACREAGE IN STREET R/W ..... 1.35 Acres

TOTAL ACREAGE IN OPEN SPACE .... 4.71 Acres
PARCEL 1 ..... 2.42 ACRES
PARCEL 2 ..... 2.29 ACRES

MINIMUM BUILDING LINES

AVERAGE LOT SIZE ..... 7,405 Sq. Ft. (0.17 Ac.)
MIN. LOT SIZE ..... 6,560 Sq. Ft.
FRONT SETBACK ..... 25 FT. FROM R/W LINE
SIDE LINES ..... 7.5 FEET
REAR LINES ..... 10 FEET

GENERAL NOTES

1. A 5 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY ALONG ALL SIDE PROPERTY LINES.

2. A 10 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY ALONG ALL REAR PROPERTY LINES.

3. A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY OVER ALL PIPES & SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.

4. ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.

5. COLUMBIA COUNTY WILL NOT MAINTAIN WET PONDS, SWALES, NATURAL STREAM BEDS OR CREEKS.

6. NO MAILBOXES, ISLANDS OR SPRINKLER SYSTEMS THAT ARE TO BE LOCATED WITHIN R/W.

7. IRON PINS (#4 RE-BAR) SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

8. ALL FINISHED FLOOR ELEVATIONS ARE TO BE SET AT A MINIMUM OF 3' ABOVE SANITARY SEWER SERVICE INVERT. IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE THE IN ELEVATION BEFORE BEGINNING CONSTRUCTION. ALL INFORMATION SHOWN HEREON RELATED TO BFE (BASE FLOOD ELEVATION) AND FFE (FINISH FLOOR ELEVATIONS) WAS TAKEN FROM THE APPROVED DEVELOPMENT PLANS DATED APPROVED JUNE 14, 2024 AND LAST REVISED AUGUST 19, 2024.

9. AS SCALED FROM FIRM MAP 13073C0220G, DATED JUNE 7, 2018, NO PORTION OF THE BUILDABLE LOTS AND OPEN SPACES (PARCEL 1 & 2) OF PHASE III, AS SHOWN, ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

10. THE LOCATIONS OF ALL SWALES SHOWN WERE FIELD LOCATED.

11. THERE ARE STATE WATERS LOCATED WITHIN THE TRACTS OR LOTS OR WITHIN 200' OF THESE TRACTS OR LOTS.

12. A 12' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINES IS RESERVED TO COLUMBIA COUNTY UNLESS OTHERWISE NOTED

13. WETLANDS ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. ANY DISTURBANCE MUST BE PERMITTED UNDER THIS AGENCY. WETLANDS ARE PRESENT ON GREENPOINT, PHASE III.

14. PAVEMENT ON WHITEHOUSE STREET IS 21.0' WIDE WITH 2' CONCRETE CURB AND GUTTER EQUALING 25' TOTAL

15. PARCELS 1 AND 2 ARE DESIGNATED AS OPEN SPACE AND ARE TO BE DEEDED TO AND MAINTAINED BY THE GREENPOINT HOMEOWNERS ASSOCIATION

16. FIVE FOOT WIDE CONCRETE SIDEWALKS ARE REQUIRED ON BOTH SIDES OF STREETS.

17. IN ACCORDANCE WITH COLUMBIA COUNTY CODE SECTION 34-1, A MINIMUM OF THREE 3" CALIPER TREES ARE TO BE PLANTED WITHIN THE FRONT OF SIDE YARD AREAS. ANY EXISTING TREES MAY BE COUNTED IN THE FULFILLMENT OF THIS REQUIREMENT.

18. MINIMUM DRIVEWAY LENGTH OF 25 FEET AS MEASURED FROM THE BACK OF SIDEWALK.

19. ALL SIDEWALKS ARE TO BE ADA ACCESSIBLE AT ALL STREET CROSSINGS

20. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING ANY SIDEWALK OUTSIDE OF BUILDING LOTS. SIDEWALKS OUTSIDE OF BUILDING LOTS ARE TO BE COMPLETE PRIOR TO THE EXPIRATION OF THE WARRANTY.

21. DEVELOPMENT OF THIS PROPERTY IS RESTRICTED BY THE CONDITIONS OF REZONING FILE: R217-04-05

LEGEND

IPS = 1/2" REINFORCING BAR SET
OPP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
RBF = REINFORCING BAR FOUND
CMF = CONCRETE MONUMENT FOUND
⊕ = COMPUTED POINT
P.U.E. = PERMANENT UTILITY EASEMENT
BFE = BASE FLOOD ELEVATION
MIN FF = MINIMUM FINISHED FLOOR ELEVATION
STREET NAME = STREET NAME
= SANITARY MANHOLE
= SEWER SERVICE
= HOW VALVE
= STORM MANHOLE
= SINGLE WING TRAP
= DOUBLE WING TRAP
= WOOD BACK TRAP
FES = FLARED END SECTION
= FIRE HYDRANT
= WATER VALVE
= WATER SERVICE
= WATER LINES
= SANITARY SEWER LINES
= STORM SEWER LINES
= TAX MAP PARCEL NO (AS OF PLAT DATE)

EASEMENT DATA

PERMANENT UTILITY EASEMENT. EASEMENT IS CENTERED ON UTILITY STRUCTURES OR CENTER OF SWALE, UNLESS OTHERWISE NOTED

EXISTING PERMANENT UTILITY EASEMENT. EASEMENT IS CENTERED ON UTILITY STRUCTURES OR CENTER OF SWALE, UNLESS OTHERWISE NOTED

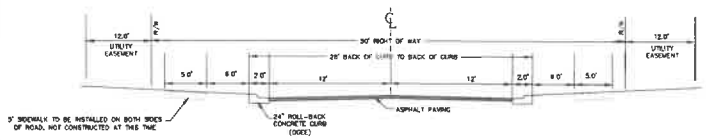
NEW PERMANENT UTILITY EASEMENTS
RESERVED TO COLUMBIA COUNTY

EASEMENT No. "1"	EASEMENT No. "2"
9,836 S.F. OR 0.23 AC. OUTSIDE OF R/W.	3,299 S.F. OR 0.08 AC. OUTSIDE OF R/W.

EASEMENT No. "3"
3,583 S.F. OR 0.08 AC. OUTSIDE OF R/W

NEW PERMANENT 10' WIDE CONSTRUCTION & GRADING EASEMENTS
RESERVED TO STANLEY MARTIN HOMES, LLC

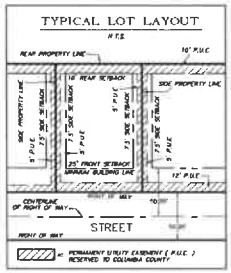
EASEMENT No. "4"	EASEMENT No. "5"
1,130 S.F. OR 0.03 AC. (LOT 3)	1,142 S.F. OR 0.03 AC. (LOT 4)



RESIDENTIAL STREET TYPICAL ROAD SECTION
NOT TO SCALE

GREENPOINT SUBDIVISION, PHASE III
PREPARED BY ALFRED BENESCH & COMPANY
TAKEN FROM APPROVED PLANS DATED JUNE 14, 2024

TYPICAL LOT LAYOUT
N.T.S.



FINAL PLAT APPROVAL

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON

THIS APPROVAL CONSTITUTES APPROVAL OF A FINAL PLAT

THIS _____ DAY OF _____, 2025

SECRETARY, COLUMBIA COUNTY PLANNING COMMISSION

COUNTY CERTIFICATION

THIS IS TO CERTIFY THAT THE WATER DISTRIBUTION SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM AND INCLUDING THE STREET INSTALLATION, OR BOND IN LIEU THEREOF, RIGHT-OF-WAY, ASSOCIATED EASEMENTS AS SHOWN AND OTHER IMPROVEMENTS HAVE BEEN DEDICATED TO AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA.

ENGINEERING SERVICES DATE

CLERK, BOARD OF COMMISSIONERS DATE

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS SHOWN ON THIS PLAT; THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE THE SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, AND WATER DISTRIBUTION SYSTEM, AND THEIR ASSOCIATED EASEMENTS, STREETS, AND RIGHT OF WAYS AS SHOWN TO THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA

T.M.P 030 083M

STANLEY MARTIN HOMES, LLC ON THIS __ DAY OF _____, 2025

BY _____ AS ITS AUTHORIZED AGENT

PRINT NAME

GEORGIA H & C SURVEYING, INC. C.O.A. No. LSF 00584 CERTIFICATE OF AUTHORIZATION

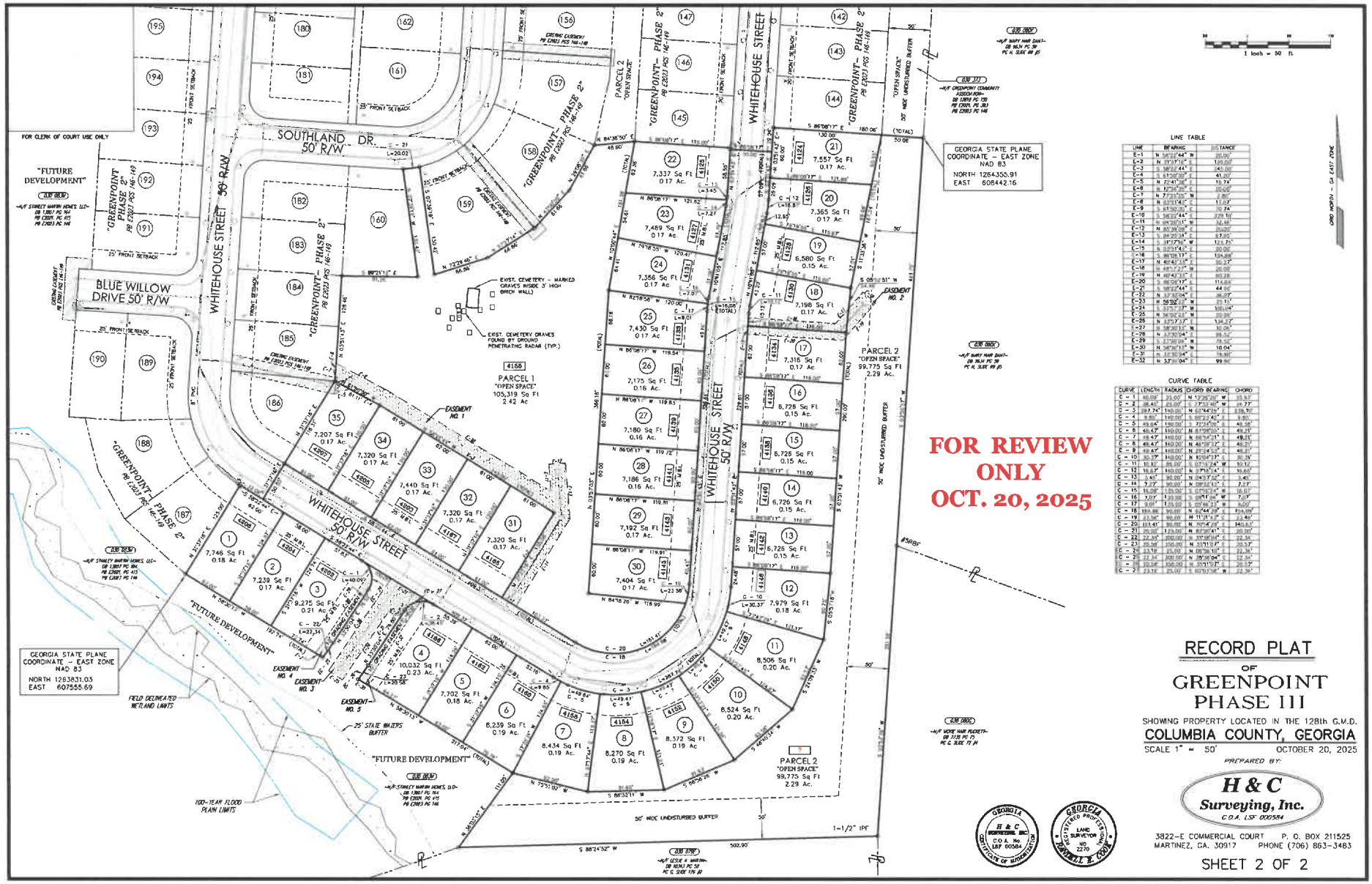
SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO 2270 RANDELL E. COOK

RANDELL E. COOK DATE
GEORGIA REGISTERED LAND SURVEYOR No. 2270

JOB 251001.dwg



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 58°32'44" W	20.00'
L-2	N 01°37'16" E	120.00'
L-3	S 58°32'44" E	140.00'
L-4	S 61°00'28" E	41.00'
L-5	N 72°41'00" E	18.74'
L-6	N 10°34'20" E	20.00'
L-7	N 77°23'00" W	2.80'
L-8	N 03°11'45" E	17.01'
L-9	S 83°50'00" E	70.74'
L-10	S 58°32'44" E	279.10'
L-11	N 04°30'01" W	52.88'
L-12	N 85°39'08" E	20.00'
L-13	S 84°20'34" E	57.00'
L-14	S 89°37'16" W	124.71'
L-15	N 03°11'45" E	20.00'
L-16	S 89°09'17" W	104.88'
L-17	N 60°42'13" E	30.27'
L-18	N 49°17'27" W	20.00'
L-19	N 60°42'13" E	80.28'
L-20	S 86°06'17" E	116.88'
L-21	S 58°32'44" E	44.00'
L-22	N 57°30'04" W	36.07'
L-23	N 55°02'23" W	23.10'
L-24	S 83°17'37" W	100.04'
L-25	N 56°02'23" W	20.00'
L-26	N 33°17'37" E	134.27'
L-27	N 58°02'23" W	10.00'
L-28	N 57°30'04" W	99.50'
L-29	S 57°30'04" E	78.50'
L-30	N 58°02'23" W	10.04'
L-31	N 57°30'04" W	78.50'
L-32	N 57°30'04" E	99.50'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C-1	40.09'	25.00'	N 13°26'26" W	35.93'
C-2	38.43'	25.00'	S 77°13'49" W	34.77'
C-3	287.74'	140.00'	N 62°44'19" E	238.70'
C-4	9.80'	140.00'	S 60°23'42" E	9.80'
C-5	49.64'	140.00'	S 73°16'06" E	49.38'
C-6	49.43'	140.00'	N 87°08'00" E	49.21'
C-7	49.43'	140.00'	N 66°54'21" E	49.21'
C-8	49.43'	140.00'	N 46°39'32" E	49.21'
C-9	49.43'	140.00'	N 26°24'53" E	49.21'
C-10	30.37'	140.00'	N 10°04'13" E	30.31'
C-11	89.91'	85.00'	S 07°14'24" W	85.72'
C-12	19.67'	140.00'	N 07°16'14" E	19.66'
C-13	3.45'	90.00'	N 04°37'32" E	3.45'
C-14	7.27'	90.00'	N 09°24'14" E	7.27'
C-15	16.08'	135.00'	S 07°16'14" W	16.07'
C-16	7.07'	135.00'	S 09°14'46" W	7.07'
C-17	5.60'	135.00'	S 07°44'14" W	5.60'
C-18	184.88'	90.00'	N 62°44'19" E	154.09'
C-19	13.56'	90.00'	N 11°24'12" E	13.49'
C-20	161.45'	90.00'	N 70°44'26" E	141.12'
C-21	20.00'	125.00'	N 87°37'41" E	20.00'
C-22	22.35'	200.00'	N 33°38'09" E	22.34'
C-23	20.96'	200.00'	N 21°11'27" E	20.95'
C-24	23.18'	25.00'	N 08°28'18" E	22.36'
C-25	22.24'	300.00'	N 35°30'04" E	22.24'
C-26	20.38'	300.00'	N 25°11'27" E	20.37'
C-27	23.18'	25.00'	S 80°13'46" W	22.36'

RECORD PLAT
OF
GREENPOINT PHASE III

SHOWING PROPERTY LOCATED IN THE 128th G.M.D.
COLUMBIA COUNTY, GEORGIA
SCALE 1" = 50' OCTOBER 20, 2025

PREPARED BY:

H & C Surveying, Inc.
C.O.A. LSF 000584
3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SHEET 2 OF 2

LOCATION MAP

GENERAL NOTES:

1. ALL SURVEY INFORMATION TAKEN FROM RECORDED PLAT BY H&C SURVEYORS DATED SEPTEMBER 10, 2014. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION & PROTECTION OF EXIST. UTILITIES.
2. ALL DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY FOLLOWING CONSTRUCTION IN ACCORDANCE WITH THE GEORGIA MANUAL OF EROSION AND SEDIMENT CONTROL.
3. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION COMMENCEMENT.
4. ANY NECESSARY TRAFFIC AND SIGNAGE CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL (GUCC), CURRENT EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY CORNERS, RIGHT OF WAY MONUMENTS, SIGNS OR OTHER STRUCTURES DISTURBED DURING CONSTRUCTION.
6. ALL EASEMENTS AND DISTURBED AREAS MUST BE GRADED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
7. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO COLUMBIA COUNTY, GEORGIA STANDARDS AND SPECIFICATIONS.
8. ALL SILT BARRIERS MUST BE PLACED PRIOR TO CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
9. NOTIFY THE COUNTY ENGINEERS OFFICE 48 HOURS PRIOR TO STARTING CONSTRUCTION, INCLUDING THAT FOR, DUMPING SAND, OR PAVING.
10. THERE ARE NO KNOWN GRAVESITES, CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY. SHOULD ANY OTHER SUCH SITES BE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL CONTACT COLUMBIA COUNTY PLANNING & ZONING IMMEDIATELY.
11. APPROVAL BY COLUMBIA COUNTY IS FOR THE IMPROVEMENTS SHOWN IN THE SITE PLAN. ANY VARIATION FROM THE APPROVED SITE PLAN MUST BE APPROVED BY THE COUNTY ENGINEER.
12. THE CONTRACTOR SHALL BE REQUIRED TO HAVE ON SITE A COPY OF THE GEORGIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARD DETAILS, CURRENT EDITION.
13. ALL CONCRETE STORM PIPE SHALL BE IN ACCORDANCE WITH GA D.O.T. CONSTRUCTION STANDARD 1690D AND SHALL HAVE A MINIMUM OF 18" COVER. ALL CPP SHALL HAVE A MIN. 24" COVER.
14. THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL EXISTING PIPE & ROAD GRADE ELEVATION OF EXISTING ROADS BEFORE BEGINNING CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE UTILITY COMPANIES & SCHEDULE THE INSTALLATION OF ANY CROSSINGS.
16. COMPACTION IN ALL FILL AREAS SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DENSITY; THE CONTRACTOR SHALL EMPLOY A SOILS TESTING FIRM TO PERFORM A SUFFICIENT NUMBER OF TESTS TO CERTIFY COMPACTION REQUIREMENTS HAVE BEEN MET. THESE TESTS SHALL BE AT THE CONTRACTORS EXPENSE.
17. SOURCE OF VERTICAL DATUM: NAVD 88; SOURCE OF HORIZONTAL DATUM: NAD 83
18. NO HARDIRE, SLAND OR SPRINKLER SYSTEM MAY BE LOCATED WITHIN COUNTY R/W.
19. COLUMBIA COUNTY MAY REQUIRE ADDITIONAL RIP-RAP AT DISCHARGE POINTS AND STILLING STRUCTURES
20. COLUMBIA COUNTY MAY REQUIRE ADDITIONAL FRENCH DRAINS.
21. COLUMBIA COUNTY MAY REQUIRE ADDITIONAL SWALES ALONG REAR AND/OR SIDE LOT LINES AFTER DEVELOPMENT BEGINS.
22. FULL WIDTH OF THE R/W MUST BE CLEARED & GRADED WITH A SLOPE OF 1/2 INCH PER FOOT.
23. ALL BOXES AND TRAPS HAVING A DEPTH GREATER THAN 4' MUST HAVE STEPS STAGGERED VERTICALLY AND RUNG AND COVERS ALIGNED FOR READY ACCESS TO RUNGS.
24. CURRENT ZONING = PRD
25. PROPOSED LAND USE = RESIDENTIAL
26. THERE ARE FIELD DELINEATED WETLANDS LOCATED ON THIS PARCEL.
27. TOTAL ACREAGE = 14.53 ACRES.
28. NO PART OF SIGNS LOCATED WITHIN 5' OF R/W PRIOR TO ANY SIGN CONSTRUCTION. THE DEVELOPER AND/OR CONTRACTOR MUST CONSULT WITH THE PLANNING DEPARTMENT PRIOR TO A PERMIT BEING ISSUED.
29. ALL CONSTRUCTION IN R/W TO CONFORM TO COLUMBIA COUNTY STANDARDS AND SPECIFICATIONS.
30. SILT BARRIERS MUST BE IN PLACE PRIOR TO CLEARING, REGARDLESS OF PLAN REQUIREMENT ON LOT SIZE. NO GRADING MAY BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE. CONTRACTOR MUST CALL THE DESIGN ENGINEER FOR AN INSPECTION OF INITIAL PHASE BMPS WITHIN 7 DAYS OF INITIAL INSTALLATION.
31. THE DESIGN ENGINEER SHALL SUBMIT A ROADWAY DESIGN IN CONFORMANCE WITH DESIGN SUPPLEMENT "A" PAVEMENT SYSTEM DESIGN REQUIREMENTS FOR COLUMBIA COUNTY TO THE COUNTY ENGINEER FOR REVIEW.
32. NO CERTIFICATE OF OCCUPANCY WILL BE RELEASED UNTIL ALL SITE IMPROVEMENTS, AS APPROVED BY THE COUNTY ENGINEER, ARE COMPLETED.
33. THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.
34. ALL UNDERGROUND STORAGE TANKS MUST BE PERMITTED BY THE STATE FIRE MARSHAL'S OFFICE AND APPROVED FOR INSTALLATION.
35. DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR CLEAN OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND PASSES ITS WAY INTO A PRIVATE POND OR A COUNTY OWNED POND. THEY ARE RESPONSIBLE TO REMOVE ANY OF THE ABOVE-MENTIONED ITEMS THAT COME OFF THEIR SITE ONTO PRIVATE OR COUNTY OWNED PROPERTIES TO INCLUDE RIGHTS OF WAY.
36. PRIOR TO THE CERTIFICATE OF OCCUPANCY, THE PROPERTY ADDRESS MUST BE POSTED ON THE STRUCTURE WITH A MINIMUM OF 4" LETTERS OR VISIBLE FROM THE STREET.
37. IN LIEU OF AN INFILTRATION TEST, THE CONTRACTOR MAY PERFORM A LOW-PRESSURE AIR TEST. AFTER STABILIZING AT 4 PSI, THE TEST PRESSURE IS 3.5 PSI AND MAY NOT DROP OVER 1 PSI DURING THE TEST. MINIMUM TEST TIMES FOR VARIOUS PIPE SIZES SHALL BE IN ACCORDANCE WITH UNI BELL LPHP-8-99, AS AMENDED TO DATE.
38. PIPE MATERIAL WITHIN R/W:
    WITHIN ROADWAY: CLASS III GASKETED RCP OUTSIDE ROADWAY: CLASS III GASKETED RCP
    TONGUE AND GROOVE RCP HIGH DENSITY POLYETHYLENE PIPE
    SMOOTH LINED POLYETHYLENE PIPE
39. DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF TRAFFIC CONTROL DEVICES, TO INCLUDE SIGNS AND MARKINGS PER THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION, AND COLUMBIA COUNTY'S STREET ID, REGULATORY, WARNING SIGN AND PAVEMENT MARKING POLICY, AND ANY OTHER TRAFFIC CONTROL DEVICES DEEMED APPROPRIATE OR NECESSARY BY CITY OF GROVETOWN TRAFFIC ENGINEERING. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AFTER FINAL PLAT APPROVAL AND BEFORE PERMITS ARE ISSUED.
40. ALL COMMON AREA TO BE DEEDED TO HOME OWNER'S ASSOCIATION.
41. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP 13073C 0355 E DATED JUNE 07, 2011.
42. COLUMBIA COUNTY WILL NOT ACCEPT AREAS OF PASSIVE RECREATION.
43. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ADHERING TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND MATERIALS TO AND FROM THE SITE.
44. WATER AND SEWER SERVICE INCLUDING METER AND CLEANOUT BOXES SHALL BE LOCATED WITHIN 5 FEET OF THE SIDE PROPERTY LINE, NOT UNDER THE DRIVEWAY OR IN THE SIDEWALK.
45. CONTRACTOR SHALL COORDINATE WITH COLUMBIA COUNTY TO INSTALL A FIRE HYDRANT METER FOR RECORDING CONSTRUCTION WATER USAGE. CONTRACTOR SHALL PAY A DEPOSIT FOR INSTALLATION AND FOR WATER USAGE.
46. COMPACTION TESTS SHALL BE REQUIRED FOR ANY AND ALL FILL OVER 12". TEST RESULTS MUST BE SUBMITTED TO PLANNING AND ZONING. ALL FILL MATERIAL MUST BE CLEAN AND APPROVED.
47. RETAINING WALLS OR LANDSCAPE WALLS IN EXCESS OF 24" SHALL BE DESIGNED, STAMPED, AND SIGNED BY A LICENSED ENGINEER BY THE STATE OF GEORGIA AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COLUMBIA COUNTY PRIOR TO CONSTRUCTION. ANY WALL CONSTRUCTED WITHOUT APPROVAL OF DESIGNED PLANS ON FILE SHALL BE REMOVED UNTIL PLANS ARE SUBMITTED, REVIEWED, AND APPROVAL IS RECEIVED.
48. BEFORE BACKFILLING, A 12-GAUGE COPPER UNDER-GROUND LOCATING WIRE SHALL BE INSTALLED LONGITUDINALLY ALONG THE TOP OF ALL WATER LINES. ALL WATER LINES SHALL INCLUDE HYDRANT, FIRE HYDRANT LEADS, AND SERVICE LINES, REGARDLESS OF PIPE MATERIAL. THE LOCATING WIRE SHALL BE TAPED SUFFICIENTLY TO THE PIPE SO THE SUBSEQUENT BACKFILL DOESN'T PULL THE WIRE FURTHER INTO THE TRENCH. USE NYLON TIES TO ATTACH LOCATING WIRE TO SERVICE LINES. WHERE SPLICING IS NECESSARY, IT SHALL BE STRIPPED BACK AT LEAST 2 INCHES, TWISTED TOGETHER AND WRAPPED WITH ELECTRICAL TAPE. THE LOCATING WIRE SHALL BE WRAPPED AROUND THE PIPE AT EVERY 100 LINEAR FEET AND BROUGHT TO WITHIN 24 INCHES OF THE FINISHED GRADE FOR EASE OF LOCATION. THE LOCATING WIRE SHALL EXTEND INSIDE WATER METER, VALVE BOXES AND ABOVE GRADE AT FIRE HYDRANTS, OR OWNERS' PREFERENCE. WHERE CONNECTING INTO AN EXISTING WATER MAIN, THE CONTRACTOR SHALL LOCATE AND CONNECT THE NEW UNDERGROUND LOCATING WIRE INTO THE EXISTING WIRE IF PRESENT.
49. THERE ARE WETLANDS & STATE WATERS WITHIN THE LIMITS OF THIS DEVELOPMENT. NO ENCROACHMENT ALLOWED WITHOUT WRITTEN APPROVAL FROM APPROPRIATE AUTHORITIES. PROVIDE COLUMBIA COUNTY WITH ALL STATE AND FEDERAL APPROVALS PRIOR TO CONSTRUCTION PERMITTING.

COLUMBIA COUNTY STANDARD NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. ALL CONTRACTORS INSTALLING WATER AND SANITARY SEWER UTILITIES SHALL BE RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS. EACH SUPERINTENDENT OR FOREMAN SHALL HAVE A SET ON SITE AT ALL TIMES.
   "CALL BEFORE YOU DIG" NOTE AND PHONE NUMBER.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLUMBIA COUNTY WATER UTILITY MAINTENANCE OFFICE TO REQUEST LOCATES FOR ALL UNDERGROUND SANITARY SEWER FACILITIES. THE CONTACT NUMBER IS 811.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL WATER/SEWER SERVICE TAPS DURING CONSTRUCTION OR ADDED FOR THE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING SERVICE TAPS NOT TO BE USED FOR THE DEVELOPMENT OR UPGRADES REQUIRED TO THE EXISTING WATER OR SEWER SERVICE THAT WILL BE USED FOR THE PROPOSED DEVELOPMENT.
5. APPROVAL IS CONTINGENT UPON THE DEVELOPER/OWNER SECURING THE PROPER EASEMENT FROM THE ADDITIONAL AFFECTED PROPERTY OWNER. THE EASEMENT WILL INCLUDE A WRITTEN DEED THAT FOLLOWS THE EXACT FORMAT AS A TYPICAL EASEMENT DEED TO COLUMBIA COUNTY AND MUST BE RECORDED. UPON COMPLETION AND INSPECTION, THE DEVELOPER MUST DEED THE EASEMENT OVER TO COLUMBIA COUNTY THROUGH THE PROPER COMMITTEE AND BOARD ACCEPTANCE.
6. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR SUBMITTING A PLAT, AS-BUILT AND WARRANTY DEED TO THE COUNTY FOR THE COMPLETED UTILITY EXTENSIONS AND ASSOCIATED EASEMENTS.
7. DEVELOPMENT OF THIS PROPERTY IS RESTRICTED BY THE CONDITIONS OF FILE #2013-04-01.
8. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL ROADS. SIDEWALKS ARE TO BE ADA ACCESSIBLE AT ALL STREET CROSSINGS.
9. SIDEWALKS IN FRONT OF BUILDING LOTS ARE THE RESPONSIBILITY OF THE HOME BUILDER. SIDEWALKS IN FRONT OF OPEN SPACE AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER, AND MUST BE INSTALLED PRIOR TO THE END OF THE WARRANTY PERIOD.
10. DRIVEWAYS ARE TO BE A MINIMUM OF 25 FEET IN LENGTH AS MEASURED FROM THE BACK OF THE SIDEWALK.
11. ALL SIGNAGE MUST MEET MUTCD SPECIFICATIONS & REGULATIONS.
12. POSTAL CPU TO BE LOCATED IN THE PHASE 2 LOCATION.
13. SANITARY SEWER SERVICES SHALL BE DESIGNED TO BE INSTALLED 7' TO 9' INSIDE THE PROPERTY CORNER OF THE LOWER SIDE OF THE LOT TO AVOID CONSTRUCTION ENTRANCE ACCESS AND THE FINAL DRIVEWAY INSTALLATION. SEE CCWU STANDARD 11.3.34
14. ALL FINISH FLOOR BUILDING ELEVATIONS (RESIDENTIAL OR COMMERCIAL) SHALL BE A MINIMUM OF 3' ABOVE THE SERVICE TAP INVERT.
15. ALL SANITARY SEWER LINES AND SERVICE LINES SHALL BE A MINIMUM OF ASTM 3034 SDR35 PVC PIPE. ALL SANITARY SEWER LINES SHALL BE GREEN IN COLOR.
16. INSTALL TRAFFIC RATED COLLAR AND CAP ON ALL CLEANOUTS IN PAVEMENT OR SIDEWALKS.
17. ALL WATER LINES SHALL MEET AWWA C900-14 STANDARDS.
18. ALL WATER METERS SHALL BE INSTALLED WITHIN A PUBLIC RIGHT OF WAY OR WHERE APPROVED, WITHIN A DEDICATED EASEMENT. THE WATER METER SHALL BE INSTALLED WITHIN 4' TO 1' IF INSIDE THE PROPERTY CORNER. SEE CCWU STANDARD 11.3.29.
19. COUNTY HYDRANTS SHALL BE RED AND PRIVATE HYDRANTS SHALL BE SILVER. HYDRANTS SHALL COME FROM THE FACTORY THE APPROPRIATE COLOR.
20. ADD NOTE: METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT AREA
21. ADD NOTE: EXISTING WATER SERVICE MUST BE VERIFIED AS COPPER FROM THE TAP TO THE METER. IF NOT THEN THE SERVICE LINE WILL NEED TO BE UPGRADED.
22. ADD NOTE: ALL EXTRA WATER SERVICE TAPS THAT WILL NOT BE UTILIZED MUST BE ABANDONED AT THE CORPORATION.

GREENPOINT

PHASE III

LOT DATA TABLE:		
Parcel Name	Square Feet	Acres
Standard : 1	7250	0.166
Standard : 2	7250	0.166
Standard : 3	9299.738	0.213
Standard : 4	10000.576	0.23
Standard : 5	7666	0.176
Standard : 6	8234.042	0.189
Standard : 7	8434.081	0.194
Standard : 8	8270.363	0.19
Standard : 9	8372.004	0.192
Standard : 10	8624.27	0.198
Standard : 11	8506.332	0.195
Standard : 12	7866.619	0.184
Standard : 13	6726	0.154
Standard : 14	6726	0.154
Standard : 15	6726	0.154
Standard : 16	6726	0.154
Standard : 17	7316	0.168
Standard : 18	7195.397	0.165
Standard : 19	6555	0.15
Standard : 20	7097.002	0.163
Standard : 21	6600	0.152
Standard : 22	7304.336	0.168
Standard : 23	7428.988	0.171
Standard : 24	7342.581	0.169
Standard : 25	7429.877	0.171
Standard : 26	7174.609	0.165
Standard : 27	7150.465	0.164
Standard : 28	7156.081	0.164
Standard : 29	7191.836	0.165
Standard : 30	7251.003	0.166
Standard : 31	7320	0.168
Standard : 32	7320	0.168
Standard : 33	7440	0.171
Standard : 34	7320	0.168
Standard : 35	7320	0.168

INDEX TO SHEETS:

C1.0 - COVER SHEET
C2.1 - LOT LAYOUT
C3.1 - DEVELOPMENT PLAN
C4.1 - DRAINAGE PLAN
C5.1 - SANITARY SEWER PLAN
C6.1 - WATER UTILITY + UTILTY SERVICES PLAN
C7.1 - PROFILES
C8.1 - TREE PLAN
C9.1 - ESCP - INITIAL
C9.2 - ESCP - INTERMEDIATE
C9.3 - ESCP - FINAL
C10.1 - ESCP NOTES
C10.2 - ESCP NOTES
C10.3 -ESCP NOTES
C11.1 - ESCP DETAILS
C11.2 - ESCP DETAILS
C11.3 - ESCP DETAILS
C11.4 - ESCP DETAILS
C12.1 - DETAILS 1 - COLA COUNTY ENGINEERING
C12.2 - DETAILS 2 - COLA COUNTY WATER & SEWER
C12.3 - DETAILS 3 - COLA COUNTY WATER & SEWER
C12.4 - DETAILS 4 - DRAINAGE STRUCTURE DETAILS
C12.5 - DETAILS 5 - DRAINAGE STRUCTURES

PROJECT DATA:

TAX PARCEL:030.083M
TOTAL ACRES: 13.9 ACRES
DISTURBED AREA: 10.0 ACRES
TOTAL NUMBER OF LOTS:35
AVERAGE LOT SIZE: 7,557 SF
MINIMUM LOT SIZE=6,555 SF
DENSITY:2.52 UNITS PER ACRE
OPEN SPACE=5.47 ACRES
CURRENT ZONING:PRD
CURRENT USE:UNDEVELOPED LAND
PROPOSED USE:SINGLE FAMILY RESIDENTIAL

OWNER & DEVELOPER
& 24 HOUR CONTACT
Stanley Martin Homes
Michael T. Hanzlik
3740 Walton Way Extension,
Augusta, GA 30907
(706) 504-9565

SCANNED

Reviewed for Compliance

This plan has been reviewed for compliance with construction standards. The review does not relieve the Contractor or Developer of any responsibility for conformance with the drawing, project specifications, and Columbia County Construction Standards and commencement of construction.

SEP 17 2024
Date

Paula Munger
Signature

RECEIVED
SEP 18 2024
COLUMBIA COUNTY WATER UTILITY
ENGINEERING & INSPECTION

FILE
APPROVED

PREPARED BY:
benesch
Alfred Benesch & Company
1005 Broad Street, Suite 200 Augusta, GA 30901
706.722.4114 www.benesch.com

811 IF YOU DIG GEORGIA... CALL US FIRST!
Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER

REV #	DATE	DESCRIPTION
3	09/09/24	SUBMITTED FOR APPROVAL STAMPING
2	08/16/24	TITLE BLOCK REVISION
1	07/24/24	COUNTY REVIEW COMMENTS 1

COLUMBIA, COUNTY, GEORGIA

benesch
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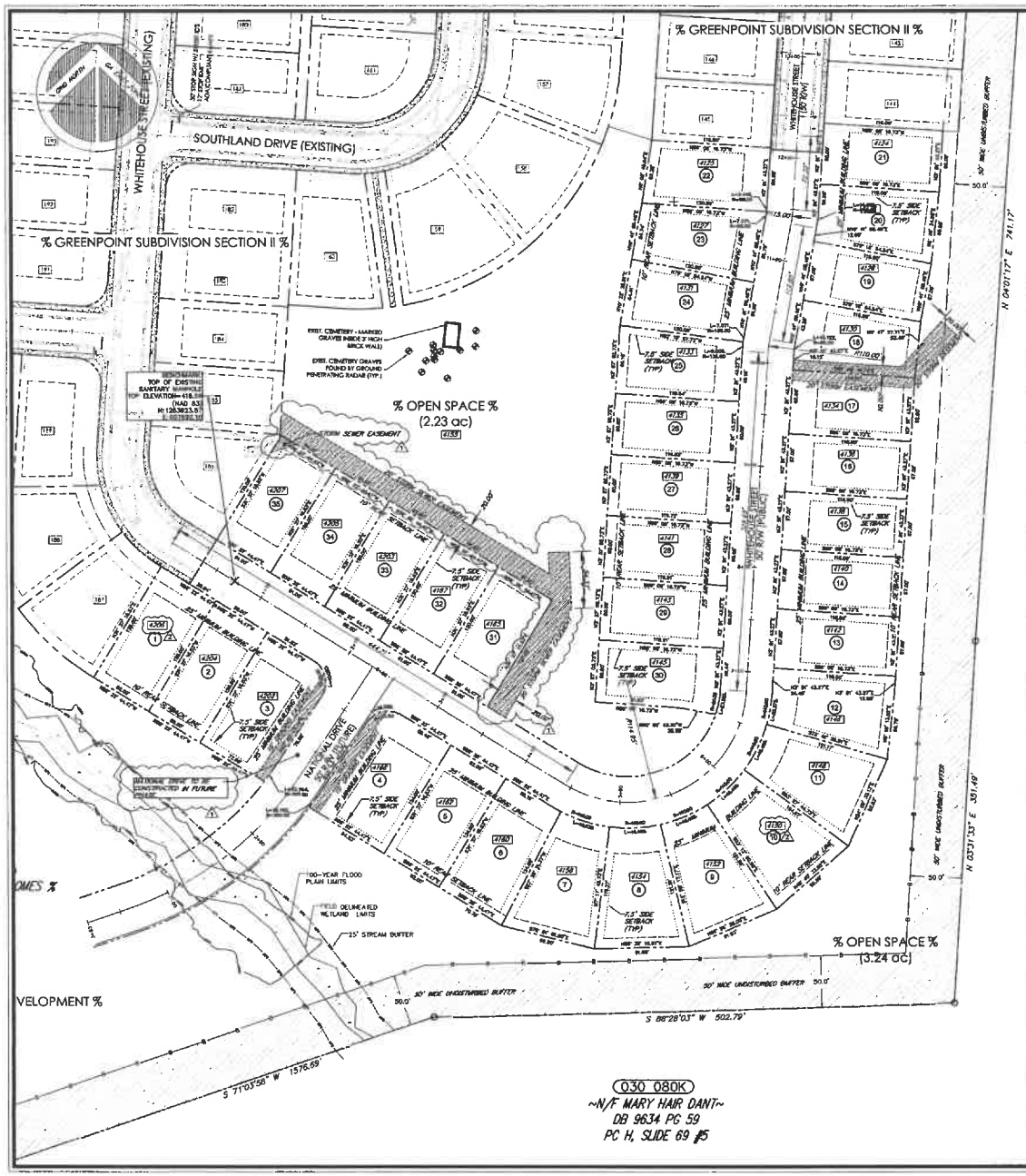
1005 Broad Street, Suite 200
Augusta, GA 30901
706.722.4114
www.benesch.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOOLE JR.
Issued: 16 Professional Engineer (PE)
Expires: 12/31/24

SHEET TITLE: COVER SHEET
PROJECT NAME: Greenpoint Subdivision PHASE III

PROJECT INFORMATION
JOB NO: 19024045
DRAWN BY: CWN
CHECKED BY: EPH
DRAWING FILE: 19024024E.DWG
DRAWING SCALE:NONE
ORIGINAL RELEASE DATE:
JUNE 14, 2024

Sheet:
C1.0



Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	7750.00	374.00	26.94 125.00 82.00 125.00 32.08	S56° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W N31° 37' 15.53"E S56° 22' 44.47"E
2	7250.00	368.00	55.00 125.00 55.00 125.00	S56° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W N31° 37' 15.53"E
3	8299.74	388.69	40.09 76.52 22.78 72.66 125.00 91.63	S12° 26' 20.34"E S32° 30' 03.79"E S38° 40' 26.33"W N56° 22' 44.47"W N31° 37' 15.53"E S56° 22' 44.47"E
4	10000.58	401.98	30.58 55.40 124.00 64.22 20.10 79.67	N77° 54' 15.46"E S56° 22' 44.47"W S31° 37' 15.53"W N58° 22' 44.47"W N35° 06' 47.00"E N33° 29' 41.52"E
5	7686.00	372.00	124.00 62.00 124.00 62.00	S31° 37' 15.53"W N58° 22' 44.47"W N31° 37' 15.53"E S56° 22' 44.47"E
6	8234.04	381.43	124.88 70.76 124.00 32.18 9.95	S27° 36' 21.37"W N58° 22' 44.47"W N31° 37' 15.53"E S56° 22' 44.47"E S82° 23' 41.35"E
7	8434.08	386.07	118.27 52.80 124.85 49.64	S7° 17' 43.73"E N78° 51' 01.50"W N27° 35' 21.37"E S72° 34' 06.01"E
8	8270.38	381.54	118.27 49.47 121.51 91.90	N7° 17' 43.73"E N82° 08' 04.72"E S12° 56' 17.17"E S86° 32' 10.57"W
9	8372.00	384.47	121.51 49.47 121.58 91.83	N12° 56' 17.17"W N86° 34' 30.94"E S33° 13' 00.95"E S56° 34' 25.00"W
10	8524.27	386.48	121.58 49.47 124.87 92.56	N33° 13' 00.95"W N46° 39' 27.16"E S53° 27' 44.73"E S49° 40' 33.82"W
11	8508.33	388.04	124.87 49.47 121.17 90.53	N53° 27' 44.73"W N29° 24' 53.98"E S72° 42' 28.51"E S34° 06' 33.12"W
12	7998.82	374.79	12.00 88.76 121.17 30.37 24.48 118.00	S3° 31' 43.27"W S6° 18' 13.00"W N73° 42' 28.51"W N10° 04' 37.38"E N3° 31' 43.27"E S86° 08' 16.73"E
13	8728.00	350.00	57.00 118.00 57.00 118.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
14	8726.00	350.00	57.00 118.00 57.00 118.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
15	8728.00	350.00	57.00 118.00 57.00 118.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
16	8728.00	350.00	57.00 118.00 57.00 118.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
17	7318.00	350.00	62.00 118.00 62.00 118.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
18	7198.57	356.93	1.00 53.49 118.00 15.12 10.12 43.20 115.00	S10° 41' 05.46"W S5° 47' 27.71"W N86° 08' 16.73"W N3° 31' 43.27"E N7° 18' 24.36"E N10° 41' 05.46"E S79° 18' 54.54"E
19	6558.00	344.00	57.00 115.00 57.00 115.00	S10° 41' 05.46"W N79° 18' 54.54"W N10° 41' 05.46"E S79° 18' 54.54"E
20	7087.00	354.46	50.03 115.00 12.68 16.67 28.09 115.00	S8° 36' 34.56"W N79° 18' 54.54"W N10° 41' 05.46"E N7° 18' 24.36"E N3° 31' 43.27"E S86° 08' 16.73"E

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
21	8900.00	350.00	60.00 115.00 60.00 115.00	S3° 31' 43.27"W N86° 08' 16.73"W N3° 31' 43.27"E S86° 08' 16.73"E
22	7304.34	359.82	120.56 62.25 115.00 58.50 3.46	N86° 08' 16.73"W N9° 03' 48.64"E S89° 08' 16.73"E S3° 31' 43.27"W S4° 57' 32.28"W
23	7428.98	364.38	120.00 54.74 120.56 7.27 91.79	N79° 18' 54.54"W N10° 41' 05.46"E S89° 08' 16.73"E S6° 22' 13.38"W S10° 41' 05.46"W
24	7342.58	362.53	120.00 54.41 120.00 51.06 7.07	N82° 18' 57.72"W N10° 22' 25.61"E S79° 18' 54.54"E S10° 41' 05.46"W S9° 11' 03.67"W
25	7429.68	363.87	120.00 0.01 46.16 119.54 86.16	S82° 18' 57.72"E S5° 48' 22.77"W S3° 31' 43.27"W N89° 08' 16.73"W N3° 57' 02.73"E
26	7174.61	356.18	60.00 119.54 60.00 119.83	N3° 57' 02.73"E S89° 08' 16.73"E S3° 31' 43.27"W N86° 08' 16.73"W
27	7180.48	359.36	60.00 119.83 60.00 119.72	N3° 57' 02.73"E S86° 08' 16.73"E S3° 31' 43.27"W N89° 08' 16.73"W
28	7186.08	359.54	60.00 119.72 60.00 119.81	N3° 57' 02.73"E S89° 08' 16.73"E S3° 31' 43.27"W N86° 08' 16.73"W
29	7191.64	359.72	60.00 119.81 60.00 119.91	N3° 57' 02.73"E S86° 08' 16.73"E S3° 31' 43.27"W N89° 08' 16.73"W
30	7291.00	361.04	60.00 119.91 40.44 33.58 30.50 91.63	N3° 57' 02.73"E S89° 08' 16.73"E S7° 31' 43.27"W S11° 21' 42.83"W N82° 05' 43.30"W N89° 08' 16.73"W
31	7320.00	362.00	120.00 61.00 120.00 61.00	N31° 37' 15.53"E S58° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W
32	7320.00	362.00	120.00 61.00 120.00 61.00	N31° 37' 15.53"E S58° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W
33	7440.00	364.00	120.00 62.00 120.00 62.00	N31° 37' 15.53"E S58° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W
34	7320.00	362.00	120.00 61.00 120.00 61.00	N31° 37' 15.53"E S58° 22' 44.47"E S31° 37' 15.53"W N58° 22' 44.47"W
35	7320.00	362.00	120.00 61.00 120.00 61.00	S31° 37' 15.53"W N58° 22' 44.47"W N31° 37' 15.53"E S58° 22' 44.47"E

REV #	DATE	DESCRIPTION
	06/05/24	SUBMITTED FOR APPROVAL STAMPING
2	06/13/24	COUNTY REVIEW COMMENTS 2
1	07/24/24	COUNTY REVIEW COMMENTS 1

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GEORGIA REGISTERED LAND SURVEYOR
WILLIAM R. TOOLE
Level II Certification 17040
EXPIRES 10/31/24

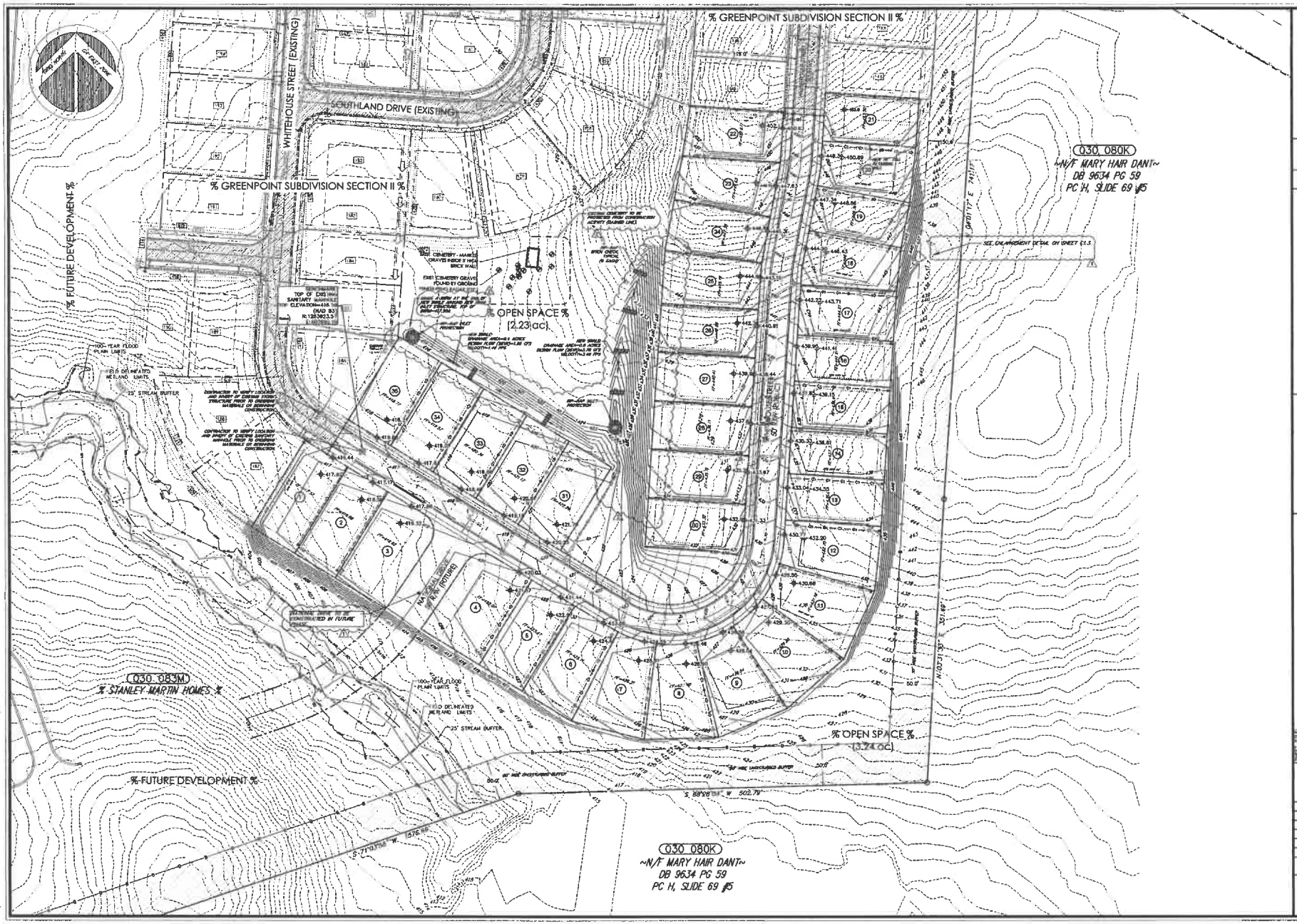
SHEET TITLE: LOT LAYOUT PLAN

PROJECT NAME: Greenpoint Subdivision
PHASE III

SCALE 50 0 50 FEET

PROJECT INFORMATION
JOB NO: 19024045
DRAWN BY: CWH
CHECKED BY: EPH
DRAWING FILE: 19024045.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE:
JUNE 14, 2024

Sheet:
C2.1



REV #	DATE	DESCRIPTION
3	06/06/24	SUBMITTED FOR APPROVAL STAMPING
2	05/16/24	COUNTY REVIEW COMMENTS 2
1	01/24/24	COUNTY REVIEW COMMENTS 1

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COLUMBIA, COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. 001

Level II Certification 17845
Expires 10/01/24

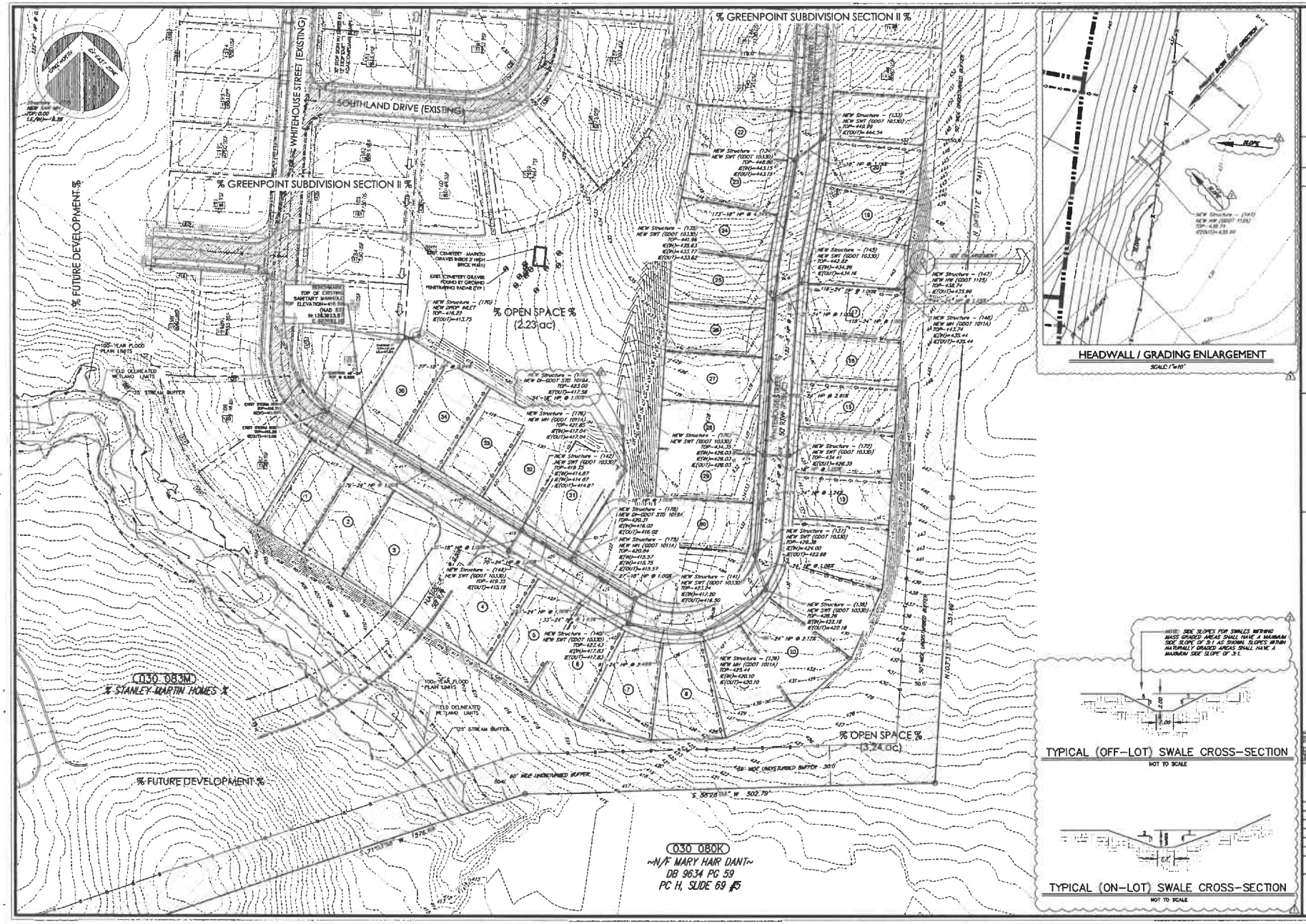
SHEET TITLE
DEVELOPMENT PLAN

PROJECT NAME
Greenpoint Subdivision
PHASE III

SCALE 50 0 50 IN FEET

PROJECT INFORMATION
JOB NO: 190240146
DRAWN BY: CMH
CHECKED BY: EPH
DRAWING FILE: 190240214E.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE: JUNE 14, 2024

Sheet:
C3.1



REV #	DATE	DESCRIPTION
3	09/09/24	SUBMITTED FOR APPROVAL STAMPING
2	09/03/24	COUNTY REVIEW COMMENTS 2
1	07/24/24	COUNTY REVIEW COMMENTS 1

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOSH

Level II Certification 17040
EXPIRES 10/01/24

DRAWING TITLE: DRAINAGE PLAN

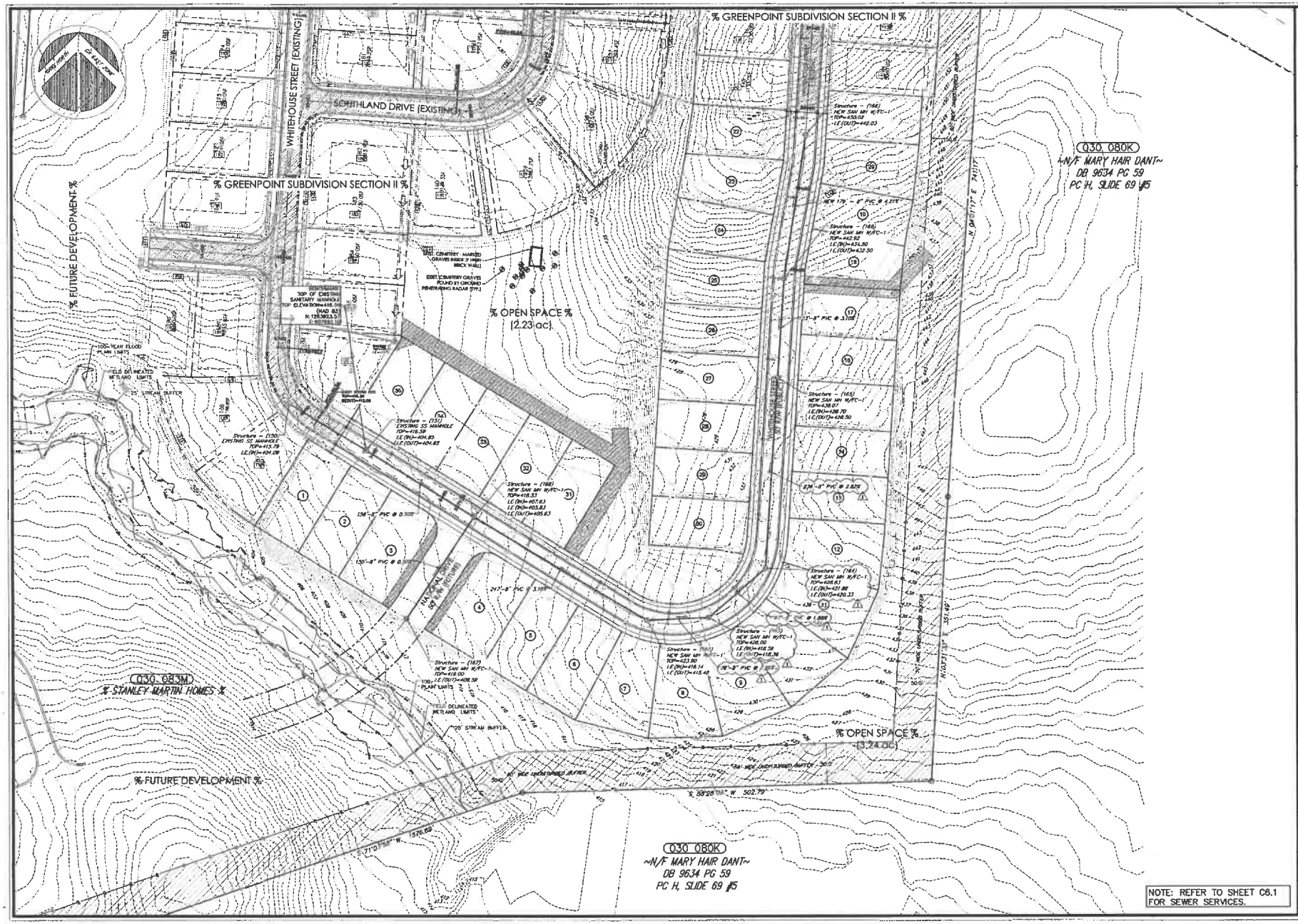
PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE 30 0 60 IN FEET

PROJECT INFORMATION

JOB NO: 19024045
DRAWN BY: CRH
CHECKED BY: EPH
DRAWING FILE: 19024024E.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE: JUNE 14, 2024

Sheet: C4.1



NOTE: REFER TO SHEET C6.1 FOR SEWER SERVICES.

REV #	DATE	DESCRIPTION
2	08/09/24	SUBMITTED FOR APPROVAL STAMPING
1	07/24/24	COUNTY REVIEW COMMENTS 2
		COUNTY REVIEW COMMENTS 1

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. COOK

Level II Certification 17040
EXPIRES 10/01/24

SHEET TITLE: SANITARY SEWER PLAN

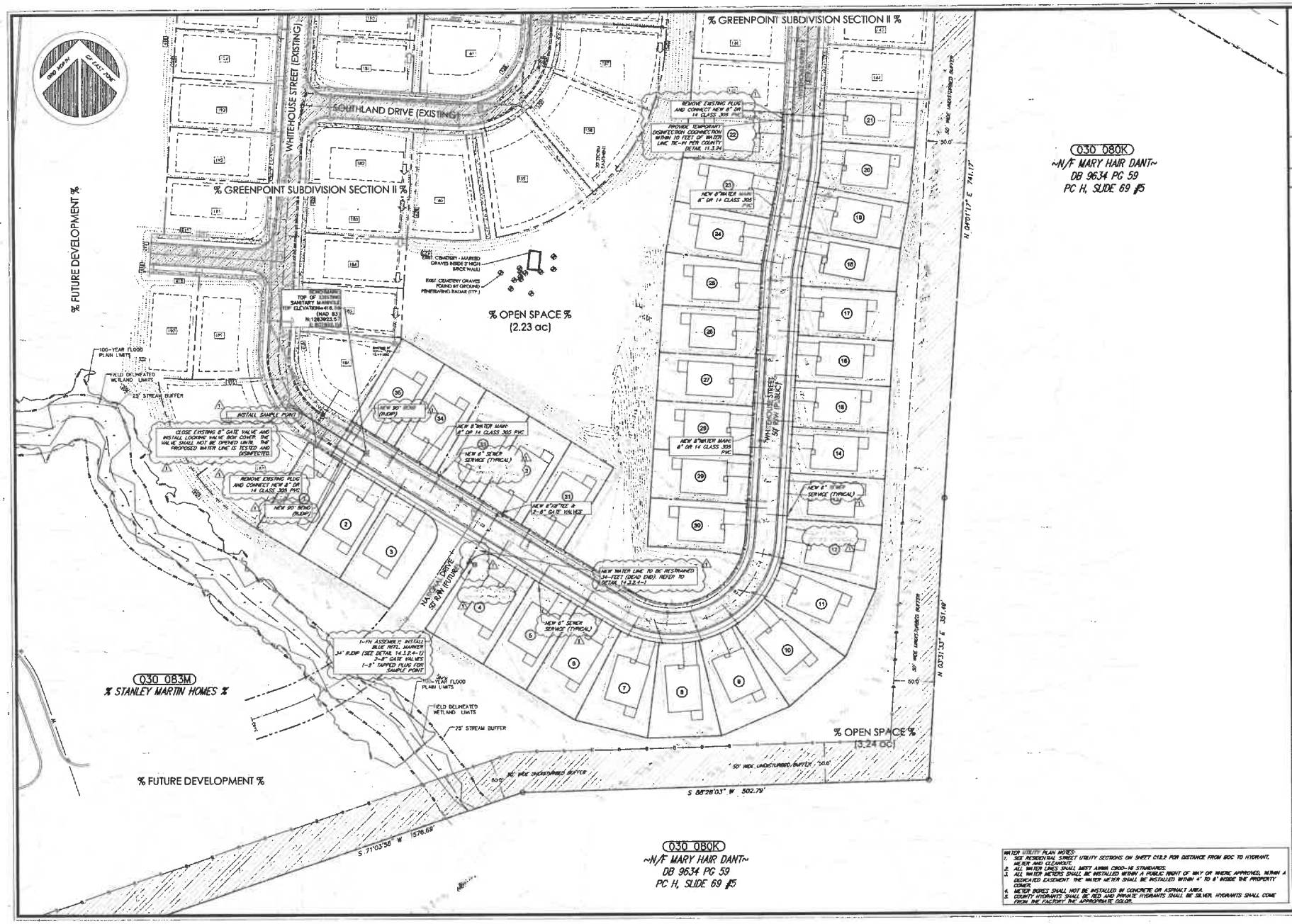
PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE 50 0 50 IN FEET

PROJECT INFORMATION

JOB NO:	19024043
DRAWN BY:	CMH
CHECKED BY:	EPH
DRAWING FILE:	19024024E.DWG
DRAWING SCALE:	1"=50'
ORIGINAL RELEASE DATE:	JUNE 14, 2024

Sheet: C5.1



WATER UTILITY PLAN NOTES:
1. SEE RESIDENTIAL STREET UTILITY SECTIONS ON SHEET C12.2 FOR DISTANCE FROM BOC TO HYDRANT, METER AND CLEANOUT.
2. ALL WATER LINES SHALL MEET AWWA C900-16 STANDARDS.
3. ALL WATER METERS SHALL BE INSTALLED WITHIN A PUBLIC RIGHT OF WAY OR WHERE APPROVED, WITHIN A DEDICATED EASEMENT. THE WATER METER SHALL BE INSTALLED WITHIN 4' TO 8' INSIDE THE PROPERTY CORNER.
4. METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT AREA.
5. COUNTY HYDRANTS SHALL BE RED AND PRIVATE HYDRANTS SHALL BE SILVER. HYDRANTS SHALL COME FROM THE FACTORY THE APPROPRIATE COLOR.

REV #	DATE	DESCRIPTION
2	08/01/24	COUNTY REVIEW COMMENTS 2
1	07/24/24	COUNTY REVIEW COMMENTS 1
	09/09/24	SUBMITTED FOR APPROVAL STAMPING

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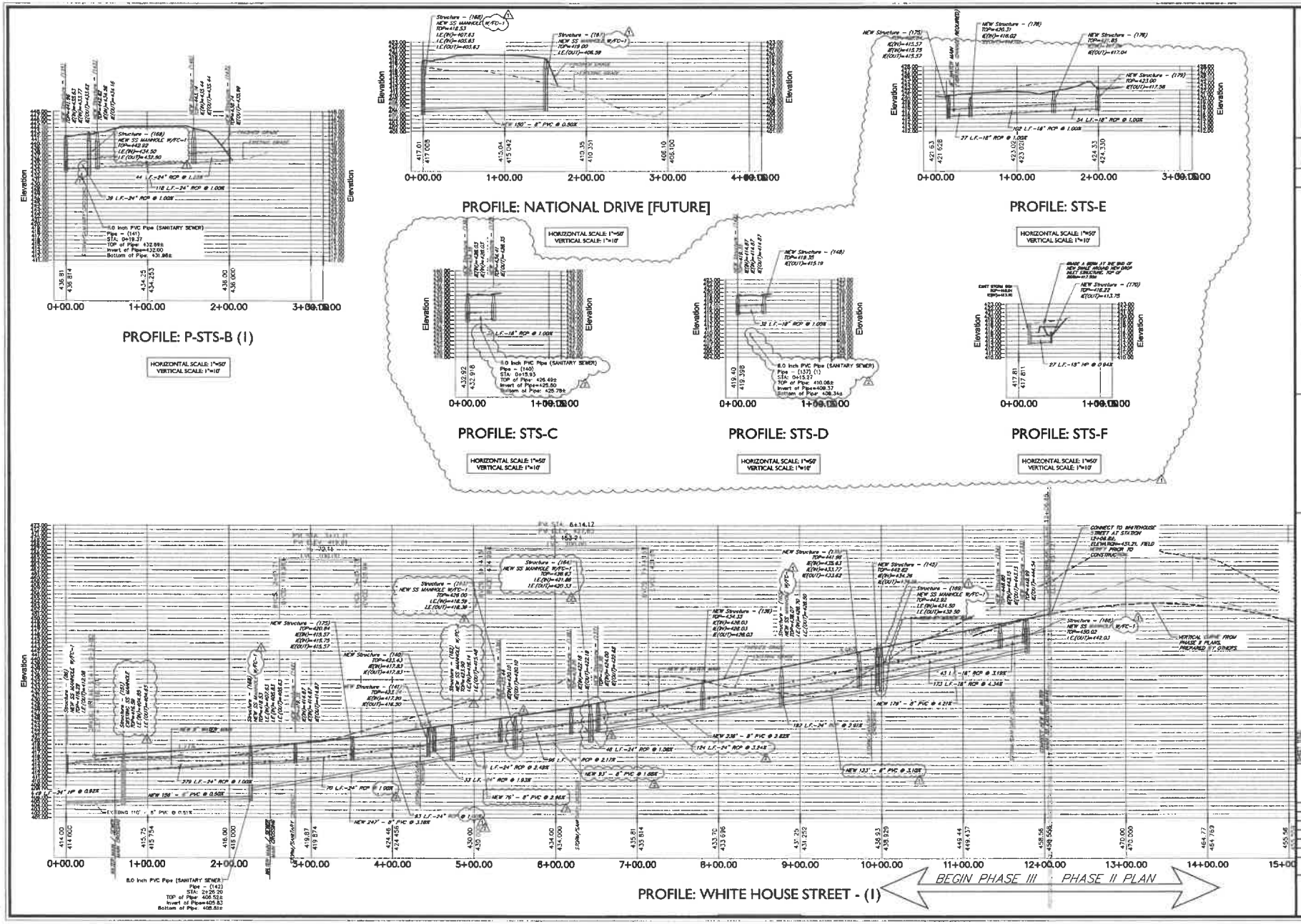
GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM P. TOOLE
Level II Certification 17040
EXPIRES 10/01/24

SHEET TITLE: WATER DISTRIBUTION PLAN + UTILITY SERVICES
PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE 20 0 20 FEET

PROJECT INFORMATION
JOB NO: 19024022
DRAWN BY: CMH
CHECKED BY: EPH
DRAWING FILE: 19024022PRE.DWG
DRAWING SCALE: 1"=80'
ORIGINAL RELEASE DATE: SEE PDF DATE STAMP
Sheet: C6.1



REV #	DATE	DESCRIPTION
	08/09/24	SUBMITTED FOR APPROVAL STAMPING
2	06/19/24	COUNTY REVIEW COMMENTS 2
1	07/16/24	COUNTY REVIEW COMMENTS 1

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOOLE

Level II Certification 17060
EXPIRES 10/01/24

PROJECT TITLE: PROFILES

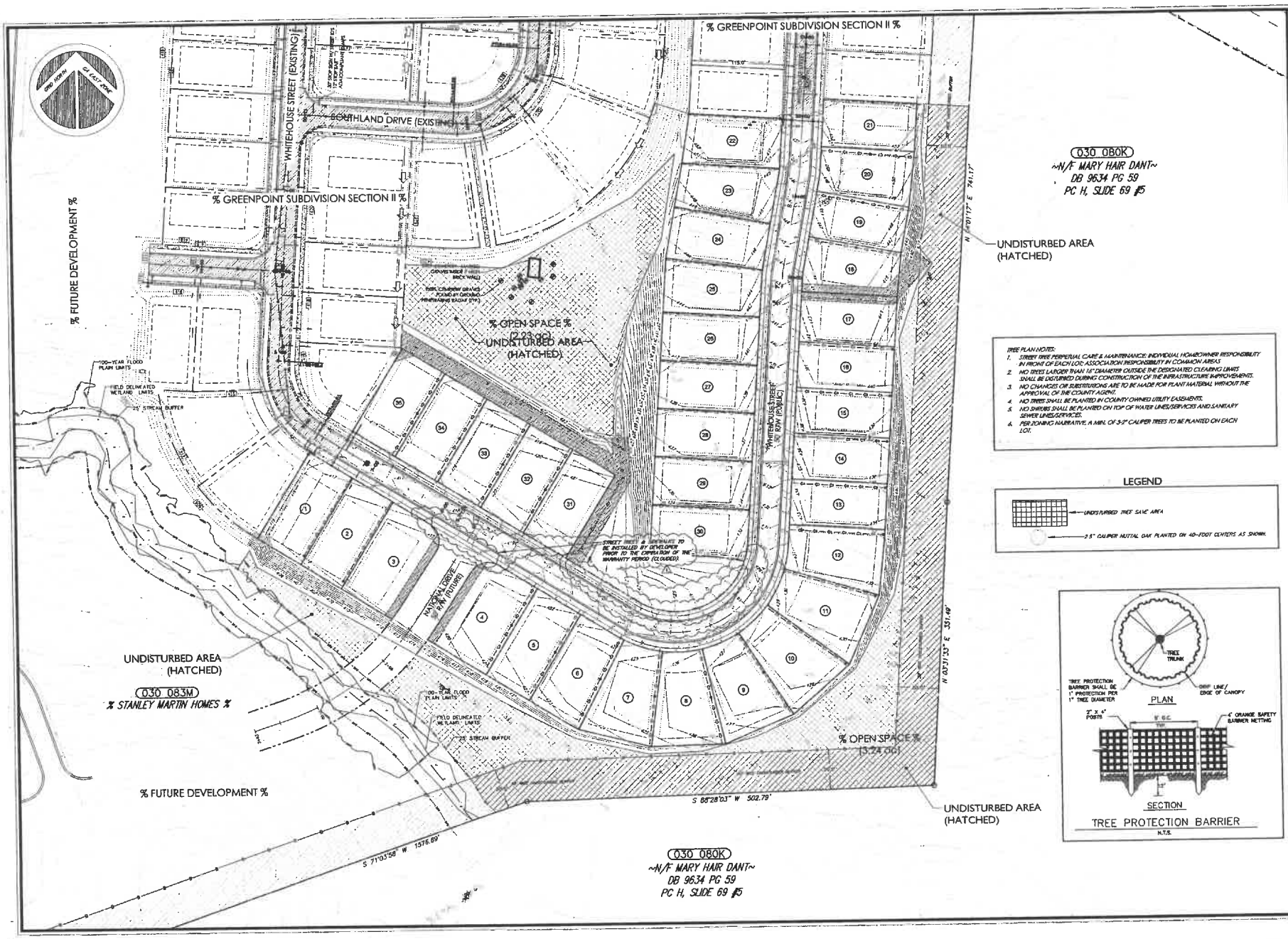
PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE: 50 IN FEET 50

PROJECT INFORMATION

JOB NO: 19024045
DRAWN BY: CWH
CHECKED BY: EPH
DRAWING FILE: 19024045LE.DWG
DRAWING SCALE: H: 1"=50' V: 1"=10'
ORIGINAL RELEASE DATE: JUNE 14, 2024

Sheet:
C7.1



TREE PLAN NOTES:

1. STREET TREE PERPETUAL CARE & MAINTENANCE: INDIVIDUAL HOMEOWNER RESPONSIBILITY IN FRONT OF EACH LOT; ASSOCIATION RESPONSIBILITY IN COMMON AREAS
2. NO TREES LARGER THAN 16" DIAMETER OUTSIDE THE DESIGNATED CLEARING LIMITS SHALL BE DISTURBED DURING CONSTRUCTION OF THE INFRASTRUCTURE IMPROVEMENTS.
3. NO CHANGES OR SUBSTITUTIONS ARE TO BE MADE FOR PLANT MATERIAL WITHOUT THE APPROVAL OF THE COUNTY AGENT.
4. NO TREES SHALL BE PLANTED IN COUNTY OWNED UTILITY EASEMENTS.
5. NO SHRUBS SHALL BE PLANTED ON TOP OF WATER LINES/SERVICES AND SANITARY SEWER LINES/SERVICES.
6. PER ZONING NARRATIVE, A MIN. OF 3-2" CALIPER TREES TO BE PLANTED ON EACH LOT.

LEGEND

UNDISTURBED TREE SAVE AREA

2.5" CALIPER HUTTAL OAK PLANTED ON 40-FOOT CENTERS AS SHOWN.

TREE PROTECTION BARRIER
N.T.S.

REV #	DATE	DESCRIPTION
	09/09/24	SUBMITTED FOR APPROVAL STAMPING
1	07/24/24	COUNTY REVIEW COMMENTS 1

COLUMBIA, COUNTY, GEORGIA

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOOLE
Level II Certification 19040
Expires 12/31/24

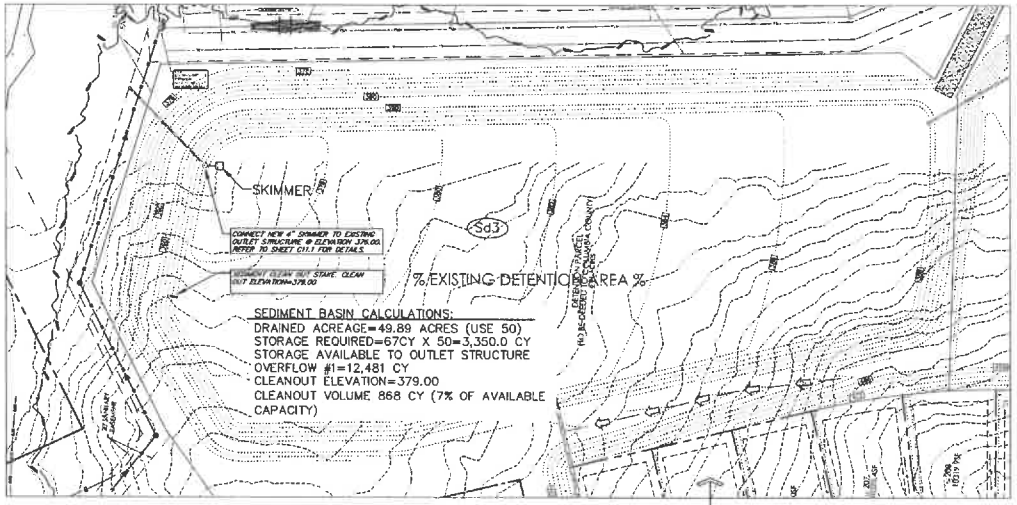
SHEET TITLE: TREE PLAN

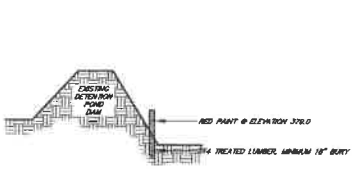
PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE IN FEET

PROJECT INFORMATION
JOB No: 19024045
DRAWN BY: CMH
CHECKED BY: EPH
DRAWING FILE: 19024024E.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE: JUNE 14, 2024

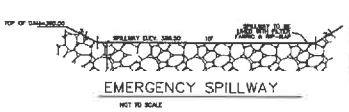
Sheet: C8.1



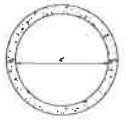


SEDIMENT CLEAN OUT STAKE DETAIL
NOT TO SCALE

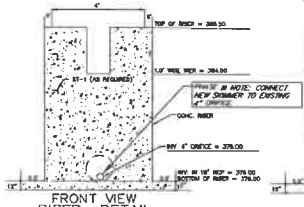
EXISTING OUTLET STRUCTURE DETAIL
NOT TO SCALE



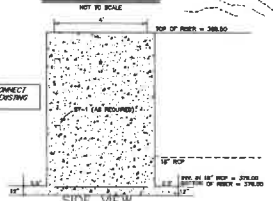
EMERGENCY SPILLWAY
NOT TO SCALE



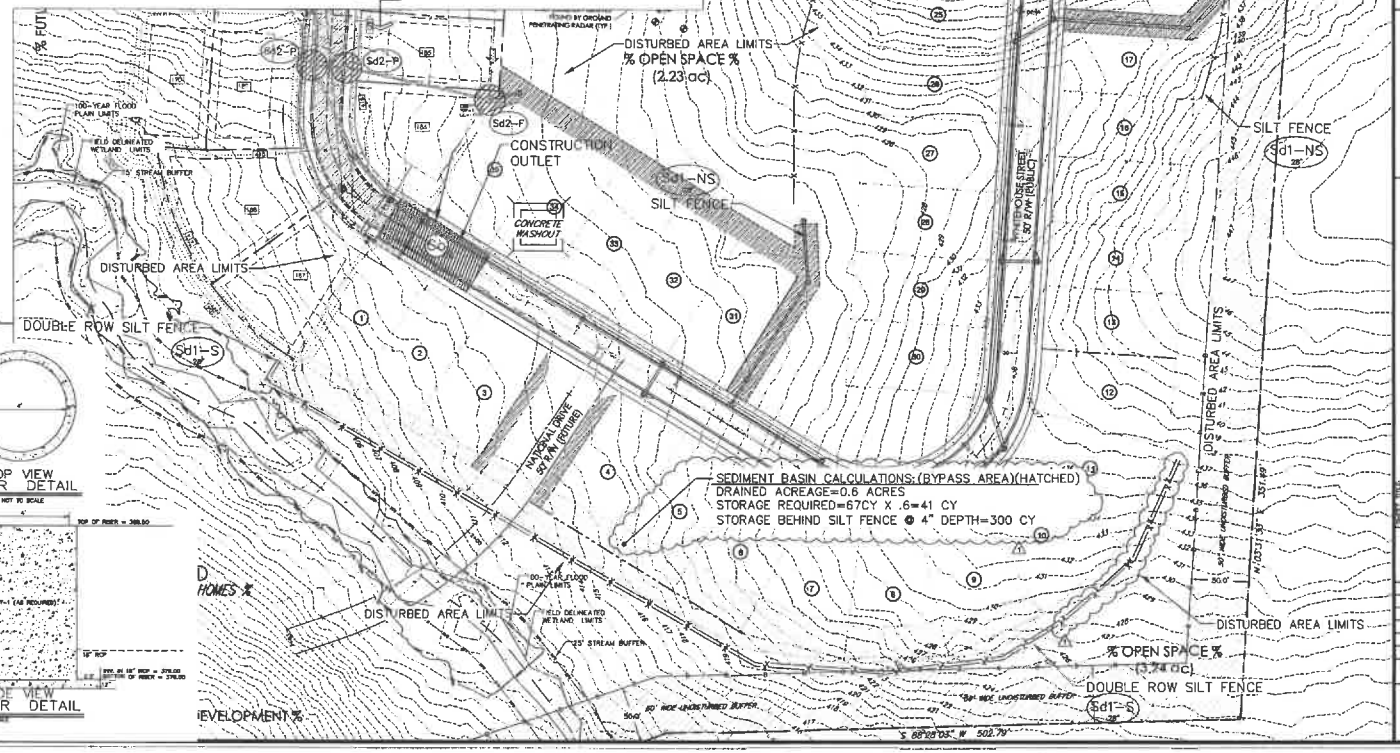
TOP VIEW RISER DETAIL
NOT TO SCALE



FRONT VIEW RISER DETAIL
NOT TO SCALE



SIDE VIEW RISER DETAIL
NOT TO SCALE



REV #	DATE	DESCRIPTION
1	07/24/24	COUNTY REVIEW COMMENTS 1
	06/06/24	SUBMITTED FOR APPROVAL STAMPING

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOOLE
Level II Certification 17940
EXPIRES 12/01/24

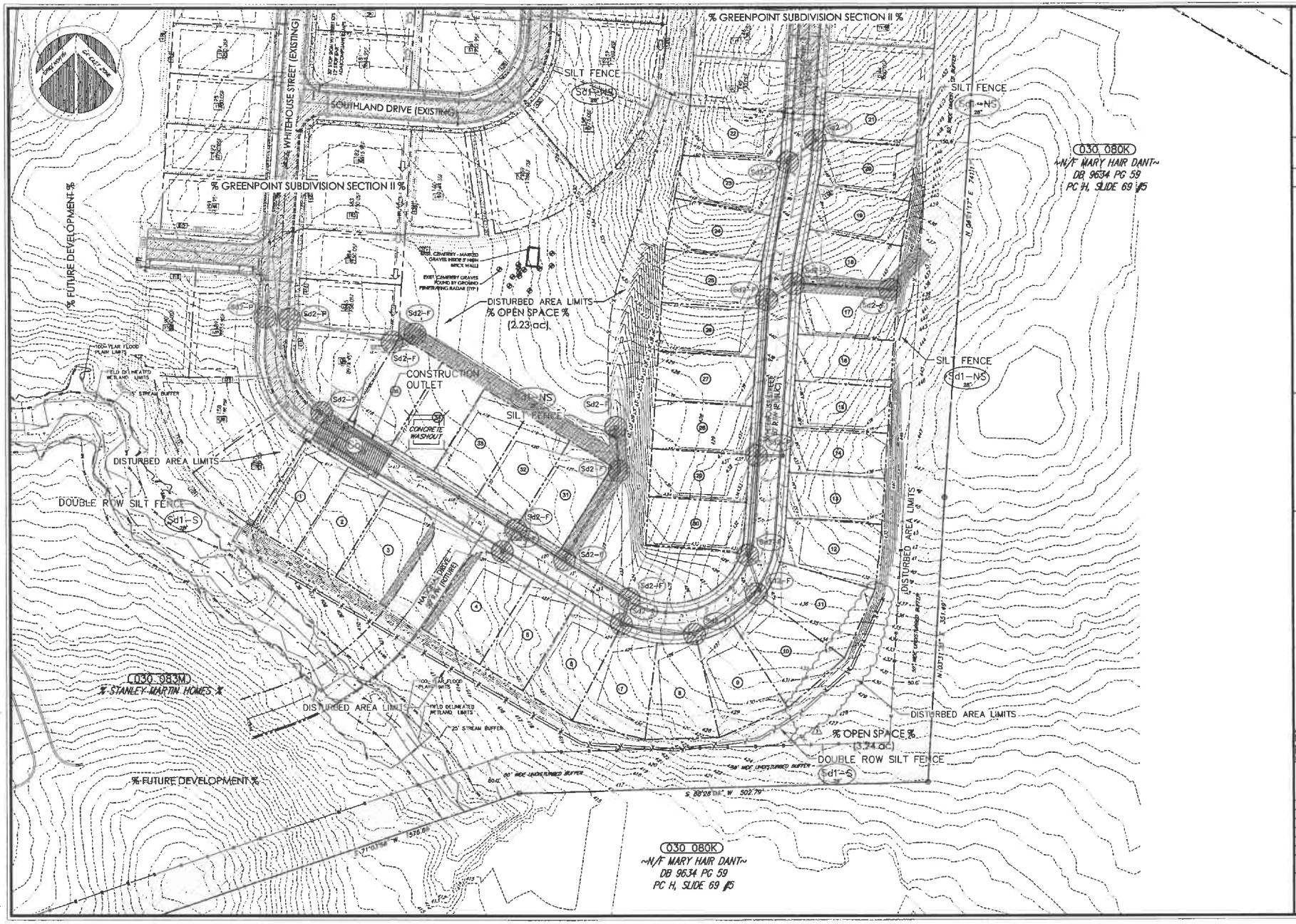
ESCP PLAN - INITIAL PHASE

PROJECT NAME
Greenpoint Subdivision
PHASE III

SCALE 0 50 FEET

PROJECT INFORMATION
JOB NO: 190240046
DRAWN BY: DMH
CHECKED BY: DMH
DRAWING FILE: 190240246E.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE: JUNE 14, 2024

Sheet: C9.1



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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. COOK

Level II Certification 17896
EXPIRES 10/31/24

REV #	DATE	DESCRIPTION
1	10/24/24	COUNTY REVIEW COMMENTS 1
	09/06/24	SUBMITTED FOR APPROVAL STAMPING

SHEET TITLE: ESCP PLAN - ITERMEDIATE PHASE

PROJECT NAME: Greenpoint Subdivision PHASE III

SCALE: 50 0 60 1IN FEET

PROJECT INFORMATION

JOB NO.: 190240045
DRAWN BY: CRH
CHECKED BY: EPH
DRAWING FILE: 190240045.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE: JUNE 14, 2024

Sheet: C9.2

% GREENPOINT SUBDIVISION SECTION II %

SOUTHLAND DRIVE (EXISTING)

WHITEHOUSE STREET (EXISTING)

% GREENPOINT SUBDIVISION SECTION II %

% FUTURE DEVELOPMENT %

% OPEN SPACE %
(2.23 ac)

100-YEAR FLOOD PLAIN LIMITS

U.S. DELINEATED WETLAND LIMITS

STREAM BUFFER

WHITEHOUSE STREET
(57' R/W PUBLIC)

NAYSAWAY DRIVE
(R/W VOTURE)

030 080K
~N/F MARY HAIR DANT~
DB 9634 PG 59
PC H, SLIDE 69 #5

DURING FINAL STABILIZATION & HOME CONSTRUCTION, STREET CURB INLET PROTECTION SHALL CONSIST OF PIGS IN BLANKET OR SOCK FILTERS. INLETS OUTSIDE STREETS SHALL REMAIN PROTECTED BY SEDIMENT PROTECTION DEVIVES.

030 083M
% STANLEY MARTIN HOMES %

% OPEN SPACE %
(3.24 ac)

% FUTURE DEVELOPMENT %

S 88°28'03" W 502.79'

N 03°31'36" E 741.17'

REV #	DATE	DESCRIPTION
1	07/26/24	COUNTY REVIEW COMMENTS 1
	06/28/24	SUBMITTED FOR APPROVAL STAMPING

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GEORGIA REGISTERED PROFESSIONAL ENGINEER WILLIAM R. TOOL

Level II Certification 17010
EXPIRES 10/01/24

PROJECT NAME
Greenpoint Subdivision
PHASE III

ESCP PLAN - FINAL PHASE

SCALE 50 0 50 IN FEET

PROJECT INFORMATION

JOB NO: 19024065
DRAWN BY: CMH
CHECKED BY: EPH
DRAWING FILE: 19024024E.DWG
DRAWING SCALE: 1"=50'
ORIGINAL RELEASE DATE:
JUNE 14, 2024

Sheet:
C9.3

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: Ordinance Number 25-07, Text Amendment, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*. – **Second Reading**

BACKGROUND: See attached Staff Report: Text Amendment - *Section 90-97, Section 90-98, Section 90-139 & 90-147*

Planning Commission Date: **November 6th, 2025**

STAFF RECOMMENDATION: Staff recommends **approval** of the proposed text amendments to Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts, Sections 90-97 *Allowed uses*, 90-98 *List of lot and structure requirements,* and Article IV Supplemental Requirements, 90-139 *Buffers & screening*, and 90-147 *Use provisions*, and the establishment of Section 90-101 D-C *Data center district*.

COMMITTEE COMMENTS: Planning Commission: No comments

The following members of the public spoke in opposition:
Marlena Bergeron, 2545 Willow Creek Court
Luis Rodriquez, 5176 Windmill Pl
Alan Wyatt, 2189 Morris Callaway Rd
Vin Muller, 6849 Pecan Rd
Dewey Carey, 3118 Dozier Rd
Sharon Campbell, 2338 Laurens St
Susan Warren, 5129 N Tubman Rd
Blane Carter, 861 Deerwood Cir
Jonathan Migas, 1357 Waterson Dr
Deanna Coleman, 6821 Pecan Rd
Slyvia Elam, 4442 Oak Rd
Tori Knox, 5496 White Oak Rd
Michael Harrison, 5818 Whispering Pines Way
Janice Muller, 6849 Pecan Rd
David Daniel, 6166 Tubman Rd

The members of the public who spoke in opposition to the proposed text amendment expressed their concerns for this new zoning district for data centers. The mechanical sounds are more annoying and harmful than natural noises. They should require closed loop systems and a 500ft buffer. The temperature inversions can cause sound to carry. They do not agree with the 70 decibel limit and that will impact people's health. Those who live in Appling want things that complement the community. The decibel limit should be reduced to 50dB. They know that they can't stop progress but just want this to slow down. The county isn't ready for this. The White Oak Data Center project started in 2024 under NDA's and they believe this ordinance could have started then. This proposed ordinance only applies to future data centers and the S-1 zoning district that White Oak is zoned for can be built under the S-1 requirements. They believe that the county didn't do their due diligence and aren't looking out for the citizens that will be impacted by this.

Amy Cook, 2740 Louisville Rd, stated that she is a neutral party, but wants everyone to listen to the complaints and concerns that are expressed.

Aarron Bilyeu, 712 Main Street, Suite 3100, Houston, TX 77002, stated that he is in support of the text amendments. He has zero involvement with the White Oak project. He works for a firm in Houston, TX that develops data centers. This ordinance represents best practices and level playing field for future developments. Data Centers are being built to higher standards with better technology. He does advocate for closed loop systems and dark sky requirements. Some aspects may be challenging, but workable.

For further explanation on committee comments, please see the excerpt from the November 6th, 2025 Planning Commission meeting minutes included in this packet.

Vice-Chairman Holloway made a motion to recommend approval with revision to generators on Section 90-147 of TA25-11-01, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed uses, Section 90-98 List of lot and structure requirements, and establishing Section 90-101 D-C Data center district. Article IV Supplemental Requirements, Section 90-139 Buffers and screening, and Section 90-147 Use provisions. Commissioner Cato seconded the motion.

Motion Carried: 5-0.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the Second Reading of Ordinance Number 25-07 Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 Allowed uses, Section 90-98 List of lot and structure requirements, and establishing Section 90-101 D-C Data center district. Article IV Supplemental Requirements, Section 90-139 Buffers and screening, and Section 90-147 Use provisions.*

The following is a draft of the actions taken at the November 6th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on November 20th, 2025.

1. **(H1d1) TA25-11-01,** Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Also considered will be a text amendment to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*.

   Staff Member Will Butler presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:40PM.

   The following members of the public spoke in opposition:
   Marlena Bergeron, 2545 Willow Creek Court
   Luis Rodriquez, 5176 Windmill Pl
   Alan Wyatt, 2189 Morris Callaway Rd
   Vin Muller, 6849 Pecan Rd
   Dewey Carey, 3118 Dozier Rd
   Sharon Campbell, 2338 Laurens St
   Susan Warren, 5129 N Tubman Rd
   Blane Carter, 861 Deerwood Cir
   Jonathan Migas, 1357 Waterson Dr
   Deanna Coleman, 6821 Pecan Rd
   Slyvia Elam, 4442 Oak Rd
   Tori Knox, 5496 White Oak Rd
   Michael Harrison, 5818 Whispering Pines Way
   Janice Muller, 6849 Pecan Rd
   David Daniel, 6166 Tubman Rd

   The members of the public who spoke in opposition to the proposed text amendment expressed their concerns for this new zoning district for data centers. The mechanical sounds are more annoying and harmful than natural noises. They should require closed loop systems and a 500ft buffer. The temperature inversions can cause sound to carry. They do not agree with the 70 decibel limit and that will impact people's health. Those who live in Appling want things that complement the community. The decibel limit should be reduced to 50dB. They know that they can't stop progress but just want this to slow down. The county isn't ready for this. The White Oak Data Center project started in 2024 under NDA's and they believe this ordinance could have started then. This proposed ordinance only applies to future data centers and the S-1 zoning district that White Oak is zoned for can be built under the S-1 requirements. They believe that the county didn't do their due diligence and aren't looking out for the citizens that will be impacted by this.

   Amy Cook, 2740 Louisville Rd, stated that she is a neutral party, but wants everyone to listen to the complaints and concerns that are expressed.

   Aarron Bilyeu, 712 Main Street, Suite 3100, Houston, TX 77002, stated that he is in support of the text amendments. He has zero involvement with the White Oak project. He works for a firm in Houston, TX that develops data centers. This ordinance represents best practices and level playing field for future developments. Data Centers

are being built to higher standards with better technology. He does advocate for closed loop systems and dark sky requirements. Some aspects may be challenging, but workable.

Chairman Moody closed the public hearing at 7:42PM.

Vice-Chairman Holloway made a motion to recommend approval with revision to generators on Section 90-147 of TA25-11-01, Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, Section 90-97 *Allowed uses*, Section 90-98 *List of lot and structure requirements*, and establishing Section 90-101 D-C *Data center district*. Article IV Supplemental Requirements, Section 90-139 *Buffers and screening*, and Section 90-147 *Use provisions*. Commissioner Cato seconded the motion. The motion carried unanimously.

TEXT AMENDMENT

Text Amendment Information	
Chapters	Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts, and Article IV Supplemental Requirements
Amendments	Sections 90-97 *Allowed uses*, 90-98 *List of lot and structure requirements*, 90-139 *Buffers & screening*, and 90-147 *Use provisions*
Establishment of Section	90-101 *D-C Data center district*
Ordinance Number	25-07
Staff Recommendation	**Approval**

Summary and Recommendation

In May 2025 the Columbia County Board of Commissioners approved an S-1 (Special) rezoning request for the proposed White Oak Technology Park which includes a proposed 8 million square feet of data center use. This district is often used for unique uses that are governed by a narrative, but also has some uncertainty associated with each request because you are essentially creating your own district each time. While there wasn't much public dialog during the rezoning process, there has since been much more regarding the approved rezoning for White Oak Technology Park. In response to that, as well as providing clear expectations for any future data center development, County staff were directed by the Board of Commissioners to create an ordinance specific to data center development.

The proposed ordinance presented here creates the D-C Data center district. This includes the establishment of Section 90-101 *Data center district* and amendments to Sections 90-97 *Allowed uses*, 90-98 *List of lot and structure requirements*, 90-139 *Buffers & screening*, and 90-147 *Use provisions*. The following will break down each proposed amendment by section.

Section 90-101 *D-C Data center district*

This section establishes the D-C district as a new standalone zoning district in the Code of Ordinances. This district provides for the development of data centers, research and development facilities, and associated accessory uses only. This is somewhat different from other standard zoning classifications, such as C-2 (General Commercial) which have a long list of permitted and conditional uses. This classification is limited to data centers, research and development facilities, and associated accessory uses, such as offices, parking, security facilities, minor utilities, and substations. It is also noted that this use typically requires access to electrical and communications utilities, enhanced cooling systems, and secure environments, and may generate visual, noise, or utility impacts that distinguish these uses from a conventional industrial use or classification. Lastly, this section notes that additional requirements specific to this classification only are in Section 90-147 *Use provisions* which will be discussed in detail further in this recommendation.

Section 90-97 *Allowed uses*

This section provides for the allowed uses within the zoning districts in the commercial, professional, and industrial zoning districts and was amended to include the D-C classification with major utilities listed as allowed, minor utilities, data centers, and research & development facilities listed as limited,

and wireless telecommunications facilities listed as conditional. The limited uses would have to comply with their associated use provisions which will be discussed further in this recommendation. Staff notes that the minor utilities are limited in all commercial and industrial districts, so this is the same for all districts. A wireless telecommunications facility is conditional in all districts and would require a conditional use to establish on property zoned for this district.

Section 90-98 *List of lot & structure requirements*
This section establishes the minimum lot size, lot coverage, lot frontage, building setbacks, and building heights by district in the commercial, professional, and industrial districts. This section was amended to add the D-C district and establish the dimensional requirements for the district. These standards draw heavily from the M-2 (General Industrial) district and include the following:

Minimum lot size	2 acres
Front building setback (from centerline)	125 feet (arterial), 90 feet (collector), 55 feet (all other streets), 20 feet (service drive)
Side building setback	40 feet
Rear building setback	40 feet
Maximum building height	75 feet

While it does draw heavily from M-2, the maximum building height was increased to 75 feet from 55 feet. There have been a handful of requests to exceed that maximum building height in the past few years (with the highest being Amazon at 110 feet) and they have all been approved after consultation with both the Fire Marshal and Fire Departments, so staff saw no issue with increasing the maximum building height for this district. As with other districts, this district also could reduce side and rear building setbacks to 3 feet when adjacent to other property zoned D-C. It is further clarified that if a buffer is larger than a building setback, then the buffer shall take precedence. This is also noted in Section 90-139, but since buffers are handled within the Use provisions for this district, this is provided here as well for usability.

Section 90-139 *Buffers and screening*
This section establishes the standards for buffers between properties that are of a different character or intensity. The typical example is commercial uses that back up to residential uses must provide a buffer, typically an opaque fence and landscaping, to reduce the impact from the more intense use (the commercial use) on the less intense use (the residential use). Staff proposed a different approach to this district with the buffer requirements being placed in Section 90-147 *Use provisions* since they are very different from what is currently required in other districts. However, making it clear how other districts interact with the proposed D-C district is addressed by adding it to Table 1 with the most intense zoning classifications (C-3, M-1, & M-2). No other district is required to buffer against the D-C district.

Section 90-147 *Use provisions*
This section establishes additional requirements for a given use overall, but in the case of the D-C uses goes much further in depth on how the district is developed than other use provisions currently in this section. Definitions are provided for a data center, research and development facility, and substations. It should be noted that a server room or a similar IT operation that is subordinate to a primary use is not included in this definition. Accessory uses are also noted but does include some uses that are somewhat unique such as employee only gyms, medical offices, and cafeterias. Since these facilities often operate on a twenty-four-hour basis, having separate facilities on site for the employees is an appropriate option for a campus. Solar energy systems are also included as an allowed accessory use with separate use requirements. These systems are typically only permitted as an S-1 (Special) rezoning request, but are included here to allow for ease of adding this to a site if required. Lastly, since

these are typically large buildings with a potential need for temporary concrete batch plants and other ancillary functions during the construction phase of development, this is included as a noted accessory use, but with the caveat that they be removed upon completion of construction.

Sound is a potential issue for these uses and a limit of 70 decibels measured at the exterior property line has been established. With a rezoning application to this district, a sound study showing ambient noise levels at those exterior property lines is required. If noise levels exceed that threshold, then it will be addressed with mitigation and designed to attune sound impacts on adjacent property until compliance is achieved. As with any development, nuisance requirements will be adhered to. Lastly, prior to the issuance of a Certificate of Occupancy for each building and with all systems function, another sound study showing compliance with the 70-decibel limit is required. A Certificate of Occupancy will not be issued until this requirement is in compliance.

Generators can also be an issue with creating noise as well as emissions. Generators are proposed to be located away from any adjacent property, located to the interior of the site, and cannot be placed within a buffer or building setback. Further, generator testing is only allowed between the hours of 9AM to 5PM, for no more than two hours daily on weekdays only and shall not occur on Federal holidays. Testing of generators is limited to once per calendar month and can only be used for backup or emergency use. To be clear, this would be applied to individual generators, so there is not an intent that all the generators on a site are running at once. This allows for routine testing and maintenance to take place as required by the generator manufacturers but does not permit it during off hours.

Wells and lighting on these sites are also discussed, with no wells being permitted under this proposed ordinance. Lighting is required to be full cut off and directed away from any adjacent residential or agricultural property with a photometric and lighting plan required during building plan review showing compliance.

Fencing is permitted to be a little higher than standard in the codes with a maximum of 12 feet in height versus the typical 8 feet for commercial or industrial development. Security is important to these facilities, however, unlike other fencing, no barbed or razor wire is permitted. All fencing will be black coated or painted vinyl or metal fencing.

Buffers on these sites have been debated significantly with the previously approved S-1 zoned data center project. This ordinance proposes a minimum of a 250-foot-wide natural buffer along all property lines at the exterior of the development, including all road frontages. However, along the Interstate, this buffer can be reduced to 50 feet but is required to be undisturbed. If a development is adjacent to property zoned D-C, M-1, M-2, or a planned district that includes data centers as a use, then there is no buffer required. This allows for larger campuses to be subdivided without any buffer requirements internally or if they're adjacent to industrial zoning, such as the existing White Oak Business Park, then no buffer is required.

However, if the proposed D-C zoned property is adjacent to a property zoned for residential use, agricultural use, or with ground floor residential use, then a minimum 500-foot-wide natural buffer is required. This mirrors the current buffer proposed at White Oak Technology Park for the approved S-1 zoned project. There is the ability to reduce this buffer through the use of a planted berm that blocks the line of sight measured from the highest point at adjacent property lines and road to the highest point on proposed structures in the development. This potentially allows for the buffer to be reduced to 250 feet adjacent to residential, agricultural, or ground floor residential use or 125 feet at other property or road frontages. No reduction is permitted along the Interstate. To obtain this reduction, a visual survey

showing line of sight to the highest point on proposed structures in the development and at adjacent property lines and roads shall be provided for review during the rezoning process. Also required with this is a study showing visual and sight lines utilizing the typically required natural buffers. The Planning Services Division Director is responsible for determining if the provided information warrants a reduction in the buffer and must provide this determination to the applicant prior to the issuance of a land disturbance permit. Lastly, any berm proposed shall not be constructed closer than 25 feet from any adjacent property line. If existing vegetation is insufficient to provide effective screening or is disturbed, it will be planted to a condition that provides screening.

Regarding parking, there are no established maximum or minimum parking calculations with this ordinance. Instead, the number of spaces shall be determined based on the number of employees associated with the actual use of the property and decided at site plan review. This enables some flexibility for what is needed on the site and does not require large parking areas when they aren't needed depending on the functionality of the site itself.

Mechanical equipment (meter boxes, HVAC equipment, etc.) is required to be screened whether roof or ground mounted if visible to adjacent property or roads using opaque fences or walls.

As noted previously in this report, solar energy systems are permitted as an accessory use and can be roof or ground mounted. If ground mounted a requirement for a minimum 20-foot structural buffer is proposed and if roof mounted they are to be screened to not be visible from any adjoining property or public street. The method of screening will be determined at building plan review.

With landscaping, if a campus development is proposed, then alternative methods of meeting requirements, such as using basal area per acre, may be considered during site plan review. This gives the option to save more trees on the periphery while allowing some flexibility with overall landscaping requirements. This has been utilized successfully in White Oak Business Park and should be able to carryover with this development type as well. Also noted is that buildings on the site shall be limited to an exterior color or finish that is an earth tone, such as a beige or tan to allow for the buildings to better blend with the surrounding landscape.

It is common to have substations within these developments, so screening of these uses at ground level is proposed from any adjoining property or public street. This will be site specific, so there will have to be coordination during site plan review to accomplish this.

The ordinance is also clear that any upgrades required to Columbia County owned utilities, such as sewer or water lines, shall be the sole responsibility of the applicant. Also noted is that the development shall meet all local, state, and federal requirements in regard to applicable environmental regulations. Lastly, the project shall also comply with the Columbia County Project Access Improvements Manual regarding roads.

The ordinance also includes two sections that are unique from what we have seen elsewhere. The first is that a letter from the utility provider verifying that the owner, operator, or developer is in compliance with all policies, procedures, and guidelines established by that provider is required. This provides verification that the applicant is in good standing with the utility provider. Also provided is a cessation of operations section that clarifies how and at what point a data center that is not in use is handled in Columbia County. This gives some assurance that the property will be returned to a viable state in the case that an operation ceases to exist under those parameters.

Staff recommends **approval** of the proposed text amendments to Chapter 90 Zoning, Article III Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts, Sections 90-97 *Allowed uses*, 90-98 *List of lot and structure requirements*, and Article IV Supplemental Requirements, 90-139 *Buffers & screening*, and 90-147 *Use provisions*, and the establishment of Section 90-101 *D-C Data center district*

Sec. 90-101. D-C data center district

(a) *Established.* The D-C Data Center District is established to provide for the development of data centers, research and development facilities, and associated accessory uses only. This district shall provide areas specifically suited for data processing, storage, and technology infrastructure facilities of varying scales, from small, single building operations to large multi-building campus development. Such uses typically require access to electrical and communications utilities, enhanced cooling systems, and secure environments, and may generate visual, noise, or utility impacts that distinguish them from conventional industrial activity. The land uses shall be as set forth in Section 90-97 with additional accessory uses in Section 90-147(h)(6) and lot and structure requirements shall be as set forth in Section 90-98.

(b) *Special requirements.* Additional requirements specific to this District are found in Section 90-147 (h)(6).

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Sec. 90-97. Allowed uses.

(a) *Use table.*

(1) Allowed use (A). Indicates a use is allowed in the respective district. The use is also subject to all other applicable requirements of the code.

(2) Limited use (L). Indicates a use is allowed in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of the code.

(3) Conditional use (C). Indicates a use may be allowed in the respective district only where approved by the board of commissioners in accordance with section 90-180.

(4) Use not allowed. A blank cell indicates that a use is not allowed in the respective district.

Use Category	Commercial and Industrial										Definition/ Standards
Specific Use	C-1	C-C	C-2	C-3	P-1	PDD	M-1	M-2	S-1	D-C	
Agricultural Uses											
All agriculture, except as listed below:									C		90-147(d)
Barn, pole barn, storage structure											90-147(d)(3)
Small-scale agriculture									C		90-147(d)(4)
Timber harvesting											90-147(d)(5)
Residential Uses											
All household living, as listed below:											90-147(e)
Single-family detached	C	C	C	C	C	C	C	C	C		90-147(e)(1)b.
Two-family									C		90-147(e)(1)c.
Townhouse									C		90-147(e)(1)d.
Multi-family	C	C	C						C		90-147(e)(1)e.
Manufactured home, single-wide									C		90-147(d)(1)f.
Manufactured home, double-wide									C		90-147(e)(1)f.
Manufactured home park									C		90-147(e)(1)g.
Tiny house									C		90-147(e)(1)h.
Tiny house community									C		90-147(e)(1)i
All group living, as listed below:											90-147(2)
Continuing care retirement community									C		90-147(e)(2)b.
Group home											90-147(e)(2)c.
Hospice	C	A	A		C	C			C		90-147(e)(2)d.

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Institutional residential (up to 18 residents)	A	A	A		A	A			C		90-147(e)(2)e.
Institutional residential (more than 18 residents)	C	A	A		C	C			C		90-147(e)(2)e.
Monastery, convent									C		90-147(e)(2)f.
All social service and educational			C						C		90-147(e)(3)
Public/Institutional Uses											
All civic, as listed below:											90-147(f)(1)
College, university	C	A	A	A	C	C	C	C	C		90-147(f)(1)b.
Club or lodge, nonprofit	A	A	A	A	A	A	C	C	C		90-147(f)(1)c.
Museum, library	A	A	A	A	A	A			C		90-147(f)(1)d.
Nonprofit service organization	A	A	A	A	A	A	C	C	C		90-147(f)(1)e.
Place of worship	C	C	C	C	C	C	C	C	C		90-147(f)(1)f.
Public use	A	A	A	A	A	A	A	A	C		90-147(f)(1)g.
School, private (K—12)	C	A	A	A	C	C	C	C	C		90-147(f)(1)h.
School, special	C	A	A	A	C	C	C	C	C		90-147(f)(1)i.
All parks and open space, as listed below:											90-147(f)(2)
Cemetery									C		90-147(f)(2)b.
Community recreation	L	L	L						C		90-147(f)(2)c.
Conservation area	A	A	A	A	A	A	A	A	A		90-147(f)(2)d.
Golf course									C		90-147(f)(2)e.
Reservoir, water supply, water well	A	A	A	A	A	A	A	A	A		90-147(f)(2)g.
All major utilities, except as listed below:							C	C	C	A	90-147(f)(3)
Telecommunication tower									C	C	90-147(f)(3)b.
All minor utilities	L	L	L	L	L	L	L	L	C	L	90-147(f)(4)
Commercial Uses											
All day care, as listed below:											90-147(g)(1)
Adult care center (fewer than 7 aging adults)	A	A	A		A	A			C		90-147(g)(1)b.
Adult care center (7 or more aging adults)	A	A	A						C		90-147(g)(1)b.
Day care center (fewer than 7 children)	L	A	A		L	L			C		90-147(g)(1)c.

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Day care center (7 or more children)	L	A	A		C	C			C		90-147(g)(1)c.
All indoor recreation, except as listed below:		A	A	A			C		C		90-147(g)(2)
Adult business								C			90-147(g)(2)b.
Gym, health spa, yoga studio	L	A	A	A	L	L	C	C	C		90-147(g)(2)c.
School of the arts	A	A	A	A	A	A	C	C	C		90-147(g)(2)d.
Firearm training and sports facility			C	C			C	C	C		90-147(g)(2)e.
Special event facility	C	A	A	C	C	C	C	C	C		90-147(g)(2)f.
All medical, except as listed below:	A	A	A		A	A			C		90-147(g)(3)
Social service, medical									C		90-147(g)(3)b.
All office, except as listed below:	A	A	A	A	A	A	A	A	C		90-147(g)(4)
Bail bonds			A	A			C	C	C		90-147(g)(4)c.
Call center	C	A	A	A	C	C	C	C	C		90-147(g)(4)d.
Radio, TV station, recording studio	C	A	A	A	C	C	C	C	C		90-147(g)(4)e.
Trade, vocational, business school	C	A	A	A	C	C	A	A	C		90-147(g)(4)f.
All outdoor recreation, except as listed below:		A	A	A			C	C	C		90-147(g)(5)
Camp or campground									C		90-147(g)(5)
Commercial marina									C		90-147(g)(5)b.
Firearm training and sports facility									C		90-147(g)(5)c.
Riding stable									C		90-147(g)(5)d.
All overnight lodging, as listed below:											90-147(g)(6)
Bed and breakfast (up to 6 rooms)	C								C		90-147(g)(6)b.
Boutique hotel (7 to 30 rooms)	C	A	A						C		90-147(g)(6)c.
Hotel/motel (more than 30 rooms)		A	A						C		90-147(g)(6)d.
All parking, as listed below:											90-147(g)(7)
Commercial parking	L	L	L	L	L	L	L	L	C		90-147(g)(7)b.
All personal service, except as listed below:	A	A	A	A	A	A	C	C	C		90-147(g)(8)
Animal care (indoor)	A	A	A	A	A	A	C	C	C		90-147(g)(8)b.
Animal care (outdoor)	C	L	L		C	C			C		90-147(g)(8)c.
Beauty, hair, or nail salon	A	A	A	A	A	A			C		90-147(g)(8)

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Tattoo parlor	C	C	C		C	C			C		90-147(g)(8)e.
Therapeutic massage	C	C	C		C	C			C		90-147(g)(8)d.
All restaurants	L	A	A						C		90-147(g)(9)
All retail sales, except as listed below:	A	A	A	A					C		90-147(g)(10)
Convenience store with gas pumps	C	L	L	L			C	C	C		90-147(g)(10)b.
Convenience store without gas pumps	L	A	A	A					C		90-147(g)(10)c.
Manufactured building, mobile home, or tiny house sales				L			L	L	C		90-147(g)(10)d.
Mobile vending	L	L	L	L			L	L	C		90-147(g)(10)e.
Pawnshop			L	L			L	L			90-147(g)(10)f.
Retail package sales of distilled spirits for off-premise consumption			C	C							90-147(g)(10)g.
Title loans, check cashing			L	L	L	L					90-147(g)(10)h.
All vehicle sales / rental, as listed below:											90-147(g)(11)
Recreational vehicle sales, leasing, or rental				L			L	L	C		90-147(g)(11)b.
Vehicle rental		L	L	L			L	L	C		90-147(g)(11)c.
Vehicle sales and leasing, new			L	L			L	L	C		90-147(g)(11)d.
Vehicle sales and leasing, used			L	L			L	L	C		90-147(g)(11)e.
Industrial Uses											
All light industrial, except as listed below:				C			A	A	C		90-147(h)(1)
Automobile or truck storage lot				C			A	A			90-147(h)(1)a.
Contractors office with storage				L			L	L			90-147(h)(1)c.
Detention center, jail, prison									C		90-147(h)(1)d.
Microbrewery			C	C			A	A	C		90-147(h)(1)f.
Sale or rental of machinery, etc.			C	C			A	A			90-147(h)(1)g.
All heavy industrial, except as listed below:								A	C		90-147(h)(2)
Concrete or masonry plant							L	A	C		90-147(h)(2)b.
Manufacturing or assembly plant							L	A	C		90-147(h)(2)c.

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Tree service, etc.								L	C		90-147(h)(2)d.
All self-service storage				L			L	L	C		90-147(h)(3)
All vehicle service and repair, as listed below:											90-147(h)(4)
Car wash			L	L			C	C	C		90-147(h)(4)b.
Vehicle repair, minor			L	L			C	C	C		90-147(h)(4)c.
Vehicle repair, major			L	L			L	L	C		90-147(h)(4)d.
Vehicle repair, commercial vehicle				L			L	L	C		90-147(h)(4)e.
All warehouse and distribution							L	L	C		90-147(h)(5)
Data centers										L	90-147 (h)(6)
Research & development facilities										L	90-147 (h)(6)
Accessory Uses											
Accessory uses not otherwise listed below, as determined by the Planning Services Director:	A	A	A	A	A	A	A	A	A		90-147(i)
Ancillary dwelling									C		90-147(i)(1)
Car wash		L	L	L			L	L			90-147(i)(2)
Drive-thru facility		L	L								90-147(i)(3)
Helicopter landing area			A	A			A	A	C		90-147(i)(4)
Home occupation									L		90-147(i)(5)
Ice vending machine		A	A	A			A	A	C		90-147(i)(6)
Mobile vending	L	L	L	L			L	L	L		90-147(i)(7)
Outdoor dining	L	L	L						C		90-147(i)(8)
Outdoor display	L	L	L	L					C		90-147(i)(9)
Outdoor storage, limited		L	L	L			L	L	C		90-147(i)(10)
Outdoor storage, general				L			L	L	C		90-147(i)(11)
Parking, on-site	A	A	A	A	A	A	A	A	A		90-147(i)(12)

(Ord. No. 16-13. § 1(Exh. A), 6-21-2016; Ord. No. 16-26, § 1(Exh. A), 9-20-2016; Ord. No. 17-12, § 1(Exh. A), 11-7-2017; Ord. No. 19-12, § 1(Exh. A), 8-6-2019; Ord. No. 22-03, § 1(Exh. A), 5-17-2022; Ord. No. 23-07, § 1(Exh. A), 10-3-2023)

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Sec. 90-98. List of lot and structure requirements.

The following table sets forth requirements for lot size, lot design and certain building requirements for the various zoning district as indicated:

			C-1	C-C	C-2	C-3	M-1	M-2	P-1	PUD*	PDD*	D-C****
(a)	Minimum lot area (sq. ft. or acre)		15,000	20,000	20,000	20,000	20,000	2 ac.	7,500	5 ac.	30,000	2 ac.
(b)	Maximum lot coverage by principal building and accessory structure (percentage)		50	50	50	50	50	50	50	—	50	50
(c)	Minimum lot frontage (ft.)		100	100	100	100	100	150	75	—	150	150
(d)	Minimum lot width at front building setback (ft.)		100	100	100	100	100	150	75	—	150	150
(e)	Minimum front building setback from street centerline (ft.):											
	(1)	Arterial street	125	125	125	125	125	125	125	—	125	125
	(2)	Collector street	90	90	90	90	90	90	90	—	90	90
	(3)	Service drive(from property line)	20	20	20	30	30	40	20	—	40	20
	(4)	All other streets	55	55	55	55	55	55	55	—	55	55
(f)	ETCOD/EL/FF NPOD maximum front building setback from street centerline (ft.):											
	(1)	Arterial street	125	125	125	125	125	125	125	—	125	125
	(2)	Collector street	90	90	90	90	90	90	90	—	90	90
	(3)	Service drive	20	20	20	20	20	20	20	—	20	20

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	(4)	All other streets	55	55	55	55	55	55	55	—	55	55
(g)	ETCOD/EL/FF NPOD minimum front building setback from street right-of-way (ft.):											
	(1)	Arterial street	5	5	5	5	5	5	5	—	5	5
	(2)	Collector street (from right-of-way)	5	5	5	5	5	5	5	—	5	5
	(3)	Service drive (from property line)	5	5	5	5	5	5	5	—	5	5
	(4)	All other streets	5	5	5	5	5	5	5	—	5	5
(h)	See note below for parts of Washington Road and Columbia Road***											
	(1)	Arterial street	100	100	100	100	100	100	100	—	100	100
	(2)	Collector street	70	70	70	70	70	70	70	—	70	70
	(3)	Service drive	20	20	20	20	20	20	20	—	20	20
	(4)	All other street	55	55	55	55	55	55	55	—	55	55
(i)	Minimum rear building setback (ft.)**		20	20	20	30	30	40	10	10	40	40
(j)	Minimum side building setback (ft.)**		20	20	20	30	30	40	10	5	20	40
(k)	Maximum building height (ft.)		55	55	55	55	55	55	55	—	55	75

* All lot and structure requirements in the PUD and PDD districts, unless otherwise noted, shall be subject to the board of commissioners' approval. For information concerning additional restrictions, see section 90-182.

** In the C-1, C-C and C-2 zoning districts, the side and rear building setback lines from adjoining C-1, C-C or C-2 zoned land may be reduced to three feet from the common property line between the two such parcels of land. In the C-3, M-1 and M-2 zoning districts, the side and rear building setback lines from adjoining C-3, M-1 or M-2 zoned land may be reduced to three feet from the common property line between the two such parcels of land.

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*** Minimum from building setback from street centerline (ft.) for that portion of South Washington Road CPOD beginning on its southeast end at the Columbia County/Richmond County boundary line and running and extending to the eastern right-of-way line of Kroger Road extended from the point it intersects with the southwestern right-of-way line of Washington Road straight across Washington Road to the northeastern boundary line of the South Washington Road CPOD; and that portion of Columbia Road CPOD beginning on its eastern end at Washington Road and extending westward to the eastern right-of-way line of Dowling Drive where it intersects the northern right-of-way line of Columbia Road and the eastern right-of-way line of Reed Creek Road where it intersects the southern right-of-way line of Columbia Road.

**** Lots used for utility facility uses, such as substations, lift stations, and similar may reduce the size of the lot as approved by the Planning Services Division Director or their designee during the site plan review process. Where adjacent to other property zoned D-C the side and rear building setbacks may be reduced to three feet along those shared property lines. If a buffer is larger than a building setback, the buffer shall take precedence.

(Code 1979, § 2-16-51; Ord. No. 00-4, § 4, 6-20-2000; Ord. No. 02-15, § 4, 11-28-2002; Ord. No. 07-06, § 1, 5-15-2007; Ord. No. 07-07, § 1, 10-2-2007; Ord. No. 08-02, § 1, 2-5-2008; Ord. No. 09-02, § 2, 6-2-2009; Ord. No. 11-11, § 1(Exh. A), 3-1-2011)

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Sec. 90-139. Buffers and screening.

(a) *Purpose*. Buffer yards and screening are required in order to reduce the impact of a use of land on adjacent uses that are of a significantly different character, density, or intensity. Buffers shall be required to be located on any development project, as specified in this section.

(b) *Applicability*.

(1) *New construction*. Any new building or site improvement must comply with the buffering and screening requirements of this section.

(2) *Exceptions*. These regulations shall not apply to the construction or renovation of a single-family detached dwelling or two-family dwelling.

(3) *Maintenance and repair*. An existing building or site may be repaired, maintained or modernized without providing additional buffering or screening, provided there is no increase in gross floor area or improved site area.

(4) *Additions*.

a. When an existing building is increased in gross floor area or improved site area by up to 25 percent cumulatively, buffering and screening is required for the additional floor or site area only.

b. When an existing building is increased in gross floor area or improved site area by more than 25 percent cumulatively, both the existing building and site area and the additional floor or site area must conform to the buffering and screening requirements of this section.

(5) *Change in use*. A change in use only triggers the application of these requirements if a previously-developed site or building has been unused for one year or longer, or when there is a specific use standard requiring buffering or screening for the new use.

(c) *Design standards*.

(1) Buffer areas shall contain no structures, parking areas, patios, stormwater detention facilities or any other accessory uses, except for a fence, wall or earthen berm which is constructed to provide the visual screening required to meet the standards of this chapter. Underground utilities and driveways may be permitted to cross a buffer if the screening standards of this chapter will subsequently be achieved. Buffer widths are established to provide areas for landscaping throughout the entire width of the buffer and not to appear as a single planted row.

(2) Natural buffers may contain deciduous or perennial vegetation, but shall contain evergreen shrubs and trees suitable to local growing conditions that will provide visual screen during all seasons of the year. Natural buffers can be in the form of existing vegetation that is supplemented to provide the required separation from adjacent properties. Buffers should be designed to provide reasonable protection to adjacent neighbors from lights, sounds and other nuisance elements. The property owner shall be responsible for demonstrating the manner in which these criteria are met.

(3) Structural buffers shall meet the following requirements:

a. Structural barriers shall be vegetated throughout the minimum area required for the buffer around any fences or walls and upon any earthen berms, which may include grass, groundcovers, shrubs and trees.

b. Trees shall be located or planted within any structural buffer at a density of not less than one tree for each 20 feet of buffer length, or portion thereof. New trees shall have a caliper of not less than two inches upon planting, and may be clustered for decorative effect following professional landscaping standards for spacing, location and design.

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c. Fences and walls shall present a finished and decorative appearance to the abutting property, and shall be located within two feet of the property line or on the highest elevation within the buffer area, provided that a variance in the location of such fences and walls may be granted in order to save and preserve existing vegetation where appropriate. The plan review staff will consult with the property owner to arrive at an agreement as to the optimum position for the location of the fence or wall consistent with the requirements set forth in the preceding sentence and depending on the need to address site specific conditions.

d. Buffers shall be designed to provide reasonable protection to adjacent residential uses from lights, sounds and other nuisance elements of nonresidential uses. The property owner shall be responsible for demonstrating the manner in which these criteria are met. The plan for the buffers submitted by the property owner must show the types and heights of exterior light fixtures proposed and the calculations for the foot candles originating from the property on and adjacent to the property before an electrical permit will be issued.

(d) *Residential zoning districts*. Required buffers in residential zoning districts shall meet the following requirements:

(1) Width of buffer. Buffer width shall be as indicated in section 90-139(h).

(2) Minimum required screening. Minimum required screening shall consist of a natural buffer, utilizing existing vegetation, or, upon written approval of the planning services director or his or her designee, a planted berm which provides a visual screen to a minimum height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create a visual screen to a minimum height of six feet within two growing seasons.

(3) A minimum 25-foot natural buffer shall be maintained along the exterior boundary of a common development adjacent to a public or private road or right-of-way. Said buffer shall be fully contained in the development's common area. Such buffer shall remain undisturbed, except for areas improved as part of an attractive entrance feature. The planning services director shall approve alternate entrance buffer treatments.

(e) *High density residential zoning districts*. Required buffers in high density residential zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*. Minimum required screening shall consist of a natural buffer, utilizing existing vegetation, which provides visual screen to a height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create visual screen to a height of six feet within two growing seasons.

(3) *Modifications*. In lieu of a natural buffer, if a structural buffer is provided that creates a visual screen to a height of no less than six feet, the buffer may be reduced to a width of no less than ten feet.

(f) *Planned zoning districts*. Required buffers in planned zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*.

a. Minimum required screening of multifamily projects as a part of a planned development shall consist of a natural buffer, utilizing exiting vegetation which provides visual screen to a height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create visual screen to a height of six feet within two growing seasons.

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b. Minimum required screening of non-residential projects as a part of a planned development shall consist of a structural buffer which creates a visual screen to a height of no less than six feet upon construction.

(3) *Modifications*.

a. Buffers may be established, increased or decreased by the board of commissioners as part of the zoning approval of the PUD, PRD, S-1, or PDD district.

b. In lieu of a natural buffer, if a structural buffer is provided for a multifamily project that creates a visual screen to a height of no less than six feet, the buffer area may be reduced to a width of no less than ten feet.

(g) *Nonresidential zoning districts*. Required buffers in nonresidential zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*. Minimum required screening shall consist of a structural buffer which creates a visual screen to a height of no less than six feet, upon construction of such screen.

(3) *Modifications*.

a. Structural buffers in nonresidential zoning districts may be increased to a maximum height of ten feet where necessary or relocated on the site due to site-specific conditions by the planning services director or their designee during site plan review to achieve the optimum screening required.

b. A natural buffer may be provided in lieu of a structural buffer if the existing and planted vegetation in the buffer area creates a visual screen to a height of six feet.

c. On properties that abut property owned by the county, the board of commissioners, the county school district, the county board of education, or any other entity that is not subject to the provisions of chapter 90 of this Code, buffers may be waived or reduced during site plan review by the planning services director or their designee.

d. Buffers may be reduced or waived on properties that contain or abut areas on adjacent property where floodplain and/or wetlands are present, which will provide the intended buffering protection for adjacent property. Any such request shall be made during site plan review to the planning services director or their designee and shall be reviewed in conjunction with the county stormwater compliance department.

(h) *Summary tables of requirements.* The following tables present a summary of where buffers are required, the minimum width of such buffers, in feet, and the type of buffer.

Table 1. STRUCTURAL BUFFER (width in feet)		**Neighboring Development**							
		Low—Moderate Density Residential District	High Density Residential District	Planned Zoning District				Non-Residential Zoning District	
Proposed Development		R-A, R-1, R-1A, R-2, R-3, R-3A, R-4	T-R, A-R10, A-R	Single-family Residential	Multi-family Residential	Office or Commercial	Industrial	P-1, C-1, C-C, C-2, S-1	C-3, M-1, M-2, D-C
High Density Resident	T-R	20	None	20	None	None	None	None	None
	A-R10	20	None	20	None	None	None	None	None

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	A-R	20	None	20	None	None	None	None	None
	PUD	20	None	20	None	None	None	None	None
Non-Residential	P-1	20	20	20	20	None	None	None	None
	C-1	20	20	20	20	None	None	None	None
	C-C	30	30	30	30	None	None	None	None
	C-2	30	30	30	30	None	None	None	None
	S-1	30	30	30	30	None	None	None	None
	PUD	30	30	30	30	None	None	None	None
	PDD	20	20	20	20	None	None	None	None
	C-3	40	40	40	40	10	None	10	None
	M-1	40	40	40	40	10	None	10	None
	M-2	40	40	40	40	10	None	10	None

Table 2. NATURAL BUFFER (width in feet)		**Neighboring Development**							
		Low—Moderate Density Residential District	High Density Residential District	Planned Zoning District				Non-Residential Zoning District	
Proposed Development		R-A, R-1, R-1A, R-2, R-3, R-3A, R-4	T-R, A-R10, A-R	Single-family Residential	Multi-family Residential	Office or Commercial	Industrial	P-1, C-1, C-C, C-2, S-1	C-3, M-1, M-2 , D-C
Low—Moderate Density Residential	R-A	See Table 3	None	**	None	None	None	None	None
	R-1		None	**	None	None	None	None	None
	R-1A		None	**	None	None	None	None	None
	R-2		None	**	None	None	None	None	None
	R-3		None	**	None	None	None	None	None
	R-3A		None	**	None	None	None	None	None
	R-4		None	**	None	None	None	None	None
High Density Residential	T-R	30	None	30	None	None	None	None	None
	A-R10	30	None	30	None	None	None	None	None
	A-R	30	None	30	None	None	None	None	None
	PUD	30	None	30	None	30	40	30	40
Non-Residential	P-1	30	30	30	30	None	None	None	None
	C-1	30	30	30	30	None	None	None	None

*C-C zoning districts and above MUST install a structural buffer.

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**Buffer shall follow comparable lot sizes for neighboring development from Table 3.

Table 3. NATURAL BUFFER FOR LOW—MODERATE DENSITY RESIDENTIAL (width in feet)		**Neighboring Development**						
		Low—Moderate Density Residential District						
Proposed Development		R-A	R-1	R-1A	R-2	R-3	R-3A	R-4
Low—Moderate Density Residential	R-A							
	R-1	25						
	R-1A	25	25					
	R-2	25	25	25				
	R-3	25	25	25	25			
	R-3A	25	25	25	25	25		
	R-4	25	25					

(i) *Additional screening requirements*. In addition to the buffering and screening required in this section, evergreen screening shall be required to conceal specific areas of high visual impact or hazardous areas. Plants and a solid fence or wall, at least the height of the item being screened, but not more than eight feet tall, shall be installed around all sides, excluding access gates, of the following areas:

(1) Loading and service areas.

(2) Refuse collection points/recycling drop-off centers.

(3) Ground level mechanical, heating and air-conditioning equipment (except for single-family detached dwellings).

(4) Outdoor electrical or other above-ground utility equipment.

(5) Outdoor storage lots.

(6) Storage tanks.

(7) Communication towers and associated equipment structures.

Access gates to these areas shall be solid and, to the extent practical, not oriented to a public street.

(Ord. No. 16-08, § 1(Exh. A), 6-7-2016; Ord. No. 16-29, § 1(Exh. A), 9-20-2016; Ord. No. 25-03, § 1(Exh. A), 5-20-2025)

Editor's note(s)—Ord. No. 16-08, § 1(Exh. A), adopted June 7, 2016, repealed the former § 90-139, and enacted a new § 90-139 as set out herein. The former § 90-139 pertained to similar subject matter and derived from Code 1979, § 2-16-68, Ord. No. 09-03, §§ 1—13, adopted Dec. 1, 2009; Ord. No. 12-06, § 1(Exh. A), adopted May 15, 2012.

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Sec. 90-147. *Use provisions*

(h) *Industrial uses*

(6) Data centers & research and development facilities

a. Defined

   a. *Data center*. A facility that houses computing and networking equipment, along with storage and management systems, to support the storage, processing, and distribution of digital data and applications. A data center typically features high-performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation. Server rooms or similar IT operations that are subordinate to a primary use are not included in this definition.
   b. *Research and development facilities*. Facilities that investigate, design, test, and refine new or improved technologies. They involve systematic study and experimentation to create innovative products, enhance existing solutions, or discover new methods and materials. Engineering, healthcare, information technology, and manufacturing users use these facilities.
   c. *Substation*. An electric facility system facility that converts higher voltages within or separate from a data center to generate sufficient power at maximum efficiency. Can operate independently for a dedicated site once directly connected to a transmission line.

b. *Accessory uses*. The following are allowed as accessory uses only.

   a. Office, storage, power supply and other such uses including utilities and battery energy storage systems normally auxiliary to the permitted principal use.
   b. Off-street parking and parking garages
   c. Security facilities and structures
   d. Employee gym, health spa, yoga studio
   e. Daycare for employees only
   f. Medical office for employees only
   g. Cafeteria for employees only
   h. Solar energy systems. See requirements for this use in this section.
   i. Public or private transit facilities
   j. Temporary construction yards, temporary construction trailers, and/or temporary concrete batch production that is part of the construction of the site. These temporary uses shall be removed upon completion of construction.
   k. Minor utilities subject to the requirements of Section 90-147 (f)(4) of Columbia County Code.
   l. Substations. See requirements for this use in this section.

c. *Use standards*.

   a. *Sound.*

      i. Facilities may not emit noise that exceeds 70 decibels (db) measured at the exterior property line. With an application for rezoning, a sound study of the proposed property shall be submitted showing ambient noise levels at the exterior property line prepared to industry standards. If noise levels exceed the allowable threshold, the developer or property owner shall implement mitigation measures including, but not limited to, acoustically treated enclosures for generators, cooling systems, and other operations

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equipment. All mitigation measures shall be designed to attune sound impacts on adjacent property which can be achieved through directing sound upward or other methods.

ii. All facilities will adhere to nuisance requirements related to noise as found in Section 34-32 of Columbia County Code.

iii. Prior to the issuance of a Certificate of Occupancy for each building and with all systems functioning, a sound study showing compliance with this section shall be provided to Columbia County Planning. Said sound study shall follow industry standards.

b. *Generators*. All generators shall be located away from any adjacent property, located to the interior of a site or proposed building complex, and shall not be placed within a buffer or building setback. Generator testing will only be allowed between the hours of 9:00AM and 5:00PM for no more than two hours daily on weekdays only and shall not occur on Federal holidays. Testing is further limited to once per calendar month. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.

c. *Wells*. The development shall not utilize wells to provide water for any purpose. Development of this use is limited to areas that are served by Columbia County Water Utility.

d. *Lighting*. All exterior lighting shall comply with applicable County and State regulations concerning illumination levels, shielding requirements, and fixture specifications. Such compliance shall include, but not limited to, the following standards:

i. All lighting shall be full cut off, which prohibits any light vertically projecting and shall be directed away from any adjacent residential or agricultural property.

ii. Any accent or architectural lighting shall be recessed and directed downward onto the illuminated object or area.

iii. Any safety or utility structure lighting is exempt from these regulations. However, any strobe lighting utilized at night is limited to red.

iv. Construction lighting is permitted on a temporary basis but shall be shielded to prevent glare and light spillover onto adjacent property. Lighting will be off during non-construction hours.

v. A photometric and lighting plan shall be required and reviewed during building plan review for compliance with this section.

e. *Fencing*. A fence or freestanding wall that is closer to a property line than the front, side, or rear principal building setback line may not exceed 12 feet in height and shall have no barbed or razor wire. All fencing shall be black coated or painted vinyl or metal. Slats shall be limited to vertical placement only.

f. *Buffers*.

i. A minimum 250-foot-wide natural buffer shall be required along all property lines making up the exterior boundaries of the development, including all road frontages. However, along the Interstate Highway frontage only, the buffer may be reduced to 50 feet but shall remain undisturbed along that frontage except that any required utility crossings may be permitted within that buffer if they cross in as horizontal a manner as possible.

ii. Where adjacent to property zoned D-C, M-1 (Light Industrial), M-2 (General Industrial), or a planned district that includes data centers as a use, no buffer shall be required along that shared property line.

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iii. Where adjacent to a property zoned for residential use, agricultural use, or with ground level residential, a minimum 500-foot-wide natural buffer shall be required.

iv. If a planted berm that provides a minimum visual screen that blocks the line of sight measured at the highest point at adjacent property lines and roads to the highest point on proposed structures in the development is proposed within the buffer along adjacent property or road frontages, the buffer may be reduced to 250 feet where adjacent to a property zoned for residential use, agricultural use, or with ground level residential and 125 feet where adjacent to other property or road frontages. No reduction in the buffer by use of a berm is permitted along the Interstate Highway.

v. If a reduction is proposed, a visual survey showing line of sight to the highest point on proposed structures in the development and at adjacent property lines and roads shall be provided for review by Columbia County during the rezoning process. Also provided shall be a study showing visuals and sight lines utilizing natural buffers as noted in sections i and iii of this section. The Columbia County Planning Services Division Director or their designee shall determine if the provided information warrants a reduction in the buffer and provide their determination to the applicant prior to issuance of a land disturbance permit.

vi. All plantings on the berm shall be reviewed by the Columbia County Landscape Architect for compliance with this section prior to issuance of a land disturbance permit wherein the buffer is constructed. Any berm utilized shall not be constructed closer than 25 feet from any adjacent property line or road frontage and any stormwater runoff from said berm shall be directed away from adjacent properties.

vii. All required buffers shall remain undisturbed to the maximum extent practicable, except for necessary access points and utility crossings which shall cross the buffer in as horizontal a manner as feasible. In the case of a reduction in the buffer due to the use of a planted berm, disturbance for construction of the berm is permitted as approved during the land disturbance permit process.

viii. Where existing vegetation is insufficient to provide effective screening or is disturbed, including installation of berms, it shall be planted to a condition that provides screening per Section 90-139 (c) of Columbia County Code.

g. *Parking*. There are no established minimum or maximum number of off-street parking spaces required. The number of spaces required shall be determined based upon the number of employees associated with the actual use of the property and determined in conjunction with site plan review.

h. *Mechanical equipment*. Property owners shall screen mechanical equipment, whether roof or ground mounted, visible to adjacent property or roads using opaque fences or walls. Mechanical equipment includes, but is not limited to, meter boxes, utility conduits, HVAC equipment, vent and exhaust pipes, and cooling towers. Where air flow is desired, perforated brick walls and other methods may be considered. Any dumpster or trash enclosure shall follow the requirements of Section 90-139 (i).

i. *Solar energy systems*. When ground mounted, solar energy systems shall be screened with a minimum structural buffer of 20 feet meeting the requirements of Section 90-139 (c)(3). If roof mounted, the solar energy system shall be screened to not be visible from any adjoining property or public street. The method of screening shall be determined at building plan review.

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j. *Landscaping and tree protection*. When developed as a campus, alternative methods of meeting Section 90-140 and 90-141 of Columbia County Code, such as utilizing basal area per acre, may be utilized in collaboration with the Columbia County Planning Services Division. Said methods shall be determined during site plan review for the campus.

k. *Building design*. All buildings on the site shall be limited in their exterior color or finish to earth tones, such as beiges, tans, greens, browns, and similar on all exterior elevations. Columbia County Planning Services shall review these requirements during the building permit plan review process for compliance with this section.

l. *Substations*. For the purposes of this section, a substation shall be screened so as not to be visible at ground level from any adjoining property or public street. The method of screening shall be determined at site plan review but shall meet the requirements of Section 90-139 (c) of Columbia County Code dependent on which type of screening is determined. No storage of vehicles or materials shall be permitted within the substation area.

m. *Utilities*. Any upgrades required to Columbia County owned utilities shall be the sole responsibility of the applicant.

n. *Environmental regulations*. The development shall meet all local, state, and federal requirements in regard to applicable environmental regulations at the time of construction.

o. *Electrical utility provider*. Prior to issuance of a land disturbance permit or building permit, whichever occurs sooner, for the site, a letter from the utility provider shall be submitted to Columbia County Planning verifying that the owner, operator, or developer is in compliance with all policies, procedures, and guidelines established by the provider.

p. *Project access improvements*. All projects shall comply with the most recent edition of the Columbia County Project Access Improvements Manual at the time of construction.

q. *Cessation of operations.*

    i. Upon permanent cessation of operation of the primary use on the site, which is defined as zero electrical load to the primary use only for 90 consecutive days or a total of 180 days over a 365-day period, whichever occurs first, the owner shall notify Columbia County within 30 days of such occurrence. If the cessation of operation is caused by an Act of God, then repair or removal shall commence within 180 days.

    ii. Within 12 months of the date of the notification to Columbia County, all structures on the site shall be demolished or removed to grade and the site restored to agricultural viability. Soil tests on the site shall be performed and provided to Columbia County and native grasses or crops shall be replanted per USDA guidelines.

    iii. The Board of Commissioners may, at its sole discretion, approve an agreement to extend the timeline for compliance with this section for no more than 90 days.

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ORDINANCE NUMBER 25-07

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING CHAPTER 90, ZONING, ARTICLE III, COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL, PLANNED UNIT DEVELOPMENT, AND PLANNED DEVELOPMENT DISTRICTS, SECTIONS 90-97 *ALLOWED USES*, 90-98 *LIST OF LOT AND STRUCTURE REQUIREMENTS* AND CHAPTER 90, ARTICLE IV SUPPLEMENTAL REQUIREMENTS, SECTIONS 90-139 *BUFFERS AND SCREENING*, AND 90-147 *USE PROVISIONS* AND ESTABLISHING CHAPTER 90, ZONING, ARTICLE III, COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL, PLANNED UNIT DEVELOPMENT, AND PLANNED DEVELOPMENT DISTRICTS, SECTION 90-101 *D-C DATA CENTER DISTRICT*; REPEALING ANY CONFLICTING ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to clarify certain provisions of the Columbia County Code of Ordinances pertaining to data center development and establish requirements for their construction, and

WHEREAS, the Board desires to adopt provisions that protect the integrity and character of the County's natural environment.

NOW, THEREFORE, BE IT ORDAINED by the Board and it is hereby ordained by the authority of the same as follows:

Section 1. Amendment of Chapter 90 Zoning. Article III, Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts and Article IV Supplemental Requirements, Sections 90-97 *Allowed uses*, 90-98 *List of lot and structure requirements*, 90-139 *Buffers & screening*, 90-147 *Use provisions*, is hereby modified pertaining to data center development as attached in Exhibit "A" and made a part hereof.

Section 2. Creation of Section 90-101. Chapter 90 Zoning, Article III, Commercial, Industrial, Professional, Special, Planned Unit Development, and Planned Development Districts and Article IV Supplemental Requirements is amended to include the establishment of Section 90-101 *D-C Data center district* pertaining to data center development as attached in Exhibit "B" and made a part hereof.

Section 3. Repeal of Conflicting Ordinances. Any Ordinances in conflict with this Ordinance shall be repealed to the extent necessary to eliminate such conflict.

Section 4. Effective Date. This Ordinance shall become effective upon the date of its adoption following the second reading of the Ordinance.

ADOPTED, this 2nd day of December, 2025.

Board of Commissioners of Columbia County, Georgia

By: _____
Douglas R. Duncan, Jr., Chairman

Attest: _____
Patrice R. Crawley, Clerk

Sec. 90-97. Allowed uses.

(a) *Use table.*

(1) Allowed use (A). Indicates a use is allowed in the respective district. The use is also subject to all other applicable requirements of the code.

(2) Limited use (L). Indicates a use is allowed in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of the code.

(3) Conditional use (C). Indicates a use may be allowed in the respective district only where approved by the board of commissioners in accordance with section 90-180.

(4) Use not allowed. A blank cell indicates that a use is not allowed in the respective district.

Use Category	Commercial and Industrial										Definition/ Standards
Specific Use	C-1	C-C	C-2	C-3	P-1	PDD	M-1	M-2	S-1	D-C	
Agricultural Uses											
All agriculture, except as listed below:									C		90-147(d)
Barn, pole barn, storage structure											90-147(d)(3)
Small-scale agriculture									C		90-147(d)(4)
Timber harvesting											90-147(d)(5)
Residential Uses											
All household living, as listed below:											90-147(e)
Single-family detached	C	C	C	C	C	C	C	C	C		90-147(e)(1)b.
Two-family									C		90-147(e)(1)c.
Townhouse									C		90-147(e)(1)d.
Multi-family	C	C	C						C		90-147(e)(1)e.
Manufactured home, single-wide									C		90-147(d)(1)f.
Manufactured home, double-wide									C		90-147(e)(1)f.
Manufactured home park									C		90-147(e)(1)g.
Tiny house									C		90-147(e)(1)h.
Tiny house community									C		90-147(e)(1)i
All group living, as listed below:											90-147(2)
Continuing care retirement community									C		90-147(e)(2)b.
Group home											90-147(e)(2)c.
Hospice	C	A	A		C	C			C		90-147(e)(2)d.
Institutional residential (up to 18 residents)	A	A	A		A	A			C		90-147(e)(2)e.
Institutional residential (more than 18 residents)	C	A	A		C	C			C		90-147(e)(2)e.
Monastery, convent									C		90-147(e)(2)f.
All social service and educational			C						C		90-147(e)(3)

Public/Institutional Uses											
All civic, as listed below:											90-147(f)(1)
College, university	C	A	A	A	C	C	C	C	C		90-147(f)(1)b.
Club or lodge, nonprofit	A	A	A	A	A	A	C	C	C		90-147(f)(1)c.
Museum, library	A	A	A	A	A	A			C		90-147(f)(1)d.
Nonprofit service organization	A	A	A	A	A	A	C	C	C		90-147(f)(1)e.
Place of worship	C	C	C	C	C	C	C	C	C		90-147(f)(1)f.
Public use	A	A	A	A	A	A	A	A	C		90-147(f)(1)g.
School, private (K—12)	C	A	A	A	C	C	C	C	C		90-147(f)(1)h.
School, special	C	A	A	A	C	C	C	C	C		90-147(f)(1)i.
All parks and open space, as listed below:											90-147(f)(2)
Cemetery									C		90-147(f)(2)b.
Community recreation	L	L	L						C		90-147(f)(2)c.
Conservation area	A	A	A	A	A	A	A	A	A		90-147(f)(2)d.
Golf course									C		90-147(f)(2)e.
Reservoir, water supply, water well	A	A	A	A	A	A	A	A	A		90-147(f)(2)g.
All major utilities, except as listed below:							C	C	C	A	90-147(f)(3)
Telecommunication tower									C	C	90-147(f)(3)b.
All minor utilities	L	L	L	L	L	L	L	L	C	L	90-147(f)(4)
Commercial Uses											
All day care, as listed below:											90-147(g)(1)
Adult care center (fewer than 7 aging adults)	A	A	A		A	A			C		90-147(g)(1)b.
Adult care center (7 or more aging adults)	A	A	A						C		90-147(g)(1)b.
Day care center (fewer than 7 children)	L	A	A		L	L			C		90-147(g)(1)c.
Day care center (7 or more children)	L	A	A		C	C			C		90-147(g)(1)c.
All indoor recreation, except as listed below:		A	A	A			C		C		90-147(g)(2)
Adult business								C			90-147(g)(2)b.
Gym, health spa, yoga studio	L	A	A	A	L	L	C	C	C		90-147(g)(2)c.
School of the arts	A	A	A	A	A	A	C	C	C		90-147(g)(2)d.
Firearm training and sports facility			C	C			C	C	C		90-147(g)(2)e.
Special event facility	C	A	A	C	C	C	C	C	C		90-147(g)(2)f.
All medical, except as listed below:	A	A	A		A	A			C		90-147(g)(3)
Social service, medical									C		90-147(g)(3)b.
All office, except as listed below:	A	A	A	A	A	A	A	A	C		90-147(g)(4)
Bail bonds			A	A			C	C	C		90-147(g)(4)c.

Call center	C	A	A	A	C	C	C	C	C		90-147(g)(4)d.
Radio, TV station, recording studio	C	A	A	A	C	C	C	C	C		90-147(g)(4)e.
Trade, vocational, business school	C	A	A	A	C	C	A	A	C		90-147(g)(4)f.
All outdoor recreation, except as listed below:		A	A	A			C	C	C		90-147(g)(5)
Camp or campground									C		90-147(g)(5)
Commercial marina									C		90-147(g)(5)b.
Firearm training and sports facility									C		90-147(g)(5)c.
Riding stable									C		90-147(g)(5)d.
All overnight lodging, as listed below:											90-147(g)(6)
Bed and breakfast (up to 6 rooms)	C								C		90-147(g)(6)b.
Boutique hotel (7 to 30 rooms)	C	A	A						C		90-147(g)(6)c.
Hotel/motel (more than 30 rooms)		A	A						C		90-147(g)(6)d.
All parking, as listed below:											90-147(g)(7)
Commercial parking	L	L	L	L	L	L	L	L	C		90-147(g)(7)b.
All personal service, except as listed below:	A	A	A	A	A	A	C	C	C		90-147(g)(8)
Animal care (indoor)	A	A	A	A	A	A	C	C	C		90-147(g)(8)b.
Animal care (outdoor)	C	L	L		C	C			C		90-147(g)(8)c.
Beauty, hair, or nail salon	A	A	A	A	A	A			C		90-147(g)(8)
Tattoo parlor	C	C	C		C	C			C		90-147(g)(8)e.
Therapeutic massage	C	C	C		C	C			C		90-147(g)(8)d.
All restaurants	L	A	A						C		90-147(g)(9)
All retail sales, except as listed below:	A	A	A	A					C		90-147(g)(10)
Convenience store with gas pumps	C	L	L	L			C	C	C		90-147(g)(10)b.
Convenience store without gas pumps	L	A	A	A					C		90-147(g)(10)c.
Manufactured building, mobile home, or tiny house sales				L			L	L	C		90-147(g)(10)d.
Mobile vending	L	L	L	L			L	L	C		90-147(g)(10)e.
Pawnshop			L	L			L	L			90-147(g)(10)f.
Retail package sales of distilled spirits for off-premise consumption			C	C							90-147(g)(10)g.
Title loans, check cashing			L	L	L	L					90-147(g)(10)h.
All vehicle sales / rental, as listed below:											90-147(g)(11)

Recreational vehicle sales, leasing, or rental				L			L	L	C		90-147(g)(11)b.
Vehicle rental		L	L	L			L	L	C		90-147(g)(11)c.
Vehicle sales and leasing, new			L	L			L	L	C		90-147(g)(11)d.
Vehicle sales and leasing, used			L	L			L	L	C		90-147(g)(11)e.
Industrial Uses											
All light industrial, except as listed below:				C			A	A	C		90-147(h)(1)
Automobile or truck storage lot				C			A	A			90-147(h)(1)a.
Contractors office with storage				L			L	L			90-147(h)(1)c.
Detention center, jail, prison									C		90-147(h)(1)d.
Microbrewery			C	C			A	A	C		90-147(h)(1)f.
Sale or rental of machinery, etc.			C	C			A	A			90-147(h)(1)g.
All heavy industrial, except as listed below:								A	C		90-147(h)(2)
Concrete or masonry plant							L	A	C		90-147(h)(2)b.
Manufacturing or assembly plant							L	A	C		90-147(h)(2)c.
Tree service, etc.								L	C		90-147(h)(2)d.
All self-service storage				L			L	L	C		90-147(h)(3)
All vehicle service and repair, as listed below:											90-147(h)(4)
Car wash			L	L			C	C	C		90-147(h)(4)b.
Vehicle repair, minor			L	L			C	C	C		90-147(h)(4)c.
Vehicle repair, major			L	L			L	L	C		90-147(h)(4)d.
Vehicle repair, commercial vehicle				L			L	L	C		90-147(h)(4)e.
All warehouse and distribution							L	L	C		90-147(h)(5)
Data centers										L	90-147 (h)(6)
Research & development facilities										L	90-147 (h)(6)
Accessory Uses											
Accessory uses not otherwise listed below, as determined by the Planning Services Director:	A	A	A	A	A	A	A	A	A		90-147(i)
Ancillary dwelling									C		90-147(i)(1)
Car wash		L	L	L			L	L			90-147(i)(2)
Drive-thru facility		L	L								90-147(i)(3)
Helicopter landing area			A	A			A	A	C		90-147(i)(4)
Home occupation									L		90-147(i)(5)
Ice vending machine		A	A	A			A	A	C		90-147(i)(6)

Mobile vending	L	L	L	L			L	L	L		90-147(i)(7)
Outdoor dining	L	L	L						C		90-147(i)(8)
Outdoor display	L	L	L	L					C		90-147(i)(9)
Outdoor storage, limited		L	L	L			L	L	C		90-147(i)(10)
Outdoor storage, general				L			L	L	C		90-147(i)(11)
Parking, on-site	A	A	A	A	A	A	A	A	A		90-147(i)(12)

Sec. 90-139. Buffers and screening.

(a) *Purpose*. Buffer yards and screening are required in order to reduce the impact of a use of land on adjacent uses that are of a significantly different character, density, or intensity. Buffers shall be required to be located on any development project, as specified in this section.

(b) *Applicability*.

(1) *New construction*. Any new building or site improvement must comply with the buffering and screening requirements of this section.

(2) *Exceptions*. These regulations shall not apply to the construction or renovation of a single-family detached dwelling or two-family dwelling.

(3) *Maintenance and repair*. An existing building or site may be repaired, maintained or modernized without providing additional buffering or screening, provided there is no increase in gross floor area or improved site area.

(4) *Additions*.

a. When an existing building is increased in gross floor area or improved site area by up to 25 percent cumulatively, buffering and screening is required for the additional floor or site area only.

b. When an existing building is increased in gross floor area or improved site area by more than 25 percent cumulatively, both the existing building and site area and the additional floor or site area must conform to the buffering and screening requirements of this section.

(5) *Change in use*. A change in use only triggers the application of these requirements if a previously-developed site or building has been unused for one year or longer, or when there is a specific use standard requiring buffering or screening for the new use.

(c) *Design standards*.

(1) Buffer areas shall contain no structures, parking areas, patios, stormwater detention facilities or any other accessory uses, except for a fence, wall or earthen berm which is constructed to provide the visual screening required to meet the standards of this chapter. Underground utilities and driveways may be permitted to cross a buffer if the screening standards of this chapter will subsequently be achieved. Buffer widths are established to provide areas for landscaping throughout the entire width of the buffer and not to appear as a single planted row.

(2) Natural buffers may contain deciduous or perennial vegetation, but shall contain evergreen shrubs and trees suitable to local growing conditions that will provide visual screen during all seasons of the year. Natural buffers can be in the form of existing vegetation that is supplemented to provide the required separation from adjacent properties. Buffers should be designed to provide reasonable protection to adjacent neighbors from lights, sounds and other nuisance elements. The property owner shall be responsible for demonstrating the manner in which these criteria are met.

(3) Structural buffers shall meet the following requirements:

a. Structural barriers shall be vegetated throughout the minimum area required for the buffer around any fences or walls and upon any earthen berms, which may include grass, groundcovers, shrubs and trees.

b. Trees shall be located or planted within any structural buffer at a density of not less than one tree for each 20 feet of buffer length, or portion thereof. New trees shall have a caliper of not less than two inches upon planting, and may be clustered for decorative effect following professional landscaping standards for spacing, location and design.

c. Fences and walls shall present a finished and decorative appearance to the abutting property, and shall be located within two feet of the property line or on the highest elevation within the buffer area, provided that a variance in the location of such fences and walls may be granted in order to save and preserve existing vegetation where appropriate. The plan review staff will consult with the property owner to arrive at an agreement as to the optimum position for the location of the fence or wall consistent with the requirements set forth in the preceding sentence and depending on the need to address site specific conditions.

d. Buffers shall be designed to provide reasonable protection to adjacent residential uses from lights, sounds and other nuisance elements of nonresidential uses. The property owner shall be responsible for demonstrating the manner in which these criteria are met. The plan for the buffers submitted by the property owner must show the types and heights of exterior light fixtures proposed and the calculations for the foot candles originating from the property on and adjacent to the property before an electrical permit will be issued.

(d) *Residential zoning districts*. Required buffers in residential zoning districts shall meet the following requirements:

(1) Width of buffer. Buffer width shall be as indicated in section 90-139(h).

(2) Minimum required screening. Minimum required screening shall consist of a natural buffer, utilizing existing vegetation, or, upon written approval of the planning services director or his or her designee, a planted berm which provides a visual screen to a minimum height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create a visual screen to a minimum height of six feet within two growing seasons.

(3) A minimum 25-foot natural buffer shall be maintained along the exterior boundary of a common development adjacent to a public or private road or right-of-way. Said buffer shall be fully contained in the development's common area. Such buffer shall remain undisturbed, except for areas improved as part of an attractive entrance feature. The planning services director shall approve alternate entrance buffer treatments.

(e) *High density residential zoning districts*. Required buffers in high density residential zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*. Minimum required screening shall consist of a natural buffer, utilizing existing vegetation, which provides visual screen to a height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create visual screen to a height of six feet within two growing seasons.

(3) *Modifications*. In lieu of a natural buffer, if a structural buffer is provided that creates a visual screen to a height of no less than six feet, the buffer may be reduced to a width of no less than ten feet.

(f) *Planned zoning districts*. Required buffers in planned zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*.

a. Minimum required screening of multifamily projects as a part of a planned development shall consist of a natural buffer, utilizing exiting vegetation which provides visual screen to a height of six feet, or any combination of existing and replanted vegetation which can reasonably be expected to create visual screen to a height of six feet within two growing seasons.

b. Minimum required screening of non-residential projects as a part of a planned development shall consist of a structural buffer which creates a visual screen to a height of no less than six feet upon construction.

(3) *Modifications*.

a. Buffers may be established, increased or decreased by the board of commissioners as part of the zoning approval of the PUD, PRD, S-1, or PDD district.

b. In lieu of a natural buffer, if a structural buffer is provided for a multifamily project that creates a visual screen to a height of no less than six feet, the buffer area may be reduced to a width of no less than ten feet.

(g) *Nonresidential zoning districts*. Required buffers in nonresidential zoning districts shall meet the following requirements:

(1) *Width of buffer*. Buffer width shall be as indicated in section 90-139(h).

(2) *Minimum required screening*. Minimum required screening shall consist of a structural buffer which creates a visual screen to a height of no less than six feet, upon construction of such screen.

(3) *Modifications*.

a. Structural buffers in nonresidential zoning districts may be increased to a maximum height of ten feet where necessary or relocated on the site due to site-specific conditions by the planning services director or their designee during site plan review to achieve the optimum screening required.

b. A natural buffer may be provided in lieu of a structural buffer if the existing and planted vegetation in the buffer area creates a visual screen to a height of six feet.

c. On properties that abut property owned by the county, the board of commissioners, the county school district, the county board of education, or any other entity that is not subject to the provisions of chapter 90 of this Code, buffers may be waived or reduced during site plan review by the planning services director or their designee.

d. Buffers may be reduced or waived on properties that contain or abut areas on adjacent property where floodplain and/or wetlands are present, which will provide the intended buffering protection for adjacent property. Any such request shall be made during site plan review to the planning services director or their designee and shall be reviewed in conjunction with the county stormwater compliance department.

(h) *Summary tables of requirements*. The following tables present a summary of where buffers are required, the minimum width of such buffers, in feet, and the type of buffer.

Table 1. STRUCTURAL BUFFER (width in feet)	**Neighboring Development**							
	Low—Moderate Density Residential District	High Density Residential District	Planned Zoning District				Non-Residential Zoning District	
Proposed Development	R-A, R-1, R-1A, R-2,	T-R, A-R10, A-R	Single-family Residential	Multi-family Residential	Office or Commercial	Industrial	P-1, C-1, C-C,	C-3, M-1,

		R-3, R-3A, R-4						C-2, S-1	M-2, D-C
High Density Residential	T-R	20	None	20	None	None	None	None	None
	A-R10	20	None	20	None	None	None	None	None
	A-R	20	None	20	None	None	None	None	None
	PUD	20	None	20	None	None	None	None	None
Non-Residential	P-1	20	20	20	20	None	None	None	None
	C-1	20	20	20	20	None	None	None	None
	C-C	30	30	30	30	None	None	None	None
	C-2	30	30	30	30	None	None	None	None
	S-1	30	30	30	30	None	None	None	None
	PUD	30	30	30	30	None	None	None	None
	PDD	20	20	20	20	None	None	None	None
	C-3	40	40	40	40	10	None	10	None
	M-1	40	40	40	40	10	None	10	None
	M-2	40	40	40	40	10	None	10	None

Table 2. NATURAL BUFFER (width in feet)		**Neighboring Development**							
		Low—Moderate Density Residential District	High Density Residential District	Planned Zoning District				Non-Residential Zoning District	
Proposed Development		R-A, R-1, R-1A, R-2, R-3, R-3A, R-4	T-R, A-R10, A-R	Single-family Residential	Multi-family Residential	Office or Commercial	Industrial	P-1, C-1, C-C, C-2, S-1	C-3, M-1, M-2 , D-C
Low—Moderate Density Residential	R-A	See Table 3	None	**	None	None	None	None	None
	R-1		None	**	None	None	None	None	None
	R-1A		None	**	None	None	None	None	None
	R-2		None	**	None	None	None	None	None
	R-3		None	**	None	None	None	None	None
	R-3A		None	**	None	None	None	None	None
	R-4		None	**	None	None	None	None	None
High Density Residential	T-R	30	None	30	None	None	None	None	None
	A-R10	30	None	30	None	None	None	None	None
	A-R	30	None	30	None	None	None	None	None
	PUD	30	None	30	None	30	40	30	40
Non-Residenti	P-1	30	30	30	30	None	None	None	None
	C-1	30	30	30	30	None	None	None	None

*C-C zoning districts and above MUST install a structural buffer.

**Buffer shall follow comparable lot sizes for neighboring development from Table 3.

Table 3. NATURAL BUFFER FOR LOW—MODERATE DENSITY RESIDENTIAL (width in feet)		**Neighboring Development**						
		Low—Moderate Density Residential District						
Proposed Development		R-A	R-1	R-1A	R-2	R-3	R-3A	R-4
Low—Moderate Density Residential	R-A							
	R-1	25						
	R-1A	25	25					
	R-2	25	25	25				
	R-3	25	25	25	25			
	R-3A	25	25	25	25	25		
	R-4	25	25					

(i) *Additional screening requirements*. In addition to the buffering and screening required in this section, evergreen screening shall be required to conceal specific areas of high visual impact or hazardous areas. Plants and a solid fence or wall, at least the height of the item being screened, but not more than eight feet tall, shall be installed around all sides, excluding access gates, of the following areas:

(1) Loading and service areas.

(2) Refuse collection points/recycling drop-off centers.

(3) Ground level mechanical, heating and air-conditioning equipment (except for single-family detached dwellings).

(4) Outdoor electrical or other above-ground utility equipment.

(5) Outdoor storage lots.

(6) Storage tanks.

(7) Communication towers and associated equipment structures.

Access gates to these areas shall be solid and, to the extent practical, not oriented to a public street.

Sec. 90-147. *Use provisions*

(h) *Industrial uses*

(6) Data centers & research and development facilities

a. *Defined.*

a. *Data center*. A facility that houses computing and networking equipment, along with storage and management systems, to support the storage, processing, and distribution of digital data and applications. A data center typically features high-performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation. Server rooms or similar IT operations that are subordinate to a primary use are not included in this definition.

b. *Research and development facilities*. Facilities that investigate, design, test, and refine new or improved technologies. They involve systematic study and experimentation to create innovative products, enhance existing solutions, or discover new methods and materials. Engineering, healthcare, information technology, and manufacturing users use these facilities.

c. *Substation*. An electric facility system facility that converts higher voltages within or separate from a data center to generate sufficient power at maximum efficiency. Can operate independently for a dedicated site once directly connected to a transmission line.

b. *Accessory uses*. The following are allowed as accessory uses only.

a. Office, storage, power supply and other such uses including utilities and battery energy storage systems normally auxiliary to the permitted principal use.

b. Off-street parking and parking garages

c. Security facilities and structures

d. Employee gym, health spa, yoga studio

e. Daycare for employees only

f. Medical office for employees only

g. Cafeteria for employees only

h. Solar energy systems. See requirements for this use in this section.

i. Public or private transit facilities

j. Temporary construction yards, temporary construction trailers, and/or temporary concrete batch production that is part of the construction of the site. These temporary uses shall be removed upon completion of construction.

k. Minor utilities subject to the requirements of Section 90-147 (f)(4) of Columbia County Code.

l. Substations. See requirements for this use in this section.

c. *Use standards*.

a. *Sound.*

i. Facilities may not emit noise that exceeds 70 decibels (db) measured at the exterior property line. With an application for rezoning, a sound study of the proposed property shall be submitted showing ambient noise levels at the exterior property line prepared to industry standards. If noise levels exceed the allowable threshold, the developer or property owner shall implement mitigation measures including, but not limited to, acoustically treated enclosures for generators, cooling systems, and other operations equipment. All mitigation measures shall be designed to attune sound impacts on

adjacent property which can be achieved through directing sound upward or other methods.

ii. All facilities will adhere to nuisance requirements related to noise as found in Section 34-32 of Columbia County Code.

iii. Prior to the issuance of a Certificate of Occupancy for each building and with all systems functioning, a sound study showing compliance with this section shall be provided to Columbia County Planning. Said sound study shall follow industry standards.

b. *Generators*. All generators shall be located away from any adjacent property zoned for residential use, agricultural use, or containing ground floor residential use, located to the interior of a site or proposed building complex to the most practical extent possible, and shall not be placed within a buffer or building setback. Except for generator testing, maintenance, or commissioning activities, generator use is limited to backup /emergency use only. Testing shall be conducted in a manner that minimizes noise, vibration, is within allowable sound limits as noted by this section and minimizes any traffic impacts on adjacent property.

c. *Wells*. The development shall not utilize wells to provide water for any purpose. Development of this use is limited to areas that are served by Columbia County Water Utility.

d. *Lighting*. All exterior lighting shall comply with applicable County and State regulations concerning illumination levels, shielding requirements, and fixture specifications. Such compliance shall include, but not limited to, the following standards:

i. All lighting shall be full cut off, which prohibits any light vertically projecting and shall be directed away from any adjacent residential or agricultural property.

ii. Any accent or architectural lighting shall be recessed and directed downward onto the illuminated object or area.

iii. Any safety or utility structure lighting is exempt from these regulations. However, any strobe lighting utilized at night is limited to red.

iv. Construction lighting is permitted on a temporary basis but shall be shielded to prevent glare and light spillover onto adjacent property. Lighting will be off during non-construction hours.

v. A photometric and lighting plan shall be required and reviewed during building plan review for compliance with this section.

e. *Fencing*. A fence or freestanding wall that is closer to a property line than the front, side, or rear principal building setback line may not exceed 12 feet in height and shall have no barbed or razor wire. All fencing shall be black coated or painted vinyl or metal. Slats shall be limited to vertical placement only.

f. *Buffers*.

i. A minimum 250-foot-wide natural buffer shall be required along all property lines making up the exterior boundaries of the development, including all road frontages. However, along the Interstate Highway frontage only, the buffer may be reduced to 50 feet but shall remain undisturbed along that frontage except that any required utility crossings may be permitted within that buffer if they cross in as horizontal a manner as possible.

ii. Where adjacent to property zoned D-C, M-1 (Light Industrial), M-2 (General Industrial), or a planned district that includes data centers as a use, no buffer shall be required along that shared property line.

iii. Where adjacent to a property zoned for residential use, agricultural use, or with ground level residential, a minimum 500-foot-wide natural buffer shall be required.

iv. If a planted berm that provides a minimum visual screen that blocks the line of sight measured at the highest point at adjacent property lines and roads to the highest point on proposed structures in the development is proposed within the buffer along adjacent property or road frontages, the buffer may be reduced to 250 feet where adjacent to a property zoned for residential use, agricultural use, or with ground level residential and 125 feet where adjacent to other property or road frontages. No reduction in the buffer by use of a berm is permitted along the Interstate Highway.

v. If a reduction is proposed, a visual survey showing line of sight to the highest point on proposed structures in the development and at adjacent property lines and roads shall be provided for review by Columbia County during the rezoning process. Also provided shall be a study showing visuals and sight lines utilizing natural buffers as noted in sections i and iii of this section. The Columbia County Planning Services Division Director or their designee shall determine if the provided information warrants a reduction in the buffer and provide their determination to the applicant prior to issuance of a land disturbance permit.

vi. All plantings on the berm shall be reviewed by the Columbia County Landscape Architect for compliance with this section prior to issuance of a land disturbance permit wherein the buffer is constructed. Any berm utilized shall not be constructed closer than 25 feet from any adjacent property line or road frontage and any stormwater runoff from said berm shall be directed away from adjacent properties.

vii. All required buffers shall remain undisturbed to the maximum extent practicable, except for necessary access points and utility crossings which shall cross the buffer in as horizontal a manner as feasible. In the case of a reduction in the buffer due to the use of a planted berm, disturbance for construction of the berm is permitted as approved during the land disturbance permit process.

viii. Where existing vegetation is insufficient to provide effective screening or is disturbed, including installation of berms, it shall be planted to a condition that provides screening per Section 90-139 (c) of Columbia County Code.

g. *Parking*. There are no established minimum or maximum number of off-street parking spaces required. The number of spaces required shall be determined based upon the number of employees associated with the actual use of the property and determined in conjunction with site plan review.

h. *Mechanical equipment*. Property owners shall screen mechanical equipment, whether roof or ground mounted, visible to adjacent property or roads using opaque fences or walls. Mechanical equipment includes, but is not limited to, meter boxes, utility conduits, HVAC equipment, vent and exhaust pipes, and cooling towers. Where air flow is desired, perforated brick walls and other methods may be considered. Any dumpster or trash enclosure shall follow the requirements of Section 90-139 (i).

i. *Solar energy systems*. When ground mounted, solar energy systems shall be screened with a minimum structural buffer of 20 feet meeting the requirements of Section 90-139 (c)(3). If roof mounted, the solar energy system shall be screened to not be visible from any adjoining property or public street. The method of screening shall be determined at building plan review.

j. *Landscaping and tree protection*. When developed as a campus, alternative methods of meeting Section 90-140 and 90-141 of Columbia County Code, such as utilizing basal area per acre, may be utilized in collaboration with the Columbia County Planning Services Division. Said methods shall be determined during site plan review for the campus.

k. *Building design*. All buildings on the site shall be limited in their exterior color or finish to earth tones, such as beiges, tans, greens, browns, and similar on all exterior elevations. Columbia County Planning Services shall review these requirements during the building permit plan review process for compliance with this section.

l. *Substations*. For the purposes of this section, a substation shall be screened so as not to be visible at ground level from any adjoining property or public street. The method of screening shall be determined at site plan review but shall meet the requirements of Section 90-139 (c) of Columbia County Code dependent on which type of screening is determined. No storage of vehicles or materials shall be permitted within the substation area.

m. *Utilities*. Any upgrades required to Columbia County owned utilities shall be the sole responsibility of the applicant.

n. *Environmental regulations*. The development shall meet all local, state, and federal requirements in regard to applicable environmental regulations at the time of construction.

o. *Electrical utility provider*. Prior to issuance of a land disturbance permit or building permit, whichever occurs sooner, for the site, a letter from the utility provider shall be submitted to Columbia County Planning verifying that the owner, operator, or developer is in compliance with all policies, procedures, and guidelines established by the provider.

p. *Project access improvements*. All projects shall comply with the most recent edition of the Columbia County Project Access Improvements Manual at the time of construction.

q. *Cessation of operations.*

    i. Upon permanent cessation of operation of the primary use on the site, which is defined as zero electrical load to the primary use only for 90 consecutive days or a total of 180 days over a 365-day period, whichever occurs first, the owner shall notify Columbia County within 30 days of such occurrence. If the cessation of operation is caused by an Act of God, then repair or removal shall commence within 180 days.

    ii. Within 12 months of the date of the notification to Columbia County, all structures on the site shall be demolished or removed to grade and the site restored to agricultural viability. Soil tests on the site shall be performed and provided to Columbia County and native grasses or crops shall be replanted per USDA guidelines.

    iii. The Board of Commissioners may, at its sole discretion, approve an agreement to extend the timeline for compliance with this section for no more than 90 days.

Sec. 90-101. D-C data center district

(a) *Established.* The D-C Data Center District is established to provide for the development of data centers, research and development facilities, and associated accessory uses only. This district shall provide areas specifically suited for data processing, storage, and technology infrastructure facilities of varying scales, from small, single building operations to large multi-building campus development. Such uses typically require access to electrical and communications utilities, enhanced cooling systems, and secure environments, and may generate visual, noise, or utility impacts that distinguish them from conventional industrial activity. The land uses shall be as set forth in Section 90-97 with additional accessory uses in Section 90-147(h)(6) and lot and structure requirements shall be as set forth in Section 90-98.

(b) *Special requirements.* Additional requirements specific to this District are found in Section 90-147 (h)(6).

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Commissioners
Revenue:		Contact:	Scott Johnson
Expenses:		Phone:	706-868-3379
Line Codes(s):			

ITEM: Resolution Number 25-40 Columbia County Board of Education Requesting the Levy and Collection of an Annual Ad Valorem Tax for the Columbia County School District General Obligation Bonds, Series 2025

BACKGROUND: In 2024, the voters of Columbia County School District authorized the issuance of general obligation bonds in the amount of $270,000,000 for the purpose of providing funds for specific projects.

The Board of Education now wishes to issue the remainder of the bonds in the amount of $180,000,000. If the money is not satisfied from the process of the sales and use tax, the Board of Education will implement a property increase to cover the difference. Like all tax increases by the Board of Education, this must be approved by the Board of Education.

STAFF RECOMMENDATION:

COMMITTEE COMMENTS: This item did not go to Committee.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve Resolution Number 25-40.*

RESOLUTION NUMBER 25-40

A RESOLUTION PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL AD VALOREM TAX TO PROVIDE FUNDS FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON $180,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF COLUMBIA COUNTY SCHOOL DISTRICT GENERAL OBLIGATION BONDS, SERIES 2025.

WHEREAS, on the 4th day of November 2024, the voters of the Columbia County School District (the "District"), which encompasses the entire territorial limits of Columbia County, Georgia, at an election called for that purpose, authorized the issuance of general obligation bonds of the District in the original aggregate principal amount of $270,000,000 for the purpose of providing funds to pay (1) a portion of the cost of the following capital outlay projects of the District: (a) adding to, expanding, renovating, repairing, improving, and equipping existing school buildings, student support facilities, and other buildings and facilities useful or desirable in connection therewith; (b) acquiring and improving land for future schools and other facilities; (c) acquiring instructional and administrative technology improvements, school buses and other vehicles, and safety, security, and maintenance equipment; and (d) acquiring any necessary property therefor, both real and personal (collectively, the "Capital Projects"), (2) capitalized interest incident thereto, and (3) expenses incident to accomplishing the foregoing, and, in order to raise funds to pay a portion of the debt service on such bonds, to retire previously incurred general obligation debt of the District, and to pay a portion of the cost of the Capital Projects, as further described in clauses (i), (ii), and (iii) below, the reimposition of a one percent sales and use tax for educational purposes of the District within Columbia County, upon the termination of the one percent sales and use tax for educational purposes presently in effect, for a maximum period of time of 20 calendar quarters, for the purposes of providing funds to pay (i) a portion of debt service in the maximum amount of $94,750,000 on such bonds; (ii) the costs of retiring a portion of the District's General Obligation Bonds, Series 2023 (or any bonds issued by the District to refund such bonds) (collectively, the "Prior Bonds"), by paying or making provision for the payment of the principal of and interest on the Prior Bonds coming due on October 1, 2027 through October 1, 2031, in the maximum amount of $60,036,875; and (iii) a portion of the costs of the Capital Projects not funded from the proceeds of such bonds, the maximum cost of such portion of the Capital Projects not to exceed the balance of the proceeds of such one percent sales and use tax; and

WHEREAS, the District may wish to issue, in one or more series and on one or more dates of issuance, all of the bonds so authorized at such election in the aggregate principal amount of $270,000,000; and

WHEREAS, the Board of Education of Columbia County (the "Board of Education"), charged with the duties of contracting debts and managing the affairs of the District, has authorized, in a resolution duly adopted by the Board of Education and delivered to the Board of Commissioners of Columbia County (the "Bond Resolution"), the issuance of $180,000,000 in original aggregate principal amount of the bonds so authorized at such election and has designated such bonds as "Columbia County School District General Obligation Bonds, Series 2025" (the "Bonds"), to be dated as of the date of their issuance and delivery; and

WHEREAS, the Board of Education has determined that, in order to pay the principal (including principal payable upon mandatory redemption, if any, of the Bonds) of and interest on the Bonds as the same become due and payable, it is necessary that there be levied an annual ad valorem tax upon all property subject to taxation for school bond purposes within the territorial limits of the District sufficient in amount to pay the total amount of principal and interest to be paid on the Bonds at their respective maturities, to the extent such principal and interest is not satisfied from the proceeds of the sales and use tax; and

WHEREAS, the Board of Education has recommended to the Board of Commissioners in the Bond Resolution the levy of an annual ad valorem tax upon all property within the territorial limits of the District subject to taxation for school bond purposes, at such rate as will raise the total of principal (including principal payable upon mandatory redemption, if any, of the Bonds) and interest specified by the Board of Education and set forth below; and

WHEREAS, it is necessary at this time that an ad valorem tax be levied as required by Article IX, Section V, Paragraph VI of the Constitution of the State of Georgia for the purpose of paying the annual amount of principal of and interest on the Bonds, which tax shall be levied in the preceding year; and

WHEREAS, such levy of ad valorem tax pursuant to this resolution will in no way increase or affect the annual rate of levy applicable to property subject to taxation within the territorial limits of Columbia County for any purpose other than school bond purposes, including without limitation, Columbia County's millage rate for all purposes;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Columbia County, and it is hereby resolved by authority of the same, that there shall be and is hereby levied a direct annual ad valorem tax for the years 2025 through 2045, without limitation as to rate or amount, upon all property subject to taxation for school bond purposes within the territorial limits of the District, being all of Columbia County, Georgia, sufficient to provide moneys required to pay the principal (including principal payable upon mandatory redemption of the Bonds) of and interest on the Bonds, as more fully set forth in Exhibit A attached hereto and incorporated herein by this reference, to the extent such principal and interest is not satisfied from the proceeds of the sales and use tax. The sums hereby levied are hereby irrevocably pledged and appropriated to the payment of the principal (including principal payable upon mandatory redemption, if any, of the Bonds) of and interest on the Bonds as the same become due and payable. The amount to be levied for each year is the amount specified to pay principal, if any, and interest coming due in the following year, to the extent such principal and interest is not satisfied from the proceeds of the sales and use tax. These sums shall be collected by the Tax Commissioner of Columbia County, Georgia, in each of the years levied, and shall be paid into a fund to be maintained for, and shall be applied to, the payment of the principal of and interest on the Bonds as the same become due and payable, and provisions to meet the requirements of this resolution shall be made annually hereafter.

BE IT FURTHER RESOLVED by the authority aforesaid that all orders and resolutions in conflict with this resolution this day passed, if any, be and the same are hereby repealed.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 02 day of December 2025.

COLUMBIA COUNTY, GEORGIA

(SEAL)

By:_____
Douglas R. Duncan, Jr., Chairman
Board of Commissioners of Columbia County

Attest:

_____
Patrice R. Crawley, Clerk
Board of Commissioners of Columbia County

EXHIBIT A

DEBT SERVICE SCHEDULE

Payment Date	Principal	Interest	Total Debt Service
04/01/26	$ ---	$ 2,600,690.56	$ 2,600,690.56
10/01/26	---	4,179,681.25	4,179,681.25
04/01/27	---	4,179,681.25	4,179,681.25
10/01/27	5,000,000	4,179,681.25	9,179,681.25
04/01/28	---	4,054,681.25	4,054,681.25
10/01/28	5,500,000	4,054,681.25	9,554,681.25
04/01/29	---	3,917,181.25	3,917,181.25
10/01/29	6,000,000	3,917,181.25	9,917,181.25
04/01/30	---	3,767,181.25	3,767,181.25
10/01/30	6,500,000	3,767,181.25	10,267,181.25
04/01/31	---	3,604,681.25	3,604,681.25
10/01/31	7,000,000	3,604,681.25	10,604,681.25
04/01/32	---	3,429,681.25	3,429,681.25
10/01/32	---	3,429,681.25	3,429,681.25
04/01/33	---	3,429,681.25	3,429,681.25
10/01/33	---	3,429,681.25	3,429,681.25
04/01/34	---	3,429,681.25	3,429,681.25
10/01/34	---	3,429,681.25	3,429,681.25
04/01/35	---	3,429,681.25	3,429,681.25
10/01/35	---	3,429,681.25	3,429,681.25
04/01/36	---	3,429,681.25	3,429,681.25
10/01/36	---	3,429,681.25	3,429,681.25
04/01/37	---	3,429,681.25	3,429,681.25
10/01/37	15,120,000	3,429,681.25	18,549,681.25
04/01/38	---	3,051,681.25	3,051,681.25
10/01/38	15,750,000	3,051,681.25	18,801,681.25
04/01/39	---	2,657,931.25	2,657,931.25
10/01/39	16,410,000	2,657,931.25	19,067,931.25
04/01/40	---	2,247,681.25	2,247,681.25
10/01/40	17,100,000	2,247,681.25	19,347,681.25
04/01/41	---	1,820,181.25	1,820,181.25
10/01/41	17,830,000	1,820,181.25	19,650,181.25
04/01/42	---	1,374,431.25	1,374,431.25
10/01/42	18,590,000	1,374,431.25	19,964,431.25
04/01/43	---	1,002,631.25	1,002,631.25
10/01/43	19,390,000	1,002,631.25	20,392,631.25
04/01/44	---	614,831.25	614,831.25
10/01/44	20,230,000	614,831.25	20,844,831.25
04/01/45	---	197,587.50	197,587.50
10/01/45	9,580,000	197,587.50	9,777,587.50
Total	$180,000,000	$112,917,271.81	$292,917,271.81

CLERK'S CERTIFICATE

GEORGIA, COLUMBIA COUNTY

I, **PATRICE R. CRAWLEY,** Clerk of the Board of Commissioners of Columbia County, **DO HEREBY CERTIFY** that the foregoing pages constitute a true and correct copy of a resolution adopted by the Board of Commissioners of Columbia County at an open public meeting duly called and lawfully assembled at 6:00 p.m., on the 2nd day of December 2025, in connection with the levy of an ad valorem tax for $180,000,000 in original aggregate principal amount of Columbia County School District General Obligation Bonds, Series 2025, the original of such resolution being duly recorded in the Minute Book of the Board of Commissioners, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Board of Commissioners of Columbia County were present at such meeting:

Douglas R. Duncan, Jr.
Connie M. Melear
Jim M. Steed.
Michael W. Carraway
Alison G. Couch

and that the following members were absent:

_____

_____

and that such resolution was duly adopted by a vote of:

Aye _____ Nay _____.

WITNESS my hand and the official seal of Columbia County, this 2nd day of December 2025.

(SEAL)

_____
Patrice R. Crawley, Clerk
Board of Commissioners of Columbia County

A BOND RESOLUTION AUTHORIZING THE ISSUANCE OF $180,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF COLUMBIA COUNTY SCHOOL DISTRICT GENERAL OBLIGATION BONDS, SERIES 2025; ADOPTING A FORM FOR THE BONDS; AUTHORIZING THE EXECUTION OF THE BONDS; ESTABLISHING THE DATE, DENOMINATIONS, AND RATE OR RATES OF INTEREST FOR THE BONDS; RECOMMENDING TO THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY THE LEVY OF AN ANNUAL AD VALOREM TAX ON THE TAXABLE PROPERTY WITHIN THE COLUMBIA COUNTY SCHOOL DISTRICT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AS THE SAME BECOME DUE; AUTHORIZING THE SALE OF THE BONDS TO THE SUCCESSFUL BIDDER; DESIGNATING A PAYING AGENT AND BOND REGISTRAR FOR THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; AND FOR OTHER RELATED PURPOSES.

WHEREAS, on May 28, 2024, the Board of Education of Columbia County (the "Board") adopted, at a meeting duly called and held, a resolution (the "Referendum Resolution") entitled:

A REFERENDUM RESOLUTION TO REGULATE AND PROVIDE FOR THE CALLING OF AN ELECTION AND TO CALL AN ELECTION TO DETERMINE THE ISSUANCE OR NON-ISSUANCE OF $270,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF COLUMBIA COUNTY SCHOOL DISTRICT GENERAL OBLIGATION BONDS AND, IN ORDER TO RAISE FUNDS TO PAY A PORTION OF THE DEBT SERVICE ON SUCH BONDS AND A PORTION OF THE COSTS OF THE HEREINAFTER DESCRIBED CAPITAL OUTLAY PROJECTS AND TO RAISE FUNDS TO RETIRE DEBT, THE REIMPOSITION OF A ONE PERCENT SALES AND USE TAX FOR EDUCATIONAL PURPOSES; TO REIMPOSE THE SALES AND USE TAX, SUBJECT TO REFERENDUM APPROVAL; TO SPECIFY THE CAPITAL OUTLAY PROJECTS TO BE FUNDED AND THE DEBT TO BE RETIRED; TO SPECIFY THE MAXIMUM PERIOD OF TIME THE SALES AND USE TAX WILL BE REIMPOSED; TO SPECIFY THE INTEREST RATE OR RATES THAT THE BONDS ARE TO BEAR, AND THE AMOUNT OF PRINCIPAL TO BE PAID IN EACH YEAR DURING THE LIFE OF THE BONDS; TO PROVIDE FOR THE LEVY AND COLLECTION OF AD VALOREM TAXES TO PAY THE PORTION OF THE DEBT SERVICE ON THE BONDS NOT PAID BY THE PROCEEDS OF THE SALES AND USE TAX; AND FOR OTHER PURPOSES; and

WHEREAS, the Referendum Resolution called an election to be held in all the precincts in Columbia County for the purpose of submitting to the qualified voters of Columbia County the following question to be determined by the voters, to-wit:

> "*Shall $270,000,000 in aggregate principal amount of Columbia County School District General Obligation Bonds (the "Bonds") be authorized to be issued* for the purposes of providing funds to pay (1) a portion of the costs of the following capital outlay projects of the Columbia County School District (the "School District"): (a) adding to, expanding, renovating, repairing, improving, and equipping existing school buildings, student support facilities, and other buildings and facilities useful or desirable in connection therewith; (b) acquiring and improving land for future schools and other facilities; (c) acquiring instructional and administrative technology improvements, school buses and other vehicles, and safety, security, and maintenance equipment; and (d) acquiring any necessary property therefor, both real and personal (collectively, the "Capital Projects"), (2) capitalized interest incident thereto, and (3) expenses incident to accomplishing the foregoing; and, in order to raise funds to pay a portion of the debt service on the Bonds, to retire previously incurred general obligation debt of the School District, and to pay a portion of the cost of the Capital Projects, as further described in clauses (i), (ii), and (iii) below, *shall a one percent sales and use tax for educational purposes of the School District be reimposed within Columbia County, upon the termination of the one percent sales and use tax for educational purposes presently in effect, for a maximum period of time of 20 calendar quarters and for the raising of not to exceed $270,000,000*, for the purposes of providing funds to pay (i) a portion of debt service in the maximum amount of $94,750,000 on the Bonds; (ii) the costs of retiring a portion of the School District's General Obligation Bonds, Series 2023 (or any bonds issued by the School District to refund such bonds), by paying or making provision for the payment of the principal of and interest on such bonds coming due on October 1, 2027 through October 1, 2031, in the maximum amount of $60,036,875; and (iii) a portion of the costs of the Capital Projects not funded from the proceeds of the Bonds, the maximum cost of such portion of the Capital Projects not to exceed the balance of the proceeds of such one percent sales and use tax?"

; and

WHEREAS, the Referendum Resolution called the election for November 5, 2024 and authorized and directed publication of notice of the election (in the form specified in the Referendum Resolution) in the newspaper in which sheriff's advertisements for Columbia County are published; and

WHEREAS, notice of the election was duly published in The Augusta Chronicle, which is the newspaper in which sheriff's advertisements for Columbia County are published, as required by law; and

WHEREAS, at the election duly called and held on November 5, 2024, a majority of the qualified voters of Columbia County, voting in the election, voted in favor of the issuance of

Columbia County School District General Obligation Bonds in the aggregate principal amount of $270,000,000,000, such bonds to be dated as of the first day of the month of delivery or such other date(s) as the Board may approve, to be in such denomination or denominations as the Board may approve, and to bear interest from date at such rate or rates as the Board may approve but not exceeding six percent (6.00%) per annum in any year, all interest to be payable semiannually beginning on such April 1 or October 1 following delivery of the Bonds as the Board may approve, and for the principal to mature (by scheduled maturity or by mandatory redemption, as the Board may approve) on either April 1 or October 1, or in part on both April 1 and October 1, as the Board may approve, in the years and in the maximum amount for each such year, as follows:

Year	Amount	Year	Amount
2027	$ 5,000,000	2037	$15,120,000
2028	5,500,000	2038	15,750,000
2029	6,000,000	2039	16,410,000
2030	6,500,000	2040	17,100,000
2031	7,000,000	2041	17,830,000
2032	10,420,000	2042	18,590,000
2033	10,940,000	2043	19,390,000
2034	11,490,000	2044	20,230,000
2035	12,060,000	2045	21,110,000
2036	12,670,000	2046	20,890,000

WHEREAS, on November 12, 2024, the Board adopted, at a meeting duly called and held, a resolution entitled:

> **A RESOLUTION OF THE BOARD OF EDUCATION OF COLUMBIA COUNTY DECLARING THE RESULTS OF A BOND AND SALES AND USE TAX ELECTION HELD ON NOVEMBER 5, 2024; PROVIDING FOR NOTIFICATION OF THE DISTRICT ATTORNEY; AND FOR OTHER RELATED PURPOSES**

declaring the results of the election to be in favor of the issuance of $270,000,000 in aggregate principal amount of Columbia County School District General Obligation Bonds and the reimposition of a one percent sales and use tax for educational purposes, and authorizing the commencement of validation proceedings for such bonds; and

WHEREAS, on March 4, 2025, the Superior Court of Columbia County entered a judgment validating such bonds in the case of **STATE OF GEORGIA vs. COLUMBIA COUNTY SCHOOL DISTRICT,** Civil Action File No. 2025CV0004; and

WHEREAS, the Referendum Resolution provides that the bonds so authorized may be issued in one or more series and on one or more dates of issuance as the Board may approve; and

WHEREAS, the District now wishes to issue a portion of such bonds so authorized and validated in the aggregate principal amount of $180,000,000; and

WHEREAS, pursuant to an Official Notice of Sale with respect to such bonds circulated by the District (the "Notice of Sale"), providing for the receipt by the District on November 18, 2025 of electronic bids submitted via BIDCOMP/PARITY for the purchase of such bonds, the District has received electronic bids submitted via BIDCOMP/PARITY for the purchase of the such bonds; and

WHEREAS, such electronic bids for the purchase of such bonds were received by or on behalf of the District at or before 11:00 a.m., on November 18, 2025; and

WHEREAS, the Notice of Sale provided that such bonds would be sold to the responsible bidder specifying interest rates and prices that would result in the lowest true interest cost to the District for such bonds, and the bids were as follows:

Bidder	**True Interest Cost Bid**
BofA Securities, Inc.	3.790981%
J.P. Morgan Securities LLC	3.798527
Morgan Stanley & Co, LLC	3.803022
Wells Fargo Bank, National Association	3.807007
Jefferies LLC	3.812600
Robert W. Baird & Co., Inc.	3.900897

WHEREAS, the bid of a responsible bidder resulting in the lowest true interest cost to the District was submitted by BofA Securities, Inc. (the "Purchaser"), and a copy of such bid is attached to this Resolution as Exhibit B and incorporated herein by reference; and

WHEREAS, after due consideration it is deemed advisable and in the best interest of the District that such bonds be sold to the Purchaser, the Purchaser having in all respects complied with the terms of the Notice of Sale; and

WHEREAS, in order to issue and deliver such bonds, it is necessary to adopt a form for such bonds; to authorize the execution of such bonds, to establish the date, denominations, rate or rates of interest, dates of scheduled maturity, and redemption provisions for such bonds; to recommend to the Board of Commissioners of Columbia County the levy of an annual ad valorem tax on the taxable property within the District sufficient to pay the principal of and interest on such bonds as the same become due; to authorize the acceptance of an offer to purchase such bonds from, and the sale of such bonds to, the Purchaser; to designate a paying agent and bond registrar for such bonds; and to authorize the execution and delivery of a Continuing Disclosure Certificate; and

WHEREAS, pursuant to Section 20-2-480 of the Official Code of Georgia Annotated, prior to the issuance of any bonded indebtedness, the Board may notify the State of Georgia Board of Education (the "State Board") of the proposed issuance of such indebtedness and authorize and direct the State Board to withhold from the District sufficient moneys from any state appropriation to which the District may be entitled and apply so much as shall be necessary to the payment of the principal of and interest on such indebtedness then due; and

WHEREAS, pursuant to Section 20-2-170 of the Official Code of Georgia Annotated, if the State Board has received the notification from the District described in Section 20-2-480 of the Official Code of Georgia Annotated and if at any time the State Board is notified by the paying agent for bonded indebtedness of the District that the District has failed to effect the punctual payment of the principal of or interest on such indebtedness, the State Board is authorized to and must withhold from any state appropriation to which the District may be entitled and apply so much thereof as shall be necessary to the payment of the principal of and interest on such indebtedness then due (the "Intercept Program");

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Columbia County, and it is hereby resolved by authority of the same, as follows:

Section 1. There is hereby authorized to be issued, executed, and delivered $180,000,000 in original aggregate principal amount of bonds designated "Columbia County School District General Obligation Bonds, Series 2025" (the "Bonds"). The Bonds shall be dated as of their date of issuance, shall be issued only as fully registered bonds without coupons in denominations of $5,000 or any integral multiple thereof, and shall bear interest from date at the rates per annum specified below (computed on the basis of a 360-day year of twelve 30-day months). Interest shall be payable semiannually on April 1 and October 1 of each year, beginning April 1, 2026, and the principal shall mature on October 1 in the years and amounts as follows:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2027	$ 5,000,000	5.000%	2038	$15,750,000	5.000%
2028	5,500,000	5.000	2039	16,410,000	5.000
2029	6,000,000	5.000	2040	17,100,000	5.000
2030	6,500,000	5.000	2041	17,830,000	5.000
2031	7,000,000	5.000	2043	37,980,000	4.000
2037	15,120,000	5.000	2045	29,810,000	4.125

The District shall deposit with the Paying Agent (designated in Section 2 below) on each March 15 and September 15 (or, if such day is not a business day, the next succeeding business day) amounts sufficient to pay in full the principal of and interest on the Bonds on the following April 1 or October 1, respectively.

If on any March 15 or September 15 (or, if such day is not a business day, the next succeeding business day) the Paying Agent shall not have received from the District amounts sufficient to pay in full the principal of and interest on the Bonds on the following April 1 or October 1, respectively, then the Paying Agent shall notify the State Board of the amount of any such deficiency in the following manner: (i) immediately by telephone at (404) 656-2454 or facsimile transmission at (404) 651-7688, Attention: Facilities Services Director, and (ii) in writing by first-class mail or overnight courier to 2066 Twin Towers East, 205 Jesse Hill Jr. Drive, S.E., Atlanta, Georgia 30334-5001, Attention: State Superintendent of Schools, or such other address as may be designated by the State Board for such purpose. All funds received by the Paying Agent from the State Board pursuant to the Intercept Program shall be held by the Paying Agent in trust until paid on such April 1 or October 1.

Section 2. The Bonds maturing on and after October 1, 2037 are redeemable at the option of the District in whole or in part at any time, not earlier than October 1, 2035, in the order of maturities selected by the District (less than all of such Bonds of a single maturity to be selected by lot in a manner determined by the Bond Registrar (designated in Section 3 below)), from any monies available therefor at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date.

The Bonds maturing on October 1, 2043 and 2045 are subject to mandatory sinking fund redemption prior to maturity, in part by lot, in a manner determined by the Bond Registrar, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date, in the following principal amounts on the following dates:

Bonds Maturing October 1, 2043

October 1 of the Year	Principal Amount
2042	$18,590,000
2043+	19,390,000

+ Final Maturity

Bonds Maturing October 1, 2045

October 1 of the Year	Principal Amount
2044	$20,230,000
2045+	9,580,000

+ Final Maturity

Unless waived by any registered owner of Bonds to be redeemed, official notice of any such redemption shall be given by the Bond Registrar (designated below) on behalf of the District by mailing a copy of an official redemption notice by first-class mail at least 30 days and not more than 60 days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

(1) the redemption date;

(2) the redemption price;

(3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed by CUSIP numbers, date of issue, rates of interest, and maturity dates;

(4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after such date;

(5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Paying Agent; and

(6) any other conditions to such redemption.

Prior to any redemption date, the District shall deposit with the Paying Agent an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds that are to be redeemed on that date.

If at the time of mailing of official notice of redemption there have not been deposited with the Paying Agent moneys sufficient to redeem all Bonds called for redemption, such notice will state that it is conditional upon the deposit of the redemption moneys with the Paying Agent not later than the opening of business on the date established for redemption, and such official notice will be of no effect unless such moneys are so deposited.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the District shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, such Bonds shall be paid by the Paying Agent at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal. All Bonds that have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

The Bond Registrar shall mail a second notice of redemption not more than 90 days following the redemption date to the registered owner of each Bond that was not presented for payment upon redemption within 60 days following the redemption date, which notice shall be mailed by registered or certified mail, with a return receipt requested.

Failure to mail any notice specified in this Section 2 or failure or refusal of receipt of such notice shall not affect the validity of any proceedings for the redemption of Bonds, and mailing of or the receipt of such notice shall not be a condition precedent to the redemption. Neither the Bond Registrar nor the District shall have any responsibility whatsoever if any such

notice is mailed as aforesaid but is not received by or receipt thereof is refused by the applicable registered owner. No defect in any such notice shall in any manner defeat the effectiveness of a call for redemption.

Section 3. Interest on the Bonds shall be payable by the Paying Agent by check or draft mailed to the registered owner of record as of the March 15 or September 15 immediately preceding the applicable interest payment date, at such owner's address as it appears on the registration books of the District, maintained by the Bond Registrar, or at such other address as is furnished in writing by such registered owner to the Bond Registrar. The principal of and redemption premium, if any, on the Bonds shall be payable upon the presentation and surrender of the Bonds at the principal corporate trust office of the Paying Agent. Both the principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Regions Bank, Atlanta, Georgia, is hereby designated as Paying Agent and Bond Registrar (the "Paying Agent" or the "Bond Registrar") for the Bonds. The Chairperson and the Secretary of the Board are hereby authorized to execute and deliver, for and on behalf of the District, a paying agency and registrar agreement between the District and Regions Bank. The execution and delivery of a paying agency and registrar agreement by the Chairperson of the Board shall constitute conclusive evidence of the ratification, confirmation, and approval by the District of the terms and conditions of the paying agency and registrar agreement.

Section 4. The Bonds are transferable only on the books and records maintained by the Bond Registrar for that purpose. The District, the Paying Agent, and the Bond Registrar may deem and treat the registered owner of any Bond as the absolute owner of such Bond for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond, and for all other purposes whatsoever, and neither the District, the Paying Agent, nor the Bond Registrar shall be affected by any notice to the contrary. The Bonds may be transferred upon surrender thereof to the Bond Registrar, at the principal corporate trust office of the Bond Registrar, together with an assignment duly executed by the registered owner or such registered owner's attorney duly authorized in writing, in the form imprinted on the Bonds or in any other form satisfactory to the Bond Registrar. Upon any such transfer of ownership, the Bond Registrar shall cause to be executed and delivered a new Bond or Bonds registered in the name of the transferee in the same aggregate principal amount, maturity, and interest rate as the Bond or Bonds surrendered for transfer and in any authorized denomination. Bonds may be exchanged for a like aggregate principal amount of Bonds of the same maturity and interest rate and of authorized denominations. The Bond Registrar shall not be required to transfer or exchange any Bond after notice of redemption of such Bond has been given.

Upon surrender for transfer of any Bond at the principal corporate trust office of the Bond Registrar, the Bond Registrar shall authenticate and register a new fully registered Bond or Bonds for the same aggregate principal amount, maturity, and interest rate, shall execute the Certificate of Authentication and Registration on each such Bond, and shall deliver such Bond or Bonds to the transferee or transferees.

For every exchange or registration of transfer of Bonds, the Bond Registrar may make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge may be made to the owner for any exchange or registration of transfer of Bonds.

In case any Bond shall become mutilated or be destroyed or lost, the District may cause to be executed and delivered a new Bond of like type, date, number, and tenor in exchange and substitution for and upon cancellation of such mutilated Bond, or in lieu of and in substitution for such Bond destroyed or lost, upon the registered owner of such Bond paying the reasonable expenses and charges of the District in connection therewith and, in case of a Bond destroyed or lost, the registered owner's filing with the District evidence satisfactory to it that such Bond was destroyed or lost, and of the registered owner's ownership thereof, and furnishing the District, the Paying Agent, and the Bond Registrar with indemnity satisfactory to them. If any such Bond shall have matured, instead of issuing a new Bond, the District may pay the same.

Section 5. The Bonds shall be initially issued in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, or its nominee, or its successors and assigns, or any other depository performing similar functions under this Resolution ("DTC"), as registered owner of the Bonds, and held in the custody of DTC. A single certificate will be issued and delivered to DTC for each maturity of the Bonds. The actual purchasers of the Bonds (the "Beneficial Owners") will not receive physical delivery of Bond certificates except as provided herein. Beneficial Owners are expected to receive a written confirmation of their purchase providing details of each Bond acquired. For so long as DTC shall continue to serve as securities depository for the Bonds as provided herein, all transfers of beneficial ownership interests will be made by book-entry only, and no investor or other party purchasing, selling, or otherwise transferring beneficial ownership of Bonds is to receive, hold, or deliver any Bond certificate.

For every transfer and exchange of the Bonds, the Beneficial Owner may be charged a sum sufficient to cover such Beneficial Owner's allocable share of any tax, fee, or other governmental charge that may be imposed in relation thereto.

Bond certificates are required to be delivered to and registered in the name of the Beneficial Owner, under the following circumstances:

(a) DTC determines to discontinue providing its service with respect to the Bonds (such a determination may be made at any time by giving 30 days' notice to the District and the Bond Registrar and discharging its responsibilities with respect thereto under applicable law), or

(b) the District determines that continuation of the system of book-entry transfers through DTC (or a successor securities depository) is not in the best interests of the Beneficial Owners.

The District and the Bond Registrar will recognize DTC or its nominee as the registered owner of the Bonds for all purposes, including notices and voting.

The District and the Bond Registrar covenant and agree, so long as DTC shall continue to serve as securities depository for the Bonds, to meet the requirements of DTC with respect to required notices and other provisions of the Blanket Issuer Letter of Representations between the District and DTC.

The Bond Registrar is authorized to rely conclusively upon a certificate furnished by DTC as to the identity of, and the respective principal amount of Bonds beneficially owned by, the Beneficial Owner or Beneficial Owners.

Whenever, during the term of the Bonds, the beneficial ownership thereof is determined by a book entry at DTC, the requirements in this Resolution of holding, delivering, or transferring Bonds shall be deemed modified to require the appropriate person to meet the requirements of DTC as to registering or transferring the book entry to produce the same effect.

If at any time, DTC ceases to hold the Bonds, a supplemental resolution amending the provisions of this Resolution shall be adopted and thereafter all references in this Resolution to DTC in connection with the Bonds shall be of no further force or effect.

Section 6. The Bonds shall be payable first from the separate account in which are placed the proceeds received by the District from the sales and use tax and then from the general funds of the District. No part of the net proceeds from the sales and use tax received in any year shall be used for any purposes other than to pay debt service on the Bonds until all debt service requirements on the Bonds for that year have first been satisfied from the account in which the proceeds of the sales and use tax are placed. An amount of net proceeds of the sales and use tax received in each year sufficient to satisfy all debt service requirements on the Bonds for that year are hereby irrevocably pledged and appropriated to the payment of the principal of and interest on the Bonds as the same become due and payable.

For the purpose of paying the principal of and interest on the Bonds at their respective maturities, it is necessary to raise, by a direct annual ad valorem tax upon all the property within the territorial limits of the District subject to taxation for school bond purposes, the sums set forth in Exhibit A attached hereto in each of the years preceding the years set forth in Exhibit A attached hereto, to the extent such principal and interest is not satisfied from the proceeds of the sales and use tax.

The Board recommends to the Board of Commissioners of Columbia County the levy of a continuing direct annual ad valorem tax upon all the property within the territorial limits of the District subject to taxation for school bond purposes, at such rate, without limitation, as will produce funds sufficient to pay the total amount of principal and interest in each year on the Bonds as set forth in Exhibit A attached hereto, to the extent such principal and interest is not satisfied from the proceeds of the sales and use tax. The Secretary of the Board is authorized and directed to certify the same to the Board of Commissioners of Columbia County and to the Commissioner of Revenue of the State of Georgia.

Section 7. The Bonds, the Certificate of Authentication and Registration, the Validation Certificate, and the Assignment and Transfer shall be substantially in the following forms, provided that some of the text of each such Bond may appear on the reverse side of the Bond, with such variations, omissions, substitutions, and insertions as may be required or permitted by this Resolution:

[FORM OF BOND]

Unless this Bond is presented by an authorized representative of The Depository Trust Company ("DTC"), a New York corporation, to the District or its agent for registration of transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

UNITED STATES OF AMERICA
STATE OF GEORGIA
COLUMBIA COUNTY SCHOOL DISTRICT
GENERAL OBLIGATION BOND, SERIES 2025

Number R-___ $_____

Maturity Date	Interest Rate	Dated	CUSIP
October 1, ____		_____, 2025	

Registered Owner: CEDE & CO.

Principal Amount:

COLUMBIA COUNTY SCHOOL DISTRICT (the "District"), for value received, hereby promises to pay to the registered owner identified above, or registered assigns, on the Maturity Date stated above, unless this Bond shall have been called for redemption prior to maturity and payment of the redemption price shall have been duly made or provided for, the principal amount identified above and to pay interest from the date of this Bond, or from the most recent interest payment date to which interest has been paid, on the balance of such principal sum from time to time remaining unpaid at the interest rate per annum shown above (computed on the basis of a 360-day year consisting of twelve 30-day months) on April 1 and October 1 of each year, commencing April 1, 2026, until the payment of the principal amount of this Bond in full.

The interest on this Bond shall be payable by check or draft mailed to the registered owner of this Bond of record as of the March 15 or September 15 immediately preceding the applicable interest payment date, at such owner's address as it appears on the registration books of the District (the "Bond Register") maintained by Regions Bank, Atlanta, Georgia, as Bond Registrar (the "Bond Registrar"), or at such other address as is furnished in writing by the registered owner to the Bond Registrar. The principal of and redemption premium, if any, on this Bond shall be payable upon the presentation and surrender of this Bond at the principal

corporate trust office of Regions Bank, Atlanta, Georgia, as Paying Agent (the "Paying Agent"). Both the principal of and interest on this Bond shall be payable in lawful money of the United States of America.

This Bond is one of a duly authorized issue of like tenor (the "Bonds"), except as to numbers, interest rates, dates of maturity, and denominations, in the original aggregate principal amount of $180,000,000, issued by the District for the purpose of providing funds (1) to pay a portion of the cost of (a) adding to, expanding, renovating, repairing, improving, and equipping existing school buildings, student support facilities, and other buildings and facilities useful or desirable in connection therewith; (b) acquiring and improving land for future schools and other facilities; (c) acquiring instructional and administrative technology improvements, school buses and other vehicles, and safety, security, and maintenance equipment; and (d) acquiring any necessary property therefor, both real and personal; (2) to pay capitalized interest incident thereto; and (3) to pay expenses incident to accomplishing the foregoing. The Bonds are authorized by the Constitution and laws of the State of Georgia and are being issued pursuant to a resolution (the "Bond Resolution") duly adopted by the Board of Education of Columbia County on November 18, 2025.

The Bonds are issuable only as fully registered bonds without coupons in denominations of $5,000 or any integral multiple thereof. The Bonds may be transferred or exchanged for a like aggregate principal amount of Bonds of the same maturity and interest rate and of authorized denominations, all in accordance with the provisions of the Bond Resolution.

The Bonds maturing on and after October 1, 2037 are redeemable at the option of the District in whole or in part at any time, not earlier than October 1, 2035, in the order of maturities selected by the District (less than all of such Bonds of a single maturity to be selected by lot in a manner determined by the Bond Registrar), from any monies available therefor at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date.

The Bonds maturing on October 1, 2043 and 2045 are subject to mandatory sinking fund redemption prior to maturity, in part by lot, in a manner determined by the Bond Registrar, at a redemption price equal to 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date, in the following principal amounts on the following dates:

Bonds Maturing October 1, 2043

October 1 of the Year	Principal Amount
2042	$18,590,000
2043+	19,390,000

+ Final Maturity

Bonds Maturing October 1, 2045

October 1 of the Year	Principal Amount
2044	$20,230,000
2045+	9,580,000

+ Final Maturity

Notice of redemption, unless waived, is to be given by the Bond Registrar by mailing a copy of an official redemption notice by first-class mail at least 30 days and not more than 60 days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar. Notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the District shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Failure to so mail any such notice of redemption or failure or refusal of receipt of such redemption notice shall not affect the validity of any proceedings for the redemption of Bonds.

The District has established a book-entry system of registration for the Bonds. Except as specifically provided otherwise in the Bond Resolution, an agent will hold this Bond on behalf of the beneficial owner hereof. By acceptance of a confirmation of purchase, delivery, or transfer, the beneficial owner of this Bond shall be deemed to have agreed to such arrangement. While the Bonds are in the book-entry system of registration, the Bond Resolution provides special provisions relating to the Bonds that override certain other provisions of the Bond Resolution. This Bond is transferable by the registered owner hereof in person or by such registered owner's attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar in the manner provided in the Bond Resolution and upon surrender of this Bond. Upon such transfer a new registered Bond or Bonds in the same aggregate principal amount, maturity, and interest rate as the Bond surrendered for transfer, and in any authorized denomination, shall be issued to the transferee in exchange therefor.

The District, the Paying Agent, and the Bond Registrar may deem and treat the registered owner of this Bond as the absolute owner hereof for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest hereon, and for all other purposes whatsoever, and neither the District, the Paying Agent, nor the Bond Registrar shall be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, AND DECLARED that all acts, conditions, and things required by the Constitution and statutes of the State of Georgia to exist, happen, and be performed precedent to and in the issuance of this Bond do exist, have happened, and have been performed in due time, form, and manner as required by law; that provision has been made for the collection of a sales and use tax and a direct annual ad valorem tax, without limitation as to rate or amount, sufficient to pay the principal of and interest on this Bond in accordance with

its terms; that the total indebtedness of the District, including the Bonds, does not exceed any limitation prescribed by the Constitution and statutes of the State of Georgia; and that the District has irrevocably authorized and directed the State of Georgia Board of Education to withhold from the District sufficient moneys from any state appropriation to which the District may be entitled and to apply so much as shall be necessary to the payment of the principal of and interest on this Bond.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit until this Bond shall have been authenticated and registered upon the Bond Register. Such authentication and registration shall be evidenced by the execution by the manual signature of a duly authorized signatory of the Bond Registrar of the Certificate of Authentication and Registration on this Bond.

IN WITNESS WHEREOF, the Columbia County School District has caused this Bond to be executed by the Chairperson of the Board of Education of Columbia County and has caused the official seal of the District to be impressed hereon and attested by the Secretary of the Board of Education of Columbia County.

COLUMBIA COUNTY SCHOOL DISTRICT

(SEAL)

By:_____
Chairperson, Board of Education
of Columbia County

Attest:

_____
Secretary, Board of Education
of Columbia County

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Bond is one of the above-described Columbia County School District General Obligation Bonds, Series 2025.

REGIONS BANK,
as Bond Registrar

Date of Authentication
and Registration:

By:_____
Authorized Signatory

_____, ____

VALIDATION CERTIFICATE

STATE OF GEORGIA

COUNTY OF COLUMBIA

The undersigned Clerk of the Superior Court of Columbia County, Georgia, does hereby certify that this Bond was validated and confirmed by judgment of the Superior Court of Columbia County, Georgia, in Civil Action File No. 2025CV0004, on the 4th day of March 2025, that no intervention or objection was filed opposing the validation of this Bond, and that no appeal of such judgment of validation has been taken.

IN WITNESS WHEREOF, I have hereunto set my hand and have impressed hereon the official seal of the Superior Court of Columbia County, Georgia.

_____
Clerk, Superior Court of
Columbia County, Georgia

(SEAL)

The following abbreviations, when used in the inscription on this Bond or in the assignment below, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common and not as community property
UNIF TRANS MIN ACT	-	_____ Custodian _____ (Custodian) (Minor) under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may be used although not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned sells, assigns, and transfers unto _____

_____

(Name and Address of Assignee)

(Insert Social Security or Taxpayer Identification Number of Assignee)

the within Bond of the Columbia County School District and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated:_____

_____

(Signature Guaranteed)

Notice: Signature(s) must be guaranteed by an eligible guarantor institution (such as banks, stockbrokers, savings and loan associations, and credit unions) with membership in an approved Signature Guarantee Medallion Program pursuant to S.E.C. Rule 17Ad-15.

_____

Registered Owner

Notice: The signature(s) on this assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

[END OF FORM OF BOND]

Section 8. The Bonds shall be executed for and on behalf of the District by the manual signature of the Chairperson of the Board, and the District's seal shall be impressed thereon and attested by the manual signature of the Secretary of the Board. In case any officer whose signature shall appear on any Bond shall cease to be such officer before delivery of any Bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer remained in office until such delivery.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit until such Bond shall have been authenticated and registered upon the bond registration books of the District maintained for that purpose. Such authentication and registration shall be evidenced by the execution by the manual signature of a duly authorized signatory of the Bond Registrar of the Certificate of Authentication and Registration contained on the Bond.

Section 9. The bid submitted by the Purchaser to purchase the Bonds, attached hereto as Exhibit B, is hereby accepted, and all other bids so received are hereby rejected, and the actions of the staff of the District and the District's financial advisor, for and on behalf of the District, are hereby ratified and approved relating to their earlier notification to all bidders of the acceptance and rejection of such bids by the District and the return to the unsuccessful bidders of their good faith checks, if any. The Bonds shall, in due course, be delivered to the Purchaser against payment for the Bonds in accordance with the Notice of Sale and the Purchaser's bid accepted by the District.

Section 10. The Bonds shall in due course, be delivered to the Purchaser against payment for the Bonds.

Section 11. The use and distribution of the Notice of Sale, the Preliminary Official Statement and the Official Statement with respect to the Bonds shall be and is hereby authorized, ratified, confirmed, and approved, and execution and delivery of the Official Statement in final form shall be and is hereby authorized, ratified, confirmed, and approved. The Chairperson of the Board is hereby authorized and directed to ratify, confirm, approve, execute, and deliver the Official Statement on behalf of the District, and the execution of an Official Statement by the Chairperson of the Board shall constitute conclusive evidence of the Chairperson's ratification, confirmation, approval, and delivery thereof on behalf of the District.

Section 12. All actions taken or to be taken by the Board and by the Columbia County School Superintendent relating to the authorization, issuance, and sale of the Bonds, shall be, and the same are hereby, ratified, confirmed, and approved.

Section 13. In order to qualify the District for participation in the Intercept Program, the Board hereby adopts the resolution (the "Intercept Resolution") attached hereto as Exhibit C and incorporated herein by this reference. For purposes of certifying the adoption of the Intercept Resolution to the State Board, the Intercept Resolution may be separated from this Resolution and independently certified by the Secretary of the Board. The Secretary of the Board is hereby authorized to take any and all further action, including the filing of the Intercept Resolution with the State Board, as may be required for the District to participate in the Intercept Program.

Section 14. The District recognizes that the purchasers and owners of Bonds will have accepted the Bonds on, and paid for the Bonds a price that reflects, the understanding that interest on such Bonds is not included in the gross income of the owners for federal income tax purposes under laws in force at the time the Bonds shall have been delivered.

The District shall take any and all action that may be required from time to time in order to assure that interest on the Bonds shall remain excludable from the gross income of the owners of the Bonds for federal income tax purposes and shall refrain from taking any action that would adversely affect such status.

Prior to or contemporaneously with delivery of the Bonds, the Chairperson and the Secretary of the Board shall execute a Certificate as to Arbitrage Matters on behalf of the District respecting the investment of the proceeds of the Bonds. Such certificate shall be a representation and certification of the District, and an executed counterpart thereof shall be delivered to the Bond Registrar. The District shall not knowingly invest or participate in the investment of any proceeds of the Bonds if such investment would cause interest on any Bonds to become included in gross income for federal income tax purposes.

The Chairperson or the Secretary of the Board may also execute and deliver, on behalf of the District: (i) such agreements, filings, and other writings as may be necessary or desirable to cause or bind the District to comply with any requirements for rebate under Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), or (ii) such certificate or other writing as may be necessary or desirable to qualify for exemption from such rebate requirements.

The District shall calculate, from time to time, as required in order to comply with the provisions of Section 148(f) of the Code, the amounts required to be rebated (including penalties) to the United States and shall pay or cause to be paid to the United States any and all of such amounts on or before the due date.

The District hereby covenants and agrees that it will not use or permit any use of the proceeds of the sale of any Bonds, or use or permit the use of any of the facilities being financed thereby, which would cause any Bonds or any portion thereof to be "private activity bonds" within the meaning of Section 141 of the Code.

The covenants, certifications, representations, and warranties contained in this Section 14 shall survive payment in full or provision for payment in full of the Bonds.

Section 15. The issuance of the Bonds shall not exceed any debt limitation prescribed by the Constitution of the State of Georgia.

Section 16. The District hereby covenants and agrees that, to the extent allowed by applicable law, so long as any of the Bonds are outstanding, it shall not incur any additional debt or obligation of the District payable from any State of Georgia appropriation to which the District may be entitled unless, if such additional debt or obligation is to be payable from any State of Georgia appropriation to which the District may be entitled, the amount of any appropriation to which the District has been entitled for a period of 12 consecutive months immediately preceding the adoption of the proceedings authorizing the issuance of such additional debt or obligation has been equal to at least 2.0 times the maximum aggregate annual

debt service requirement for any succeeding year on the Bonds and any other outstanding debt or obligation payable from such appropriation and on the additional debt or obligation proposed to be issued.

Section 17. The District hereby covenants and agrees that it shall, to the extent allowed by applicable law, comply with and carry out all of the provisions of the Continuing Disclosure Certificate to be executed by the District and to be dated as of the date of the issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with its terms (the "Disclosure Certificate"). Notwithstanding any other provision of this Resolution, failure of the District to comply with the Disclosure Certificate shall not be considered a default hereunder. It is expressly provided, however, that any beneficial owner of the Bonds may take such action, to the extent and in such manner as may be allowed by applicable law, as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section 17. The cost to the District of performing its obligations set forth in this Section 17 shall be paid solely from funds lawfully available for such purpose.

Section 18. The District intends to use any available state funds to which it may be entitled, together with any designated local funds in combination with the sales and use tax to fund the projects described in the Referendum Resolution.

Section 19. All resolutions and parts of resolutions in conflict with this Resolution, if any, shall be and the same are hereby repealed.

Section 20. The Chairperson and the Secretary of the Board are hereby authorized and directed to execute, for and on behalf of the District, such other agreements, certificates (including, without limitation, the Disclosure Certificate), or documents as may be necessary or desirable in connection with the issuance, sale, and delivery of the Bonds or the investment of the proceeds of the Bonds.

Section 21. Notwithstanding anything herein to the contrary, any action that the Chairperson of the Board is required, permitted, or otherwise authorized to take in connection with the Bonds may be taken by the Vice Chairperson of the Board, in the absence at the time or in the event of the vacancy in the office of the Chairperson or the incapacity at the time of the Chairperson. These actions shall include execution, delivery, or performance of any certificate, agreement, contract, instrument, document, or other writing relating to the Bonds, including the execution of the Bonds. To this end, this Resolution shall be construed so that all references to the Chairperson of the Board may also be considered to be references to the Vice Chairperson of the Board. The Secretary of the Board shall determine whether the Chairperson is absent or incapacitated or whether there is a vacancy in the office of Chairperson so that the Vice Chairperson may act under this Section 21, and the determination of the Secretary of the Board shall be binding and conclusive upon the Board.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 18th day of November 2025.

COLUMBIA COUNTY SCHOOL DISTRICT

(SEAL)

By:_____
Chairperson, Board of Education
of Columbia County

Attest:

_____
Secretary, Board of Education
of Columbia County

EXHIBIT A

DEBT SERVICE SCHEDULE

Payment Date	Principal	Interest	Total Debt Service
04/01/26	$ ---	$ 2,600,690.56	$ 2,600,690.56
10/01/26	---	4,179,681.25	4,179,681.25
04/01/27	---	4,179,681.25	4,179,681.25
10/01/27	5,000,000	4,179,681.25	9,179,681.25
04/01/28	---	4,054,681.25	4,054,681.25
10/01/28	5,500,000	4,054,681.25	9,554,681.25
04/01/29	---	3,917,181.25	3,917,181.25
10/01/29	6,000,000	3,917,181.25	9,917,181.25
04/01/30	---	3,767,181.25	3,767,181.25
10/01/30	6,500,000	3,767,181.25	10,267,181.25
04/01/31	---	3,604,681.25	3,604,681.25
10/01/31	7,000,000	3,604,681.25	10,604,681.25
04/01/32	---	3,429,681.25	3,429,681.25
10/01/32	---	3,429,681.25	3,429,681.25
04/01/33	---	3,429,681.25	3,429,681.25
10/01/33	---	3,429,681.25	3,429,681.25
04/01/34	---	3,429,681.25	3,429,681.25
10/01/34	---	3,429,681.25	3,429,681.25
04/01/35	---	3,429,681.25	3,429,681.25
10/01/35	---	3,429,681.25	3,429,681.25
04/01/36	---	3,429,681.25	3,429,681.25
10/01/36	---	3,429,681.25	3,429,681.25
04/01/37	---	3,429,681.25	3,429,681.25
10/01/37	15,120,000	3,429,681.25	18,549,681.25
04/01/38	---	3,051,681.25	3,051,681.25
10/01/38	15,750,000	3,051,681.25	18,801,681.25
04/01/39	---	2,657,931.25	2,657,931.25
10/01/39	16,410,000	2,657,931.25	19,067,931.25
04/01/40	---	2,247,681.25	2,247,681.25
10/01/40	17,100,000	2,247,681.25	19,347,681.25
04/01/41	---	1,820,181.25	1,820,181.25
10/01/41	17,830,000	1,820,181.25	19,650,181.25
04/01/42	---	1,374,431.25	1,374,431.25
10/01/42	18,590,000	1,374,431.25	19,964,431.25
04/01/43	---	1,002,631.25	1,002,631.25
10/01/43	19,390,000	1,002,631.25	20,392,631.25
04/01/44	---	614,831.25	614,831.25
10/01/44	20,230,000	614,831.25	20,844,831.25
04/01/45	---	197,587.50	197,587.50
10/01/45	9,580,000	197,587.50	9,777,587.50
Total	$180,000,000	$112,917,271.81	$292,917,271.81

EXHIBIT B

PURCHASER'S BID

[Attached]

Upcoming Calendar | Overview | Result | Excel | Print

BofA Securities - New York , NY's Bid

PARITY

Columbia Co SD
$180,000,000 General Obligation Bonds, Series 2025

For the aggregate principal amount of $180,000,000.00, we will pay you $194,309,091.70, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount $	Coupon %	Yield %	Dollar Price
10/01/2027	5,000M	5.0000	2.5000	104.396
10/01/2028	5,500M	5.0000	2.5000	106.742
10/01/2029	6,000M	5.0000	2.5200	108.954
10/01/2030	6,500M	5.0000	2.5000	111.262
10/01/2031	7,000M	5.0000	2.5400	113.208
10/01/2037	15,120M	5.0000	3.0500	116.422
10/01/2038	15,750M	5.0000	3.1500	115.505
10/01/2039	16,410M	5.0000	3.2800	114.325
10/01/2040	17,100M	5.0000	3.4000	113.248
10/01/2041	17,830M	5.0000	3.5600	111.831
10/01/2042				
10/01/2043	37,980M	4.0000	4.0000	100.000
10/01/2044				
10/01/2045	29,810M	4.1250	4.1250	100.000

Total Interest Cost:	$112,917,271.81
Premium:	$14,309,091.70
Net Interest Cost:	$98,608,180.11
TIC:	3.790981

Time Last Bid Received On:11/18/2025 10:59:53 EST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: BofA Securities, New York , NY
Contact: Robert Holmes
Title:
Telephone:212-449-5081
Fax:

Issuer Name: Columbia County School District Company Name: _____

Accepted By: _____ Accepted By: _____

Date: _____ Date: _____

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EXHIBIT C

A RESOLUTION CONSTITUTING THE NOTICE AND AUTHORIZATION DESCRIBED IN SECTIONS 20-2-170 AND 20-2-480 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED

WHEREAS, the Columbia County School District (the "District") proposes to issue on December 9, 2025, its General Obligation Bonds, Series 2025 (the "Bonds"), the payment terms of which are described in the Debt Service Schedule attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the District has designated Regions Bank, whose address is 1180 West Peachtree Street, Suite 1200, Atlanta, Georgia 30309, as Paying Agent for the Bonds (the "Paying Agent"); and

WHEREAS, the District desires to authorize the State of Georgia Board of Education (the "Board") to withhold from time to time, as necessary, state appropriations to which the District is entitled, and to transfer from time to time, as necessary to the Paying Agent, the amount of any deficiency for the payment of principal of and interest on the Bonds on any April 1 or October 1, all in accordance with Sections 20-2-170 and 20-2-480 of the Official Code of Georgia Annotated; and

WHEREAS, the Board will withhold from time to time state appropriated funds to which the District is entitled in an amount equal to any such deficiency and transfer the same in immediately available funds to the Paying Agent not less than two (2) business days prior to the applicable payment date with respect to the Bonds;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Columbia County, and it is hereby resolved by authority of the same, as follows:

1. The Board is hereby notified of the proposed issuance of the Bonds and irrevocably authorized and directed to withhold from the District sufficient moneys from any state appropriation to which the District may be entitled and to apply so much as shall be necessary to the payment of the principal of and interest on the Bonds, and to make the transfers contemplated by Sections 20-2-170 and 20-2-480 of the Official Code of Georgia Annotated and this resolution.

2. The Secretary of the Board of Education of Columbia County is hereby authorized and directed to furnish to the Board prior to the issuance of the Bonds a certified copy of this resolution, which contains the information required by Section 20-2-480(b) of the Official Code of Georgia Annotated and which shall constitute the notice required thereby.

STATE OF GEORGIA

COLUMBIA COUNTY

SECRETARY'S CERTIFICATE

I, **DR. STEVEN W. FLYNT,** Secretary of the Board of Education of Columbia County, **DO HEREBY CERTIFY** that the foregoing pages constitute a true and correct copy of resolutions adopted by the Board of Education of Columbia County at an open public meeting duly called and lawfully assembled at 5:30 p.m., on the 18th day of November 2025, in connection with the issuance and sale of $180,000,000 in aggregate principal amount of Columbia County School District General Obligation Bonds, Series 2025, and the qualification of the Columbia County School District for participation in the Intercept Program, originals of such resolutions being duly recorded in the Minute Book of the Board of Education, which Minute Book is in my custody and control.

I do hereby further certify that the following members of the Board of Education were present at such meeting:

David Dekle
Katie Allen
Kristi Baker
Philip Kent
Judy Teasley

and that the following members were absent:

_____

_____

and that such resolutions were duly adopted by a vote of:

Aye 4 Nay ____. Abstain 1

WITNESS my hand and the official seal of the Board of Education of Columbia County, this the 18th day of November 2025.

Secretary, Board of Education
of Columbia County

(SEAL)

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

BACKGROUND: See attached Staff Report-*VA25-11-01*

Planning Commission Date: **November 20th, 2025**

STAFF RECOMMENDATION: Staff recommends **approval** of the request for a variance to Section 90-135 *Signs* to allow additional building signage for property located at 464 North Belair Road.

COMMITTEE COMMENTS: Planning Commission: No comments.

Applicant was present but provided no comments or concerns.

Members of the public were present but provided no comments or concerns.

For further explanation on committee comments, please see the excerpt from the November 20th, 2025 Planning Commission meeting minutes included in this packet.

Vice-Chairman Holloway made a motion to recommend approval of VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion.

Motion Carried: 5-0.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the request for a variance to section 90-135 for property located at tax map 072A parcel 068 to allow additional building signage.*

The following is a draft of the actions taken at the November 20th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on December 4th, 2025.

1. **(H1a2) VA25-11-01,** Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

   Staff Member Danielle Montgomery presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:35PM.

   Applicant was present but provided no comments or concerns.

   Members of the public were present but provided no comments or concerns.

   Chairman Moody closed the public hearing at 6:36PM.

   Vice-Chairman Holloway made a motion to recommend approval of VA25-11-01, Variance to Section 90-135 *Signs*, 464 North Belair Road, Tax Map 072A Parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

VARIANCE

November 20, 2025

COLUMBIA COUNTY GEORGIA

FILE : VA25-11-01

Variance-Section 90-135

Property Information	
Tax Map/Parcel ID	**Tax Map 072A Parcel 068**
Address/Location	**464 North Belair Road**
Acreage (+/-)	**2.67 +/- acres**
Current Zoning	**C-1 (Neighborhood Commercial)** **ETCOD (Evans Town Center Overlay District)**
Current Use	**Under Construction**
Request	**Variance to Section 90-135 *Signs* to permit additional building signage**
Commission District	**District 3 (Carraway)**
Recommendation	**Approval**

Summary and Recommendation

Owner Doctors Hospital of Augusta, LLC, and applicant AAA Sign Co., Inc., request a variance to Section 90-135 *Signs* to allow additional building signage for property located at 464 North Belair Road, tax map 072A parcel 068, 2.67 +/- acres, and currently zoned C-1 (Neighborhood Commercial) and within the Evans Town Center Overlay District (ETCOD).

The subject property is located on the southwest corner of the intersection of North Belair Road with Hereford Farm Road and Towne Centre Drive and is currently zoned C-1 (Neighborhood Commercial) per rezoning files RZ87-12-01, RZ02-10-02, and RZ02-12-07; the parcels that were the subject of these previous separate rezoning actions have recently been combined into one larger C-1 parcel. Surrounding parcels are zoned P-1 (Professional) and R-2 (Single Family Residential) to the south; PUD (Planned Unit Development) to the west for office, retail, and senior living uses; C-1 across Hereford Farm Road; and PUD across North Belair Road for the existing Piedmont medical complex.

The property is currently under construction for the Doctors Hospital freestanding emergency room. A sign permit application has been submitted and approved for the principal freestanding sign, principal building sign, and miscellaneous building sign as allowed per code. Additionally, the applicants are requesting an additional wall sign be allowed on the front elevation to clearly indicate the nature of the building. The proposed sign is the letters 'ER' in the top left corner of the front wall facing North Belair Road. This proposed sign is just over 21 square feet.

The building under construction is just over 10,000 square feet and is on an arterial road (North Belair Road) which gives a principal wall sign allowance of 100 square feet. The front building wall is 152 feet long per the submitted elevations, which provides an additional miscellaneous building sign allowance of 38 square feet. The already permitted signage includes the principal wall sign at 99.66 square feet, and the miscellaneous sign above the door at 36.66 square feet. The approved signage has therefore used the entire building sign allowance per the code.

The applicants have submitted a narrative explaining that the facility under construction is a new type of facility – a freestanding emergency room, not associated with a larger hospital complex – and requires clear signage for patients to quickly recognize the facility in an emergency situation. Staff agrees with this premise, and a similar basis has been used for other recent applications to allow additional signage for the hospital and for Wellstar's surgery center on the opposite side of North Belair Road. Clear signage and direction to emergency medical facilities is clearly in the interest of public health and safety, and the proposed additional signage is not overwhelming to the scale of the building or the purpose.

Due to the reasoning noted above, staff recommends **approval** of the request for a variance to Section 90-135 *Signs* to allow additional building signage for property located at 464 North Belair Road.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Broadband:
The Columbia County Community Broadband Utility (C3BU) is responsible for maintaining underground fiber optic cables within designated utility easements. Any relocation, burial, or modification of these cables by property owners, developers, or subcontractors is strictly prohibited without prior coordination with C3BU.

Developers must directly coordinate any adjustments to the cable's conduit positioning or depth with C3BU and are fully responsible for all associated costs, including construction expenses.

Additionally, if fiber optic cables or conduits sustain damage due to construction activities—such as grading or excavation—by property owners, developers, or subcontractors, those parties will be held accountable for repair costs and any resulting revenue loss.

Building Standards:
All new construction and/or renovation work must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances.

Environmental:
No comments or conditions.

Fire Marshal:
All new developments, new and existing buildings, structures, and premises, and building rehabilitation must meet all applicable codes and amendments adopted by Columbia County, GA. These include but

are not limited to the Rules and Regulations of the State of Georgia, Chapter 120-3-3, the International Fire Code, including Appendix D, the NFPA 101 Life Safety Code, and the GA Accessibility Code, 120-3-20.

Fire Department:
Reviewed with no concerns.

Health Department:
No comments or conditions.

Planning:
No variances from Code, outside of the requested variance, have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Stormwater Management:
No comments or conditions.

Pre-Construction:
No comments or conditions.

Traffic Engineering:

Water & Sewer:
This address is serviced by County water and sewer.

Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
   The applicants have explained that the proposed use is unique in nature; while medical offices are allowed in C-1, a freestanding emergency room is a unique type of use that may warrant additional signage.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss of value shall not justify a variance. There must be a deprivation of beneficial use of land.**
   Strict application would not deprive the applicants of use of the property.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
   The property itself is fairly typical for commercial sites, being relatively level and at a signalized intersection.

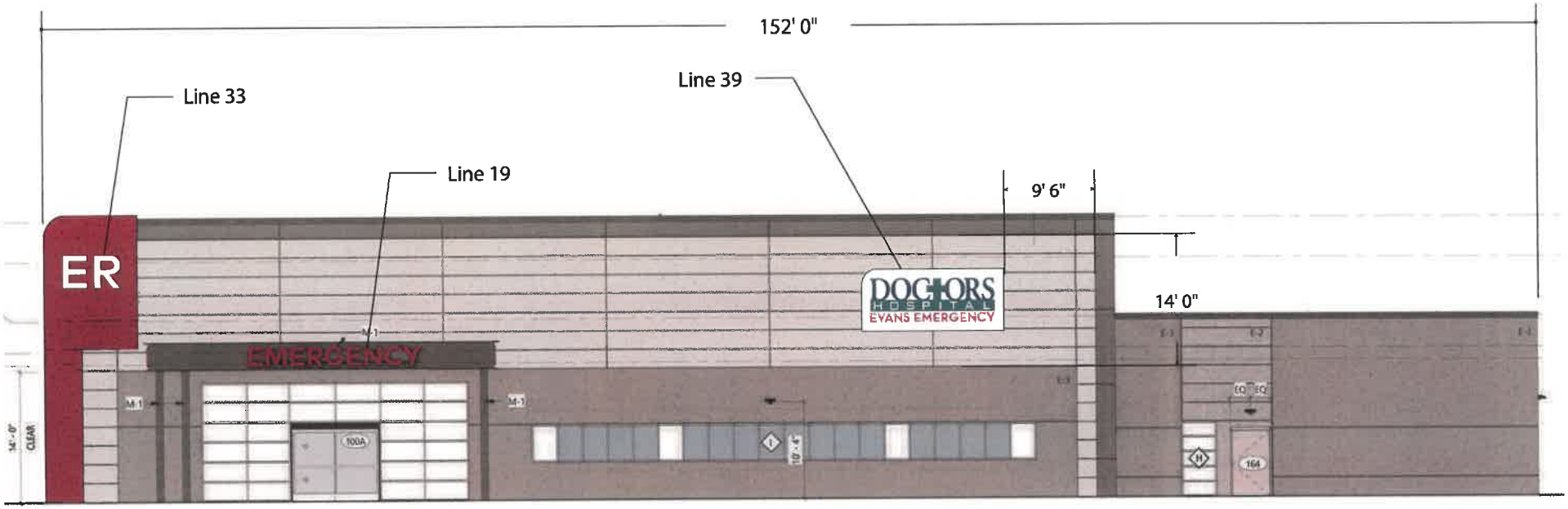
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
   The requested variance will be in harmony with the general purposes and intent of this chapter and won't be detrimental or injurious to the neighborhood or public welfare. As noted above, clear signage for an emergency room is arguably to the public benefit.

5. **In reviewing the application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
   The applicant has provided sufficient information.

6. **When recommending a variance, the planning commission or the Board of Commissioners, as the case may be, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
   So noted.

7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the Planning Commission and the Board of Commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
   So noted.

NORTH ELEVATION
SCALE: 1/16" = 1' 0"



NOTES

Signage Area Allowed: 152' x 0.25 = 38 sq. ft.
"ER" LETTERS: 3' 6" x 6' 1" (21.28 sq.ft.)
"EMERGENCY" LETTERS: 2' 0" x 18' 3.9" (36.65 sqft)
Total Proposed Sign Area: 57.93 sq. ft.
Additional Sign Area Requested: 19.98 sq. ft.

Print 8321JK-2 Date 7/31/25	OQ# 51577 Line 33 SP AS	Sign Type	FSER.T1.3
CLIENT APPROVAL	Title HCA Evans FSER	Location	Refer to Site Plan
	City/State Evans, GA	Size	3' 6" x 6' 1" (21.28 sqft)
	Customer SD Clifton Construction	Description	White day/White Night
AUTHORIZED SIGNATURE DATE	Int. Note		Illuminated Channel Letters

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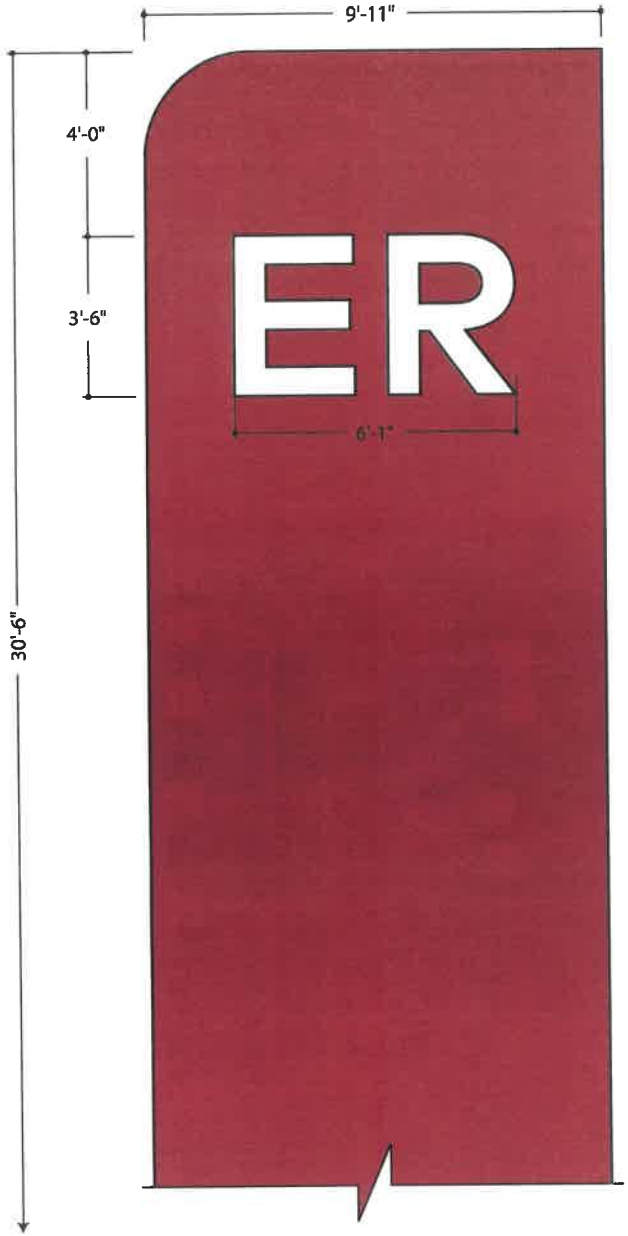
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com



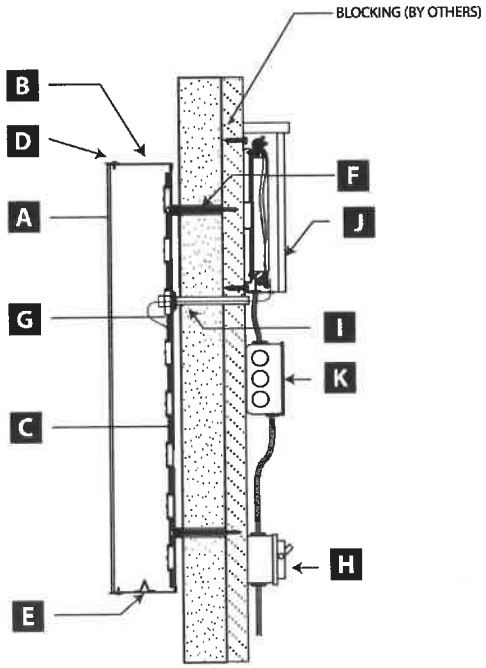
Scale: 1/4"=1'

MATERIALS / COLORS

- **A** .177" 7328 white acrylic
- **B** 5" deep, .050" aluminum coil, painted White MP11477
- **C** .125" aluminum backs, CAD-cut. Exterior painted White MP11477
- **D** 1" Jewelite trimcap, painted White MP11477
- **E** weep holes & light shields in low points, (2) req'd per letter
- **F** Mount with 1/2" aluminum spacers to prevent streaking, with appropriate hardware determined by technical survey, EIFS spacers and blocking by others may be required.
- **G** GE TetraMAX 6500K White LEDs (3 LEDs/module, 2 modules/ft.) 600-800 NITs at face
- **H** LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING
- **I** WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE
- **J** remote PS12-60 power supplies mounted in transformer enclosures
- **K** j-box w/ primary electrical by others

NOTES

1. LIGHT-ENHANCEMENT PAINT TO BE APPLIED TO CL INTERIORS.
2. UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
3. PRIMARY ELECTRICAL BY OTHERS.
4. FASCIA: EIFS, CRIMSON RED MP83154
5. Font: Mark for HCA Bold



Typical Construction and Mounting Detail

NTS

PROCEED TO PRODUCTION	Print 8321JK-2	Date 7/31/25	Installation Method
	ES# 51577	Line 33	
AUTHORIZED SIGNATURE DATE	℘ = Critical Dimension for Internal Quality Control	**UL FILE NO. E70436**	Amps Volts

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signs@lauretano.com www.lauretano.com

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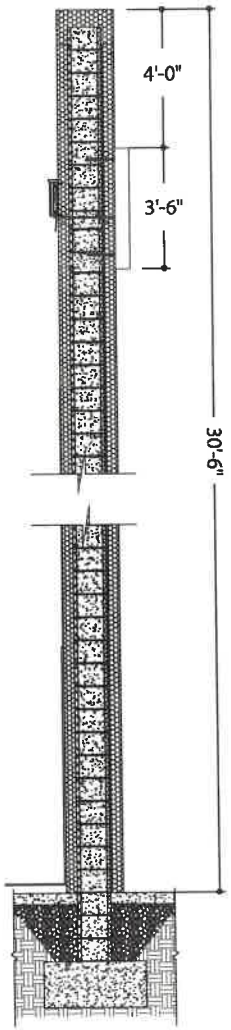

Scale: 3/16"=1'

PROCEED TO PRODUCTION	Print 8321JK-2	Date 7/31/25	Installation Method
	ES# 51577	Line 33	
AUTHORIZED SIGNATURE DATE	⑥ = Critical Dimension for Internal Quality Control	**UL FILE NO. E70436**	Amps Volts

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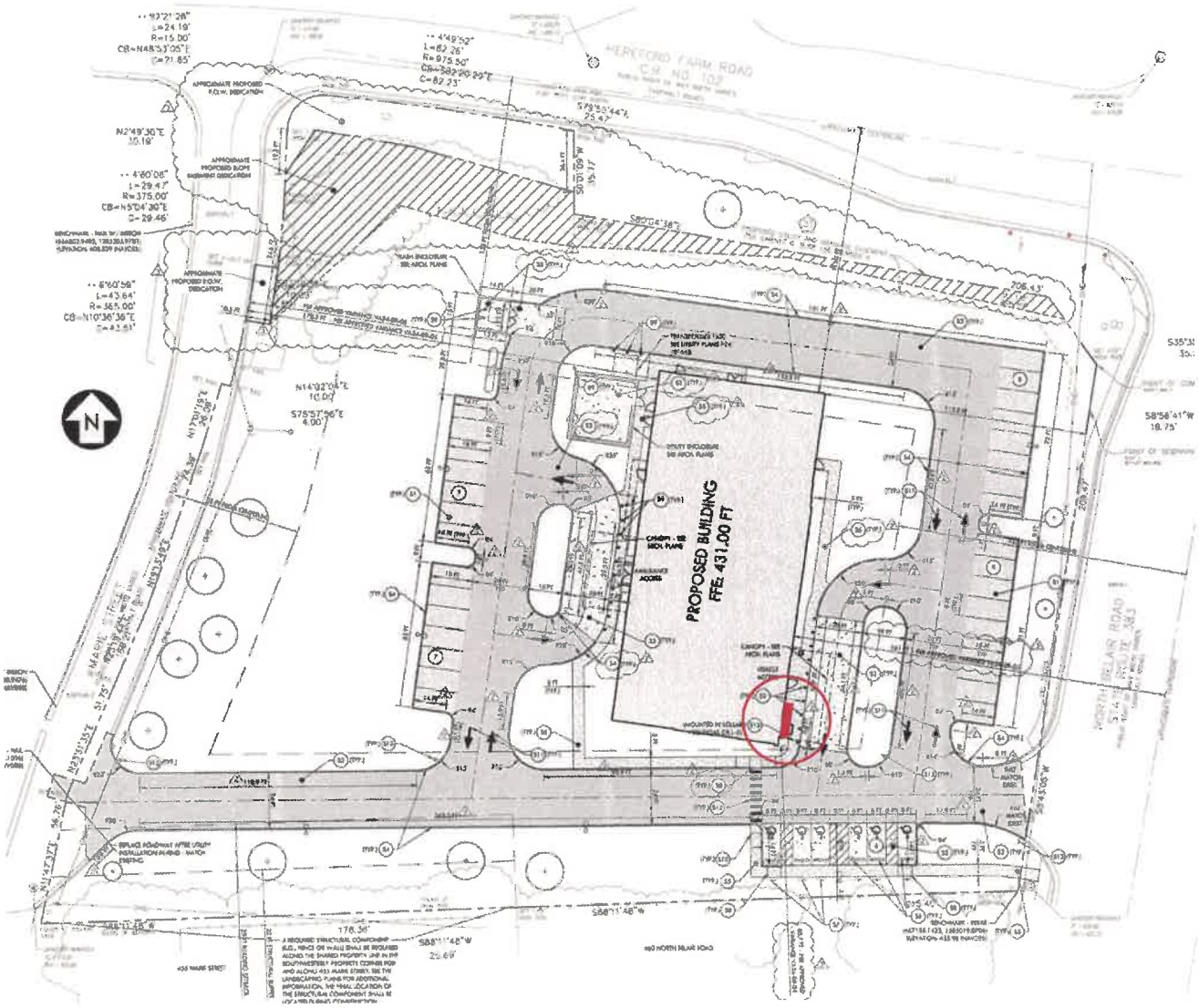
signs@lauretano.com www.lauretano.com

SITE PLAN
NOT TO SCALE



PROCEED TO PRODUCTION	Print 8321JK-2	Date 7/31/25	Installation Method
	ES# 51577	Line 33	
AUTHORIZED SIGNATURE DATE	= Critical Dimension for Internal Quality Control	**UL FILE NO. E70436**	Amps Volts

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Variance Application Addendum

Date _____

Detailed description of requested variance.
Must include dimensions of any requested reductions/increases in required setbacks, buffers, etc.
All requests must provide sufficient detail below to inform a vote on the proposed variance(s). Additional information may be requested at any time.

N/A

Detailed explanation of why the variance(s) is/are required, including why the existing code cannot be met.

Additional large ER sign on building - sign is too large to be considered a miscellaneous sign. The allowable sq. footage is taken up with the word EMERGENCY.

Listed below are the criteria used to evaluate variance requests. Please address each of the criteria for your project.

1. There are special circumstances or conditions unique to the property that do not generally apply to the district.

   This is a first for Columbia Co. A freestanding ER and Doctor's Hospital wants to insure that citizens in emergent situations can easily find the facility.

2. The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.

   This land is used for medical emergencies and is completely different from other land uses throughout the County.

3. Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.

The ER sign is high enough and large enough to be visible from farther away.

4. If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.

This would be beneficial to public welfare and could not be considered injurious to the neighborhood.

5. In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.

When emergencies happen, time is so important. We want to be sure citizens can find their way fast and safely.

Description of planned site improvements (buildings, landscaping, lighting, including security lighting, parking, etc.), if any, especially any improvements intended to meet the intent of the Code section from which the variance(s) is/are requested.

All these site improvements are included in the plan to be sure the safety of all citizens is of the utmost importance.

A site plan, renderings or pictures of the proposed building or character of the development, or other additional information may be submitted with the request or may be required by staff or Commissioners at any time.

Office Use Only
Date Received:
Public Hearing Date:
File #
BOC Meeting Date:
Commission District:

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: ☐ Rezoning ☐ Plan Revision ☒ Variance ☐ Variation ☐ Conditional Use

Date of Application: _____

Rezoning: The undersigned requests that the property described be rezoned from _____ to _____

Plan Revision[1]: The undersigned requests a revision to the current _____ zoning.

Variance[2]: The undersigned requests a variance to Section 90-135, (W)(3) of the Columbia County Code of Ordinances.

Variation[3]: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # 062 & 061 Parcel # 072A026A Address: 464 N. Belair Rd.

(For multiple properties, please use a separate sheet of paper.), Road Frontage: 210 feet on the North / South / East / West (circle one) side of N. Belair Rd.. Property area is approximately 17.66 acres and is located 0 feet from the intersection of Herefora Farm Rd. The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE (for rezoning):

If approved, the property will be used for the following purpose(s):

_____

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: Doctors Hospital of Augusta LLC	APPLICANT: AAA Sign Co. Inc.
ADDRESS: PO Box 80610	ADDRESS: 2015 Westside Dr.
CITY: Indianapolis STATE: IN ZIP: 46280	CITY: Augusta STATE: GA ZIP: 30907
*PHONE #:	PHONE#: [redacted]
*Email (or) Fax:	Email (or) Fax: [redacted]

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

*[signature] [signature]

Owner's Signature Applicant's Signature

Joanna J. Conley, CEO Joanna J. Conley, CEO

Printed Name Printed Name

SUSAN JAMES NOTARY PUBLIC COLUMBIA COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 25 2028

Subscribed and sworn to before me on 2nd day of September 2025.

By: Susan James Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to *Fee Schedule*.

RECORDED ELECTRONICALLY
ID 12756/44 County Columbia
Date 8/5/20 Time 2:47 pm
simplifile www.simplifile.com 800.460.5657

Return document to:

First American Title Insurance Company
6363 Poplar Avenue, Suite 434
Memphis, TN 38119

STATE OF GEORIGA

COUNTY OF COLUMBIA

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made this 5th day of August, 2020, between **OLD MILL STREAM #13, LLC**, a South Carolina limited liability company (***"Grantor"***) and **DOCTORS HOSPITAL OF AUGUSTA, LLC**, a Delaware limited liability company (***"Grantee"***). The terms "Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.

WITNESSETH that Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee that certain real property described on Exhibit A attached hereto and made a part hereof by this reference (the "***Property***"), subject only to real estate taxes for the calendar year 2020 not yet due or payable and those matters described on Exhibit B attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of any and all persons claiming by, through or under Grantor.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed this indenture as of the day and year first above written.

GRANTOR:

OLD MILL STREAM #13, LLC,
a South Carolina limited liability company

By: Cheohee Fiduciary Services, LLC, its Manager

By: _____
William H. Burton, III, Member

Signed, Sealed and Delivered in the presence of:

_____
Witness

_____
Notary Public

My Commission Expires: 4-23-22

LISA K. MINTZ
NOTARY PUBLIC
MY COMM. EXP. 04-23-22
SOUTH CAROLINA

EXHIBIT A TO LIMITED WARRANTY DEED

ALL THAT LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 125TH G.M.D., STATE OF GEORGIA, COUNTY OF COLUMBIA, ON THE WESTERN SIDE OF BELAU ROAD (GA STATE HIGHWAY #383) AND CONTAINING 1.89 ACRES, MORE OR LESS, AND DESIGNATED AS PARCEL 1 ON A PLAT OF SURVEY ENTITLED "PLAT FOR OLD MILL STREAM, LLC" PREPARED BY ROBERT L. HERRINGTON, JR., DATED JULY 11, 2003, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COLUMBIA COUNTY, GEORGIA, IN PC-B, SLIDE 33 #7; REFERENCE BEING MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

COMMENCING AT A #5 REINFORCING BAR FOUND AT THE SOUTHEASTERLY END OF A MITRE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF HEREFORD FARM ROAD (RIGHT-OF-WAY VARIES) WITH THE WESTERLY RIGHT-OF-WAY BELAIR ROAD (GA STATE HIGHWAY #383) (RIGHT-OF-WAY VARIES) AND RUNNING THENCE WITH THE WESTERLY RIGHT OF WAY OF BELAIR ROAD, SOUTH 08 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 19.75 FEET TO A #5 REINFORCING BAR AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 08 DEGREES 43 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 209.47 FEET TO A 1/2 INCH REINFORCING BAR SET AT THE CORNER OF THE WITHIN DESCRIBED TRACT AND PROPERTY NOW OR FORMERLY BELONGING TO CHILD NEUROLOGY CENTER, LLC; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE LINE OF PROPERTY OF CHILD NEUROLOGY CENTER, LLC, SOUTH 88 DEGREES 11 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 215.40 FEET TO A 1/2 INCH OPEN TOP PIPE FOUND AT THE CORNER OF PROPERTY NOW OR FORMERLY OF JOHN F. STEWART, ET AL.; THENCE ALONG THE LINE OF SAID PROPERTY SOUTH 88 DEGREES 11 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 25.69 FEET TO A 2 INCH OPEN TOP PIPE FOUND; THENCE CONTINUING WITH THE LINE OF STEWART SOUTH 88 DEGREES 11 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 178.36 FEET TO A 1 INCH SQUARE AXLE FOUND ON THE EASTERLY RIGHT-OF-WAY OF MARIE STREET (20 FOOT RIGHT-OF-WAY); THENCE WITH THE EASTERLY RIGHT-OF-WAY OF MARIE STREET AS FOLLOWS: NORTH 11 DEGREES 47 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 56.76 FEET TO A STEEL SPIKE SET; NORTH 23 DEGREES 31 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 51.75 FEET TO A NAIL FOUND; NORTH 23 DEGREES 19 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 36.21 FEET TO AN IRON PIN SET, AND NORTH 19 DEGREES 13 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 74.39 FEET TO A #4 REINFORCING BAR FOUND AT THE CORNER OF PROPERTY NOW OR FORMERLY OF J. GARY WATERS; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE LINE OF WATERS, NORTH 87 DEGREES 55 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 159.00 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND AT THE CORNER OF PROPERTY NOW OR FORMERLY OF COLUMBIA COUNTY; THENCE WITH SAID LINE, NORTH 87 DEGREES 55 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 221.14 FEET TO A #5 REINFORCING BAR FOUND ON THE WESTERLY RIGHT-OF-WAY OF BELAIR ROAD; THE TRUE POINT OF BEGINNING.

THIS IS THE SAME LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM LOUISE M. PARTRIDGE TO OMS HOLDINGS TWO, LLC, DATED OCTOBER 8, 2003, AND RECORDED IN BOOK 3991, PAGE 181, COLUMBIA COUNTY, GEORGIA RECORDS, BY ARTICLES OF MERGER, OF RECORD IN BOOK 4139, PAGE 157, COLUMBIA COUNTY, GEORGIA RECORDS, OMS HOLDINGS TWO, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, MERGED WITH AND INTO OLD MILL STREAM, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY.

EXHIBIT B TO LIMITED WARRANTY DEED

PERMITTED TITLE MATTERS

1. Easement from Jack Partridge to Georgia Power Company, dated July 10, 1957, filed for record September 17, 1957, and recorded in Deed Book 49, Page 44, Columbia County, Georgia records.

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9. Easement from Louise Partridge to Georgia Power Company, dated June 12, 1991, filed for record July 25, 1991, and recorded in Deed Book 950, Page 125, aforesaid records.

10. Matters as shown on that certain plat recorded in Plat Cabinet E, Slide 33, Number 7, aforesaid records.

11. Matters as shown on that certain plat recorded in Plat Cabinet E, Slide 35, Number 8, aforesaid records.

12. Terms and provisions of that certain Declaration of Protective Covenants, Conditions and Restrictions by Old Mill Stream, LLC, a South Carolina limited liability company, dated May 2, 2011, filed for record May 4, 2011, and recorded in Deed Book 7814, Page 123, aforesaid records; as corrected by that certain Corrective Declaration of Protective Covenants, Conditions and Restrictions, dated September 30, 2013, filed for record October 4, 2013, and recorded in Deed Book 9125, Page 233, aforesaid records.

13. Any facts, rights, interests or claims that may exist or arise by reason of matters disclosed by a survey prepared by Kimberly D. Solitro, Georgia PLS No. 003399 for Pixis, LLC dated July 17, 2020, including but not limited to the following: Overhead Utility Lines traverse Land without the benefit of easements

PT-61 (Rev. 2/18) To be filed in COLUMBIA COUNTY PT-61 036-2020-004829

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Old Mill Stream #13, LLC		Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 491 Connecticut Avenue		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$1,581,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Spartanburg, SC 29302 USA	DATE OF SALE 8/5/2020	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Doctors Hospital of Augusta, LLC		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) One Park Plaza		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$1,581,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Nashville, TN 37203 USA	Check Buyers Intended Use ( ) Residential (X) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$1,581.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 464	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION N Belair Road				SUITE NUMBER
COUNTY COLUMBIA	CITY (IF APPLICABLE) Evans		MAP & PARCEL NUMBER 072A026A		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Deed Doc: WD
Recorded 08/05/2020 02:47PM
Georgia Transfer Tax Paid :
$1,581.00
CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 12756 Pg 0046-0049
Penalty: $0.00
Interest: $0.00
Participants:
1983094574,706792793
$(PT61)

Return document to:

First American Title Insurance Company
6363 Poplar Avenue, Suite 434
Memphis, TN 38119

STATE OF GEORIGA

COUNTY OF COLUMBIA

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made this 5th day of August, 2020, between OLD MILL STREAM #13, LLC, a South Carolina limited liability company (*"Grantor"*) and DOCTORS HOSPITAL OF AUGUSTA, LLC, a Delaware limited liability company (*"Grantee"*). The terms "Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.

WITNESSETH that Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee that certain real property described on Exhibit A attached hereto and made a part hereof by this reference (the *"Property"*), subject only to real estate taxes for the calendar year 2020 not yet due or payable and those matters described on Exhibit B attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of any and all persons claiming by, through or under Grantor.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed this indenture as of the day and year first above written.

GRANTOR:

OLD MILL STREAM #13, LLC,
a South Carolina limited liability company

By: Cheohee Fiduciary Services, LLC, its Manager

By: _____
William H. Burton, III, Member

Signed, Sealed and Delivered in the presence of:

_____
Witness

_____
Notary Public

My Commission Expires: 4-23-22

NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT A TO LIMITED WARRANTY DEED

ALL THAT LOT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE 125TH G.M.D., STATE OF GEORGIA, COUNTY OF COLUMBIA, ON THE WESTERN SIDE OF BELAU ROAD (GA STATE HIGHWAY #383) AND CONTAINING 1.89 ACRES, MORE OR LESS, AND DESIGNATED AS PARCEL 1 ON A PLAT OF SURVEY ENTITLED "PLAT FOR OLD MILL STREAM, LLC" PREPARED BY ROBERT L. HERRINGTON, JR., DATED JULY 11, 2003, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COLUMBIA COUNTY, GEORGIA, IN PC-B, SLIDE 33 #7; REFERENCE BEING MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

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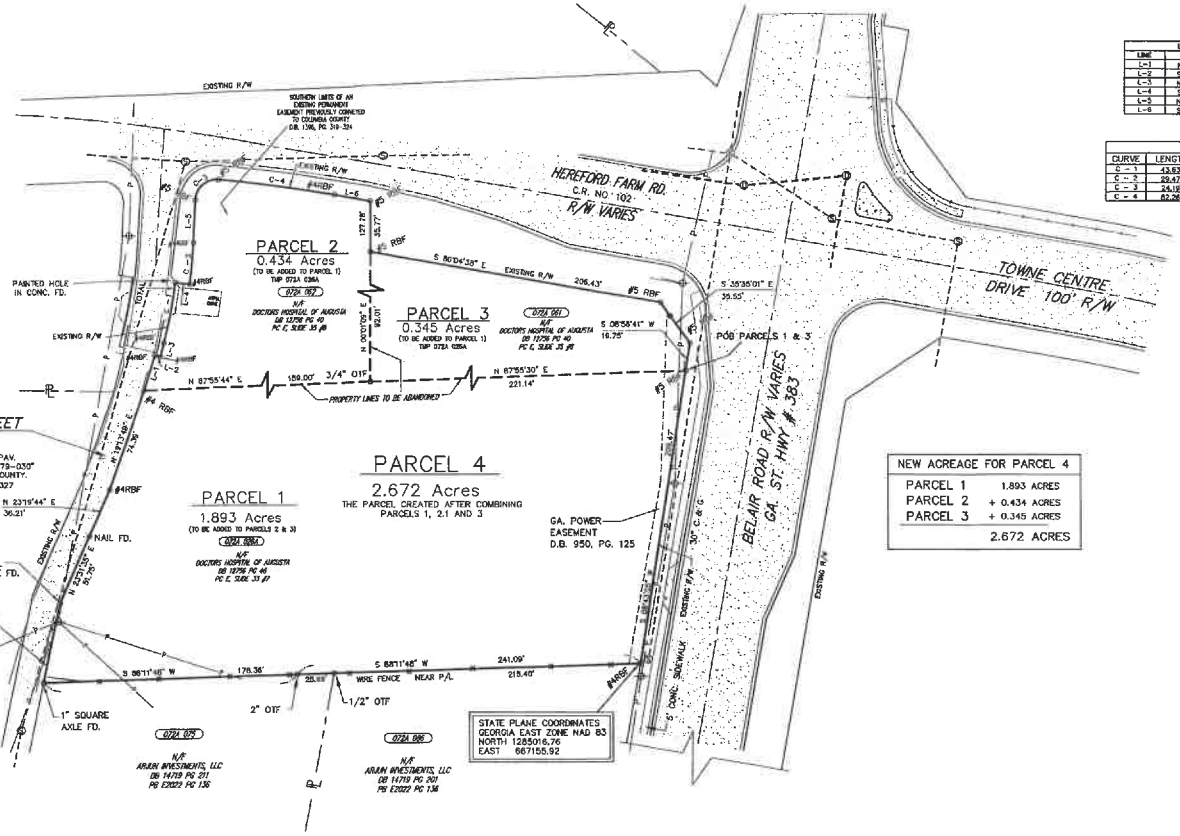
Plat Doc: PLAT
Recorded 09/17/2025 04:09PM

CINDY MASON
Clerk Superior Court, COLUMBIA County, Ga.
Bk E2025 Pg 0204
Penalty: $0.00
Interest: $0.00
$(PT61)

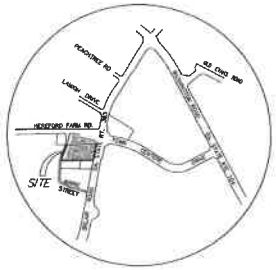
FOR CLERK OF COURT USE ONLY



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 17°01'10" E	28.07'
L-2	S 78°57'56" E	5.60'
L-3	N 14°02'04" E	19.00'
L-4	S 82°18'55" E	19.09'
L-5	N 02°49'30" E	30.19'
L-6	S 78°55'44" E	25.47'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C - 1	43.63'	365.00	N10°38'36"E	43.61'
C - 2	29.47'	375.00	N03°24'30"E	29.46'
C - 3	24.19'	15.00	N45°48'49"E	21.65'
C - 4	82.26'	975.50	S82°20'29"E	82.23'

GRID NORTH - GA EAST ZONE



LOCATION MAP
N.T.S.

NEW ACREAGE FOR PARCEL 4	
PARCEL 1	1.893 ACRES
PARCEL 2	+ 0.434 ACRES
PARCEL 3	+ 0.345 ACRES
	2.672 ACRES

NOTES:

1. THE RIGHT OF WAY OF MARIE STREET SHOWN ON THIS PLAT IS BASED ON THE LOCATION OF THE EXISTING PAVEMENT AND A PLAT PREPARED FOR LOUISE PARTRIDGE BY GEORGE GODMAN, RLS. NO. 1977, PLAT DATED MAY 8, 1990.
2. ADDRESS OF PROPERTY IS 464 NORTH BELAIR RD.
3. PLAT & DEED REFERENCES:
   A) PLAT CABINET AA-83, #10
   B) PLAT CABINET AAA-230, #7
   C) DEED BOOK 293, PAGES 76-79
   D) DEED BOOK 385, PAGE 98.
   E) PLAT CABINET E, SLIDE 33 #7
   F) PAR 2:
      DEED BOOK 3173, PAGES 65-67
      DEED BOOK 33, PAGE 341 (PLAT)
      DEED BOOK 1396, PAGES 318-327
      DEED BOOK 33, PAGE 298 (PLAT)
      PLAT CABINET B, SLIDE 339 #10 (R/W & EASEMENTS)
   G) PAR 3:
      DEED BOOK 1377, PAGES 272-273
      PLAT CABINET C, SLIDE 158 #4
4. ACCORDING TO FIRM PANEL 13073C0142E EFFECTIVE DATE JUNE 7, 2019 THIS PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

COMBINATION PLAT

for

DOCTORS HOSPITAL OF AUGUSTA, LLC

A DELAWARE LIMITED LIABILITY COMPANY

SHOWING PROPERTY LOCATED IN THE 125th G.M.D.

COLUMBIA COUNTY, GEORGIA

SCALE 1" = 40' JANUARY 23, 2025

THE INTENT OF THIS PLAT IS COMBINE 3 EXISTING TAX MAP PARCELS INTO ONE PARCEL. THE RESULTING PARCEL 4 WILL CONTAIN 2.672 ACRES.

PREPARED BY:

H & C Surveying, Inc.

3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SHEET 1 OF 1

LEGEND

o = 5/8" REINFORCING BAR FOUND UNLESS OTHERWISE DESCRIBED.
IPS = 1/2" REINFORCING BAR SET
OTF = OPEN TOP PIPE FOUND
CTF = CRIMP TOP PIPE FOUND
RBF = REINFORCING BAR FOUND
● = COMPUTED POINT
Ⓢ = SANITARY SEWER MANHOLE
Ⓓ = STORM JUNCTION BOX
POB = POINT OF BEGINNING
= PROPERTY LINES TO BE ABANDONED
= COLUMBIA COUNTY TAX PARCEL NO. (AS OF PLAT DATE)
= REQ. R/W TO COLUMBIA COUNTY
= REQ. PERMANENT EASEMENT TO COLUMBIA COUNTY

EQUIPMENT USED

ELECTRONIC THEODOLITE
ELECTRONIC DISTANCE METER
TRAVERSE CLOSURE 1 IN 15,558
PLAT CLOSURE 1 IN 233,470
BALANCED BY COMPASS RULE

1 inch = 40 ft.

APPROVED
Columbia County Planning Commission
9-17-25

SIGNATURE FOR (T.M.P. 072A 026A, 072A 061 & 072A 062)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAT. I HAVE AFFIRMED THAT ALL TAXES HAVE BEEN PAID AND IF IN A CONSERVATION USE PROGRAM HAVE RECEIVED APPROVAL FROM THE TAX ASSESSORS OFFICE FOR THE PROPOSED CHANGES. WE ADOPT THIS PLAT WITH OUR FREE CONSENT.

OWNER'S SIGNATURE 9/11/25 DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

9/11/25

RANDELL E. COOK DATE

GEORGIA REGISTERED LAND SURVEYOR No. 2270

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2270 RANDELL E. COOK

GEORGIA H & C SURVEYING, INC. C.O.A. No. LSF 000614 CERTIFICATE OF AUTHORIZATION

240911-COMBINED.DWG

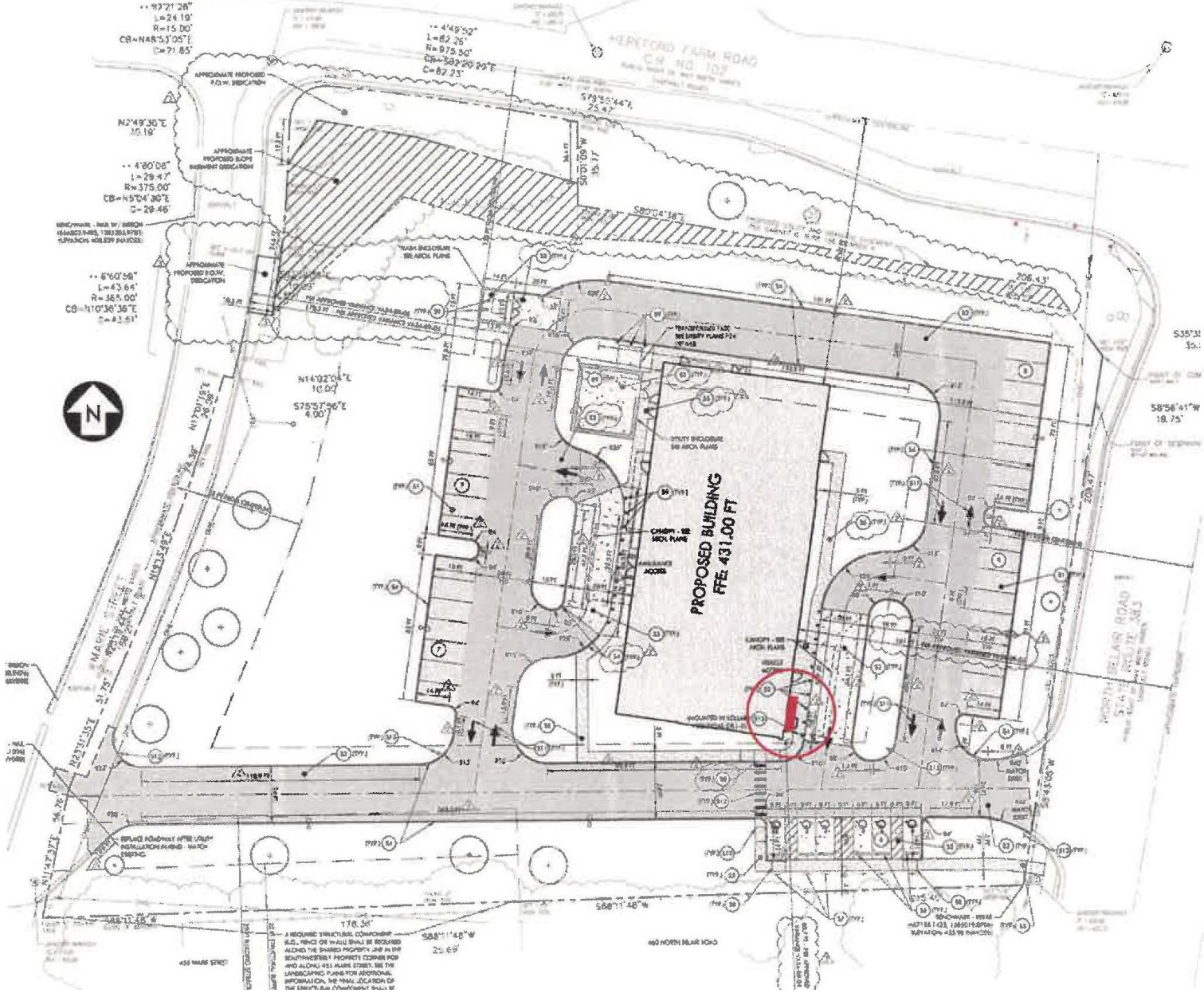
VARIANCE VA25-11-01

- Tax Map 072A Parcel ID 068
- Location: 464 North Belair Road
- Acreage: 2.67 +/- acres
- Current Zoning: C-1 (Neighborhood Commercial)
- Existing Use: Under Construction
- Request: Variance to Section 90-135 *Signs* to allow additional wall signage
- Applicant: AAA Sign Co., Inc.

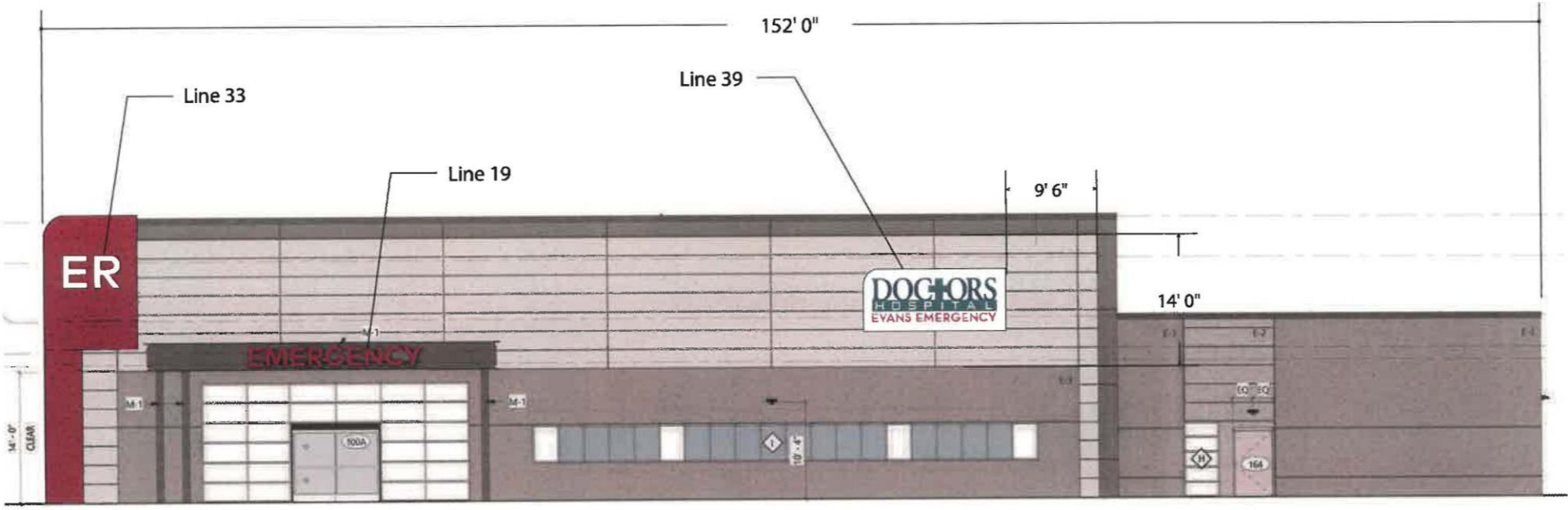
VA25-11-01 LOCATION

VA25-11-01 ZONING

VA25-11-01 AERIAL



VA25-11-01 SITE PLAN



NOTES

Signage Area Allowed: 152' x 0.25 = 38 sq. ft.
"ER" LETTERS: 3' 6" x 6' 1" (21.28 sq.ft.)
"EMERGENCY" LETTERS: 2' 0" x 18' 3.9" (36.65 sqft)
Total Proposed Sign Area: 57.93 sq. ft.
Additional Sign Area Requested: 19.98 sq. ft.

VA25-11-01 PROPOSED SIGNAGE

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial).

BACKGROUND: See attached Staff Report-*RZ25-11-04*

Planning Commission Date: **November 20th, 2025**

STAFF RECOMMENDATION: Staff recommends **approval with conditions** of the request for a rezoning from C-2 (General Commercial) to S-1 (Special) for a proposed RV & boat storage facility on property located at 6605 & 6611 Washington Road, Tax map 024 Parcel 004A and a portion of 003, 21.9 +/- acres, and currently zoned C-2 (General Commercial).

Conditions:
Planning:
1. All drive aisles and parking areas shall be paved.
2. The landscape strip along Washington Road shall be 20 feet with a structural component.

COMMITTEE COMMENTS: Planning Commission: No comments.

Applicant, John DeFoor, 6430 Ridge Road, stated that he feels like there is a need for this project in this area and here to answer any questions.

Members of the public were present but provided no comments or concerns.

For further explanation on committee comments, please see the excerpt from the November 20th, 2025 Planning Commission meeting minutes included in this packet.

Vice-Chairman Holloway made a motion to recommend approval with conditions of RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion.

Motion Carred: 4-1.
Commissioner Cato abstained.

Conditions:
Planning:
1. All drive aisles and parking areas shall be paved.
2. The landscape strip along Washington Road shall be 20 feet with a structural component.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the request for the rezoning from C-2 to S-1 for property located at tax map 024 parcels 004A and a portion of 003 for a proposed RV & boat storage facility subject to the conditions enumerated in the November 20, 2025 Planning Commission Report.*

The following is a draft of the actions taken at the November 20th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on December 4th, 2025.

1. **(H1a3) RZ25-11-04,** Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial**).**

   Staff Member Will Butler presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:39PM.

   Applicant, John DeFoor, 6430 Ridge Road, stated that he feels like there is a need for this project in this area and here to answer any questions.

   Members of the public were present but provided no comments or concerns.

   Chairman Moody closed the public hearing at 6:39PM.

   Vice-Chairman Holloway made a motion to recommend approval with conditions of RZ25-11-04, Rezoning from C-2 (General Commercial) to S-1 (Special), 6611 & 6605 Washington Road, Tax Map 024 Parcels 004A and portion of 003, 21.9 +/- acres total, and currently zoned C-2 (General Commercial). Commissioner Lester seconded the motion. The motion carried 4-1. Commissioner Cato abstained.

   Conditions:
   Planning:
   1. All drive aisles and parking areas shall be paved.
   2. The landscape strip along Washington Road shall be 20 feet with a structural component.

REZONING

November 20th , 2025

COLUMBIA COUNTY GEORGIA

FILE : RZ25-11-04

Rezoning-C-2 to S-1

Property Information	
Tax Map/Parcel ID	**Tax Map 024 Parcel 004A and a portion of 003**
Address/Location	**6605 & 6611 Washington Road**
Acreage (+/-)	**21.9 +/- Acres**
Current Zoning	**C-2 (General Commercial)**
Current Use	**Commercial & Undeveloped**
Request	**Rezoning to S-1 (Special) for a proposed boat & recreational vehicle storage**
Commission District	**District 3 (Carraway)**
Recommendation	**Approval with Conditions**

Summary and Recommendation

Owner and applicant DeFoor Land, LLLP request a rezoning from C-2 (General Commercial) to S-1 (Special) for a proposed RV & boat storage facility on property located at 6605 & 6611 Washington Road, Tax map 024 Parcel 004A and a portion of 003, 21.9 +/- acres, and currently zoned C-2 (General Commercial). The applicant has included a narrative and conceptual plan for the proposed RV & boat storage facility.

The subject properties are located on the eastern side of Washington Road, just south of the intersection of Old Lincolnton Road and Washington Road. Properties to the north, east, and south are zoned R-4 (Recreational Residential) and properties across Washington Road to the west are zoned C-2 (General Commercial). 6611 Washington Road was rezoned in 1995 (RZ95-02-02) and 6605 Washington Road was rezoned in 2007 (RZ07-04-01). The rezoning for 6611 Washington Road noted that the proposed use was for boat storage. However, unlike properties zoned later, such as the property immediately across the street at 6608 Washington Road, which was rezoned in 2004 (RZ04-10-03), a conditional use for storage was not applied to this property, so there was no vesting of rights to use the property for storage.

The applicant proposes the rezoning for boat and recreational vehicle storage. Per their provided narrative, a maximum of 300,000 square feet of storage under roof is proposed. This will be a mixture of enclosed and covered storage. Enclosed storage is proposed to be metal buildings with steel frames and metal roll up doors for each unit and covered storage will be steel frame structures with metal roofs. Maximum size for a single building will not exceed 25,000 square feet. A conceptual plan has been provided showing a total of 10 structures on the property, but the applicant has noted that the number, size, and orientation of buildings may vary based on engineering and usage demand. Building setbacks essentially follow C-3 (Heavy Commercial) requirements with a front setback of 125 feet from the centerline of Washington Road, a 30-foot setback to adjacent residential properties, and 20-foot setback to the remainder of the property that is to remain zoned C-2. Buffers proposed are 20 feet from

the C-2 portion of property and a 40-foot natural buffer on the sides and rear when adjacent to residential property. Per the narrative, this buffer shall be planted if disturbed or supplemented as needed. As with other zoning classifications, the buffer will override the setback if the setback is less.

Ancillary uses proposed are fairly typical of other storage facilities and include potential washdown areas, maintenance facilities for the upkeep of the property, such as a shed or similar, and office space as needed to run the facility. In terms of operations, the facility will be open 24 hours a day, 7 days a week for users. As with other facilities, a fence and gate will surround the property for security. Stormwater facilities are shown on the property, but with the caveat that their size and location to be finalized during permitting. However, their general location is where they likely will be located. No material has been specified for the drive aisles within the development.

Lastly, the applicant has provided additional requirements for their development. This includes clarification that the 10.6 +/- acre portion that is to remain C-2 will be subdivided and the deed and plat submitted to Columbia County Planning prior to construction of any new facilities on the area requested to be rezoned S-1. In addition, the two subject parcels that are proposed to be S-1 will be combined and the deed and plat submitted to Columbia County Planning prior to construction of any new facilities on the area requested to be rezoned S-1. This is a common condition of zoning, but has been included in this narrative directly. The applicant has also noted that if construction activities have not started on the property within 5 years of approval of this zoning request, the properties shall revert to their original C-2 zoning. While this isn't "automatic", it does give a clear, anticipated timeline for development and provides a path back to the existing C-2.

Overall, staff does not have a concern with the proposed use. This property was originally rezoned with the intent to be boat storage, but a conditional use for storage was not required at that time to permit the use. This requirement was then added to code and then in 2016 all storage was moved to C-3 (Heavy Commercial) or the industrial classifications (M-1 or M-2). If this property had a conditional use for storage, then this rezoning would not be required. In addition, this property is located in close proximity to other boat storage and is close to the lake, so contextually this would be similar in nature to nearby uses.

However, there are two elements that staff recommends addressing further. The first is that neither the concept plan or narrative notes the material used for the drive aisles within the development. Drive aisles and parking areas in general have been required to be paved over the last few years with gravel only being allowed with a variance. Staff proposes a condition that all drive aisles and parking areas be paved. The second recommendation is to address the area along Washington Road from a screening standpoint. Typically, most storage uses have a 20-foot landscape strip along a road frontage with a structural component (fence or wall) to provide a screen from the street. The applicant has noted that the development will meet both Sections 90-139 *Buffers and screening* and 90-140 *Landscaping*. The landscape code requires a minimum 10-foot landscape strip for a commercial development, but this does increase in size as parking counts increase. This development will likely have few traditional parking spaces, but the use itself will house quite a few vehicles. Staff proposes a minimum 20-foot landscape strip along Washington Road. The applicant has already proposed a fence which is likely to be chainlink. This area does not have a design overlay on it and staff has no concerns with using chainlink if a 20-foot landscape strip is utilized.

The subject properties are located in a Rural Community Crossroad on the Vision 2035 Future Development Map. Rural Crossroads are characterized by clustered commercial development around the intersection of prominent roads. Their general development pattern is compact, with multiple or stand-alone businesses depending on the location. A single business would typically occupy a property with the building located close to the street with parking that may be located to the front, side or rear, Development should continue to emphasize the compact, small-scale development that supports the immediate surrounding rural area. The intent of a Rural Crossroad is to maintain and create access to local goods and services at major intersections throughout the rural part of the County. Primary future land uses include neighborhood commercial uses such as convenience stores, grocers, pharmacies, smaller-scale retail, hardware or garden stores, medical offices, civic benefits such as community center or places of worship, and Crossroads near the lake, such as this one in Leah, may allow boating and lake-tourism related commercial uses including marinas and boat & RV storage only. As noted, this is the Leah Crossroads and boat and RV storage is a named future land use within this area. Further, the area already has several, albeit it older, boat storage facilities that appear to be well used. This would be one of the larger facilities once fully built out, but is on a larger property and, with proposed conditions, will be buffered well. Due to these factors, the proposed request meets the intent of the Vision 2035 Future Development Map.

Due to the reasoning outlined above, staff recommends **approval with conditions** of the request for a rezoning from C-2 (General Commercial) to S-1 (Special) for a proposed RV & boat storage facility on property located at 6605 & 6611 Washington Road, Tax map 024 Parcel 004A and a portion of 003, 21.9 +/- acres, and currently zoned C-2 (General Commercial).

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. All drive aisles and parking areas shall be paved.
2. The landscape strip along Washington Road shall be 20 feet with a structural component.

Comments:

Broadband:
The Columbia County Community Broadband Utility (C3BU) is responsible for maintaining underground fiber optic cables within designated utility easements. Any relocation, burial, or modification of these cables by property owners, developers, or subcontractors is strictly prohibited without prior coordination with C3BU.

Developers must directly coordinate any adjustments to the cable's conduit positioning or depth with C3BU and are fully responsible for all associated costs, including construction expenses.

Additionally, if fiber optic cables or conduits sustain damage due to construction activities—such as grading or excavation—by property owners, developers, or subcontractors, those parties will be held accountable for repair costs and any resulting revenue loss.

Building Standards:
All new construction or renovation work must meet all applicable codes and amendments adopted by Columbia County, GA. These include, but are not limited to, the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code, and Columbia County ordinances.

Environmental:
State Waters are present on the property. Columbia County strongly recommends that a state waters determination site visit be performed on the property to verify location of state waters. There is a 25-foot buffer from the edge of wrested vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that an Aquatic Resource Delineation Verification be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require the Aquatic Resources Delineation Verification be accompanied by correspondence from the U.S. Army Corps of Engineers stating that permit coverage has been obtained or permit coverage is not needed.

According to FEMA FIRM 13073C0040D, dated Sept 19, 2007, this property contains X Zone.

Environmental Compliance:
No comments or conditions.

Fire Marshal:
All new developments, new and existing buildings, structures, and premises, and building rehabilitation must meet all applicable codes and amendments adopted by Columbia County, GA. These include but are not limited to the Rules and Regulations of the State of Georgia, Chapter 120-3-3, the International Fire Code, including Appendix D, the NFPA 101 Life Safety Code, and the GA Accessibility Code, 120-3-20. Special attention should be given to the required Fire Service Features, Fire Apparatus Access Roads, and ADA.

Fire Department:
1. Appears that the existing fire hydrant may not be within 500’ hose lay to remove buildings.
2. Cannot verify that the fire truck will have road access to all buildings with the provided concept plan.

Health Department:
This address is not connected to County sewer. No comment if there is no plumbing onsite.

Planning:
Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Stormwater Management:
1. The site improvements will disturb more than one acre, therefore the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater Quality will be required.

Traffic Engineering:
The right of way for Washington Road is under the jurisdiction of the Georgia Department of Transportation. Due to the change in use for this location, please contact the District 2 office in Tennille, GA at 478-553-3366 for permitting information. A letter of intent to permit from GDOT is required prior to preliminary plat approval.

Pre-Construction:
No comments or conditions.

Water & Sewer:
County water is available. County sewer is not available.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
   The subject properties are located on the eastern side of Washington Road, just south of the intersection of Old Lincolnton Road and Washington Road. Properties to the north, east, and south are zoned R-4 (Recreational Residential) and properties across Washington Road to the west are zoned C-2 (General Commercial). There are several other boat and RV storage facilities located across Washington Road or in close proximity to this property. Therefore, the use is suitable in view of the use and development of adjacent and nearby property.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
   With proposed conditions regarding landscaping, it is not anticipated that the use will adversely affect the existing use or usability of adjacent or nearby property.

3. **Whether the property to be affected by the zoning proposal cannot or should not be used as currently zoned.**
   The property is currently zoned C-2 (General Commercial). This zoning classification does allow for a myriad of commercial uses, but without sewer in this area, it is likely that either a use as

proposed or a smaller commercial development would be what this property would be utilized for. However, it could be used as currently zoned.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but not limited to, existing streets and transportation facilities, water or sewer utilities, police or fire protection, or schools.**
   It is not anticipated that the proposed use will or could cause an excessive or burdensome use of existing utilities, police or fire protection, existing streets and transportation facilities, or schools. Washington Road is GDOT controlled and they have been made aware of this proposal.

5. **Whether the zoning proposal is compatible with the purpose and intent of the Vision 2035 Comprehensive Plan**
   The subject properties are located in a Rural Community Crossroad on the Vision 2035 Future Development Map. Rural Crossroads are characterized by clustered commercial development around the intersection of prominent roads. Their general development pattern is compact, with multiple or stand-alone businesses depending on the location. A single business would typically occupy a property with the building located close to the street with parking that may be located to the front, side or rear, Development should continue to emphasize the compact, small-scale development that supports the immediate surrounding rural area. The intent of a Rural Crossroad is to maintain and create access to local goods and services at major intersections throughout the rural part of the County. Primary future land uses include neighborhood commercial uses such as convenience store, grocers, pharmacies, smaller-scale retail, hardware or garden stores, medical offices, civic benefits such as community center or places of worship, and Crossroads near the lake, such as this one in Leah, may allow boating and lake-tourism related commercial uses including marinas and boat & RV storage only. As noted, this is the Leah Crossroads and boat and RV storage is a named future land use within this area. Further, the area already has several, albeit it older, boat storage facilities that appear to be well used. This would be one of the larger facilities once fully built out, but is on a larger property and, with proposed conditions, will be buffered well. Due to these factors, the proposed request meets the intent of the Vision 2035 Future Development Map.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
   See staff recommendation above. Staff is not aware of any existing or changing conditions affecting the use and development of the property which gives supporting grounds for disapproval of the proposal.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
   The proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.

Defoor Realty

6611 & 6605 Washington Road

Tax map 024 Parcels 003 (portion of) & 004A

1. *Introduction*
    a. The above properties are requested to be rezoned from their current C-2 zoning to an S-1 zoning with conditional uses for portions of the property. The intent of this zoning is to provide for the development of boat and recreational vehicle storage,
    b. The proposed boat and RV storage includes a proposed maximum of 300,000 square feet of storage under roof with a mixture of enclosed and covered storage. Maximum size for a single building will not exceed 25,000 square feet. Building locations and orientations may vary from what is shown on the concept plan as engineering design and usage demand require. Enclosed storage shall be metal buildings with steel frames and metal roll up doors for each unit. Covered Storage will be steel frame structures with metal roofs.
    c. Ancillary uses within the RV and boat storage area include potential washdown areas, maintenance facilities for the upkeep of the property and office space as needed to run the facility. These uses fit the character of the surrounding area and provide additional storage for these types of vehicles in proximity to Clark's Hill Lake and the surrounding recreational areas.

2. *Location and accessibility*
    a. The property is strategically positioned within close proximity to Clark's Hill Lake and the surrounding boat ramps and campgrounds that users of the facility would access. It is located off GDOT State Route 47/Washington Road with sufficient access and capacity to handle the additional traffic. Additional traffic is expected to be during peak lake seasons and on weekends when other traffic volumes are lower and should not disrupt any current traffic patterns. Access to the property shall meet all GDOT requirements. The property is located in a Community Crossroads (Rural) district in the future land use map, and the proposed use meets the intent of this future plan.

3. *Site and development requirements*
    a. All lot sizes and building setbacks shall follow C-3 (Heavy Commercial) for the RV and boat storage.

b. The RV and boat storage portion of the development will conform to the landscaping and buffer requirements found in Sections 90-139 & 140 of Columbia County Code, except that a natural buffer of a minimum of 40' may be permitted along the side and rear property lines. Said buffer shall be planted if disturbed or supplemented as needed.

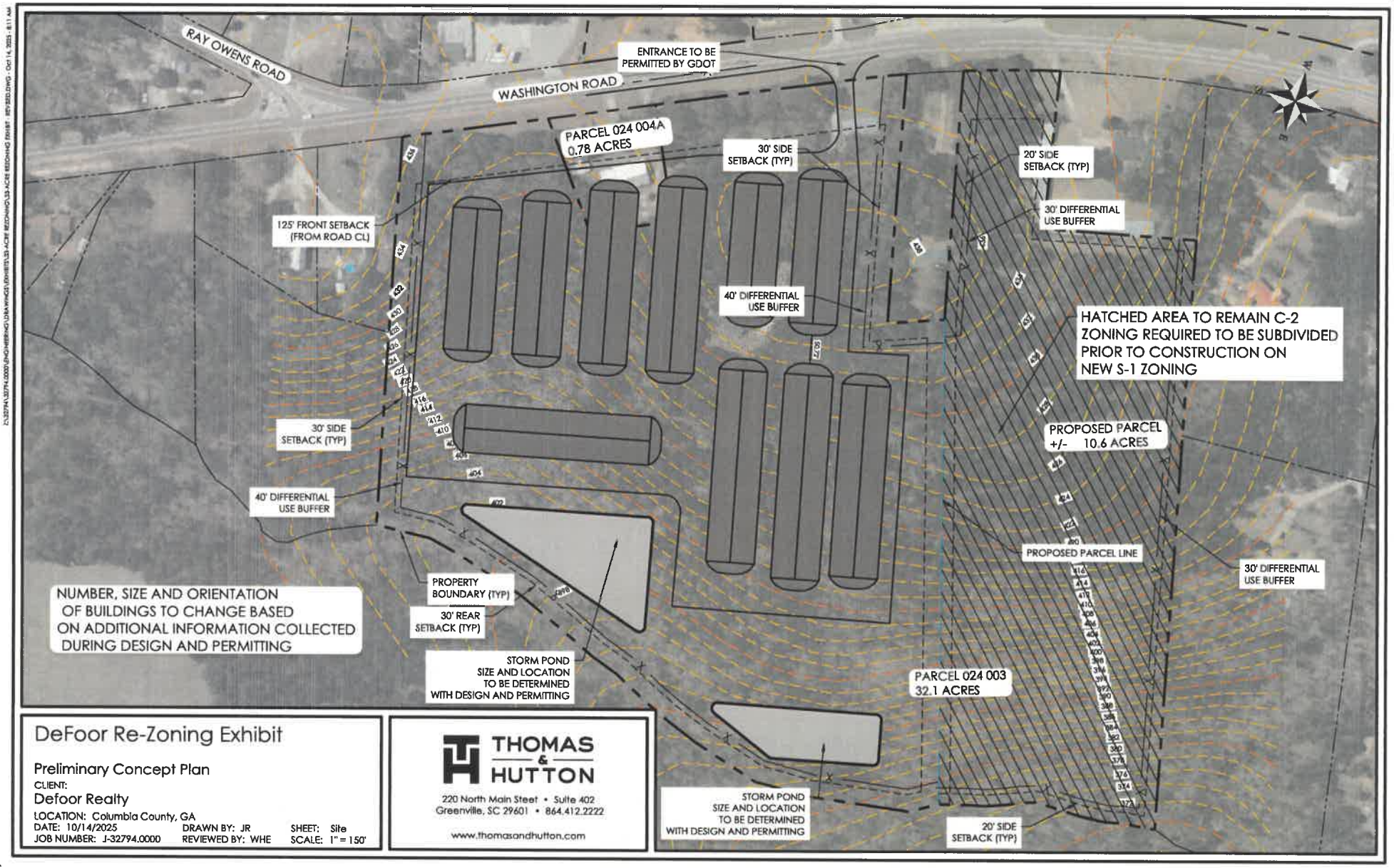
4. *Operations*
   a. Operations will be 24 hours, 7 days a week for users. The facility will be secured with a fence and gate to prevent unauthorized users from gaining access.

5. *Infrastructure and utilities*
   a. The proposed use requires minimum infrastructure improvements.
   b. Water - A 12" water main is present on the same side of the road as the property should water usage be required. This usage would be limited to washdown of vehicles and limited domestic use of an office as required by the facility.
   c. Wastewater - Should wastewater be a requirement if an office area is required, use would be minimal and there is sufficient property and soils maps show that the use of a septic system would be sufficient. The health department would approve all requests should a septic system be installed.
   d. Power – Power lines are located along Washington Road and are adequate to provide the power needs for the facility.
   e. Stormwater-Will meet the state and local requirements for stormwater compliance. Please see the included concept plan showing a preliminary location.
   f.
6. *Additional requirements*
   a. A portion of the property shown on the attached exhibits will maintain the current C-2 zoning and is shown at 10.6 +/- acres. This portion must be subdivided and the recorded deed and plat submitted to the Columbia County planning and zoning department prior to the construction of any new facilities on the property requested to be rezoned to S-1. Please see the attached exhibit showing this proposed subdivision.
   b. The two proposed parcels 024 003 and 024 004A will also be required to be recombined into a single parcel and the recorded deed and plat submitted to the Columbia County planning and zoning department prior to the

construction of any new facilities on the property requested to be rezoned to S-1.

c. If construction activities have not started on the property within 5 years of approval of this zoning request, the properties shall revert to their original C-2 zoning.

7. *Development schedule*
    a. The development of the property will commence once the appropriate state and local permits have been obtained and will be phased as required to meet the local and State requirements.



DeFoor Re-Zoning Exhibit

Preliminary Concept Plan

CLIENT:
Defoor Realty

LOCATION: Columbia County, GA
DATE: 10/14/2025 DRAWN BY: JR SHEET: Site
JOB NUMBER: J-32794.0000 REVIEWED BY: WHE SCALE: 1" = 150'

THOMAS & HUTTON
220 North Main Steet • Suite 402
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

Office Use Only
Date Received: _____
Public Hearing Date: _____
File # _____
BOC Meeting Date: _____
Commission District: _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: [X] **Rezoning** [ ] **Plan Revision** [ ] **Variance** [ ] **Variation** [ ] **Conditional Use**

Date of Application: 10/10/2025

Rezoning: The undersigned requests that the property described be rezoned from C2 to S1.

Plan Revision[1]: The undersigned requests a revision to the current _____ zoning.

Variance[2]: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation[3]: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION: See following page for information on multiple properties

Tax Map #_____ Parcel # _____ Address: _____
(For multiple properties, please use a separate sheet of paper.) Road Frontage:_____feet on the North / South / East / West (circle one) side of _____. Property area is approximately _____ acres and is located _____feet from the intersection of _____.The attached plat for the property was prepared by_____and dated_____

PROPOSED USE (for rezoning):
If approved, the property will be used for the following purpose(s):
Boat and recreational vehicle storage with ancillary uses to the operation of the facility

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: DeFoor Land LLLP	APPLICANT: DeFoor Land LLLP
ADDRESS: 6430 Ridge Road	ADDRESS: 6430 Ridge Road
CITY: Appling STATE: GA ZIP: 30802	CITY: Appling STATE: GA ZIP: 30802
PHONE #: [redacted]	PHONE#: [redacted]
Email (or) Fax: [redacted]	Email (or) Fax: [redacted]

DISCLOSURE
Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

DeFoor Land, LLLP JB DeFoor — Owner's Signature as Partner
John B DeFoor — Printed Name

DeFoor Land, LLLP JB DeFoor as Partner — Applicant's Signature
John B. DeFoor — Printed Name

Subscribed and sworn to before me on 21st day of October 2025
By: Teresa McDaniel Notary Public

TERESA MCDANIEL NOTARY PUBLIC COLUMBIA COUNTY, GEORGIA
Exp: 9/20/27

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to *Fee Schedule*.

MULTIPLE PROPERTIES REQUESTING REZONING

PARCEL 1

Tax Map # 024 Parcel # 003 Address: 6611 WASHINGTON ROAD, APPLING, GA 30802
(For multiple properties, please use a separate sheet of paper.) Road Frontage: 785 feet on the North / South / East / West (circle one) side of WASHINGTON ROAD. Property area is approximately 33.24 acres and is located 200 feet from the intersection of RAY OWENS AND WASHINGTON ROADS. The attached plat for the property was prepared by_____ and dated_____

PARCEL 2

Tax Map # 024 Parcel # 004A Address: 6605 WASHINGTON ROAD, APPLING, GA 30802
(For multiple properties, please use a separate sheet of paper.) Road Frontage: 189 feet on the North / South / East / West (circle one) side of WASHINGTON ROAD. Property area is approximately 0.78 acres and is located 425 feet from the intersection of RAY OWENS AND WASHINGTON ROADS. The attached plat for the property was prepared by_____ and dated_____

10/21/25
Cash Basis

Lloyd A DeFoor

January 1, 2021 through October 21, 2025

Disclosure

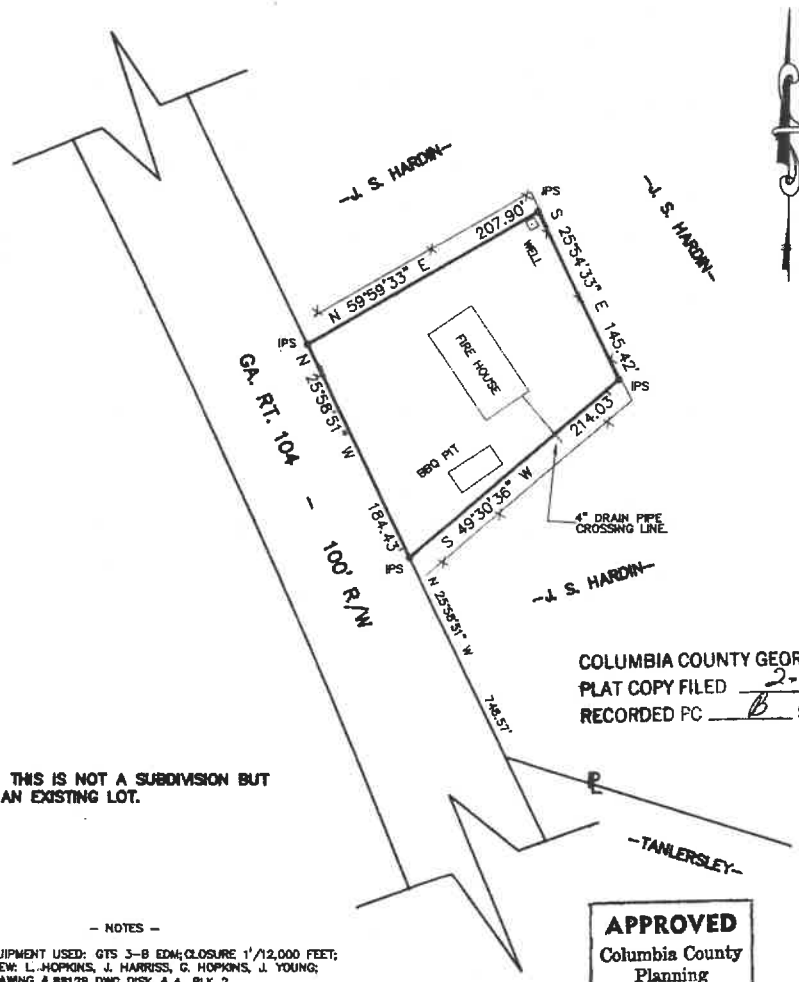
Date	Num	Name	Paid Amount
Lloyd DeFoor 01/01/2021-10/21/2025			
Political Contributions			
04/30/2025	50933	Blanchard for Superior Court	500.00
06/19/2025	50947	Committee to Elect Alison Couch	1,000.00

In My Opinion This Plat Is A Correct Representation Of The Land Platted And Has Been Prepared In Conformity With The Standards And Requirements Of Law.

JOHN M. HARRISS, LAND SURVEYOR, GA. LIC. # 1769
SOUTH CAROLINA LIC. # 4789.

LEGEND

- IPS – INDICATES 5/8" DIAMETER STEEL REINFORCING BAR SET.
- IPF – INDICATES 5/8" DIAMETER STEEL REINFORCING BAR FOUND.
- – INDICATES FENCE



COLUMBIA COUNTY GEORGIA
PLAT COPY FILED 2-15-90
RECORDED PC B SLIDE 154 10

THIS IS NOT A SUBDIVISION BUT AN EXISTING LOT.

APPROVED
Columbia County
Planning
Commission
1/22 19 89

– NOTES –

1. EQUIPMENT USED: GTS 3-B EDM; CLOSURE 1'/12,000 FEET;
2. CREW: L. HOPKINS, J. HARRISS, G. HOPKINS, J. YOUNG;
3. DRAWING # 88128 DWG DISK # 4 BLK 2
4. THE TYPES OF CORNER MARKERS DESCRIBED ON THIS PLAT ARE THE ONLY TYPES TO BE RECOGNIZED ON A RESURVEY. CARE HAS BEEN TAKEN TO ACCURATELY DESCRIBE THE TYPES OF MARKERS FOUND OR SET ON THIS SURVEY.

DWG 88128 BLK 2 DISK #4

GEORGIA REGISTERED NO. 1769 LAND SURVEYOR JOHN M. HARRISS

PLAT

For: J. S. HARDIN

A 0.78 ACRE LOT LOCATED IN LEAH BEING THE LEAH VOLUNTEER FIRE DEPARTMENT LOT. . . . . 134th G.M.D. . . .

COLUMBIA COUNTY, GEORGIA

Scale: 1 INCH = 100 Feet | Date: SEPTEMBER 1, 1989

JOHN M. HARRISS – LAND SURVEYORS
RTE. # 2 BOX 247-F HARLEM, GEORGIA 30814
PHONE: 404/556-3776

PLAT FOR

DEW LAND DEVELOPMENT CO.

134 GMD, LEAH, 31.72 ACRES

COLUMBIA COUNTY, GEORGIA

SCALE 1" = 200' JANUARY 6, 1995

MAP CLOSURE 1/100,000
TOPCON GTS-3
TRAVERSE CLOSURE 1/10,000
ANGULAR CLOSURE 0" PER POINT

- ● - REBAR FOUND
- ⊙ - 3/4" PIPE SET
- ◐ - 1/2" PIPE FOUND
- ⊡ - 3/4" PIPE FOUND
- ■ - RIGHT-OF-WAY MARKER
- ◪ - CONCRETE MARKER FOUND

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA PER COMMUNITY PANEL #130059 0025 A.

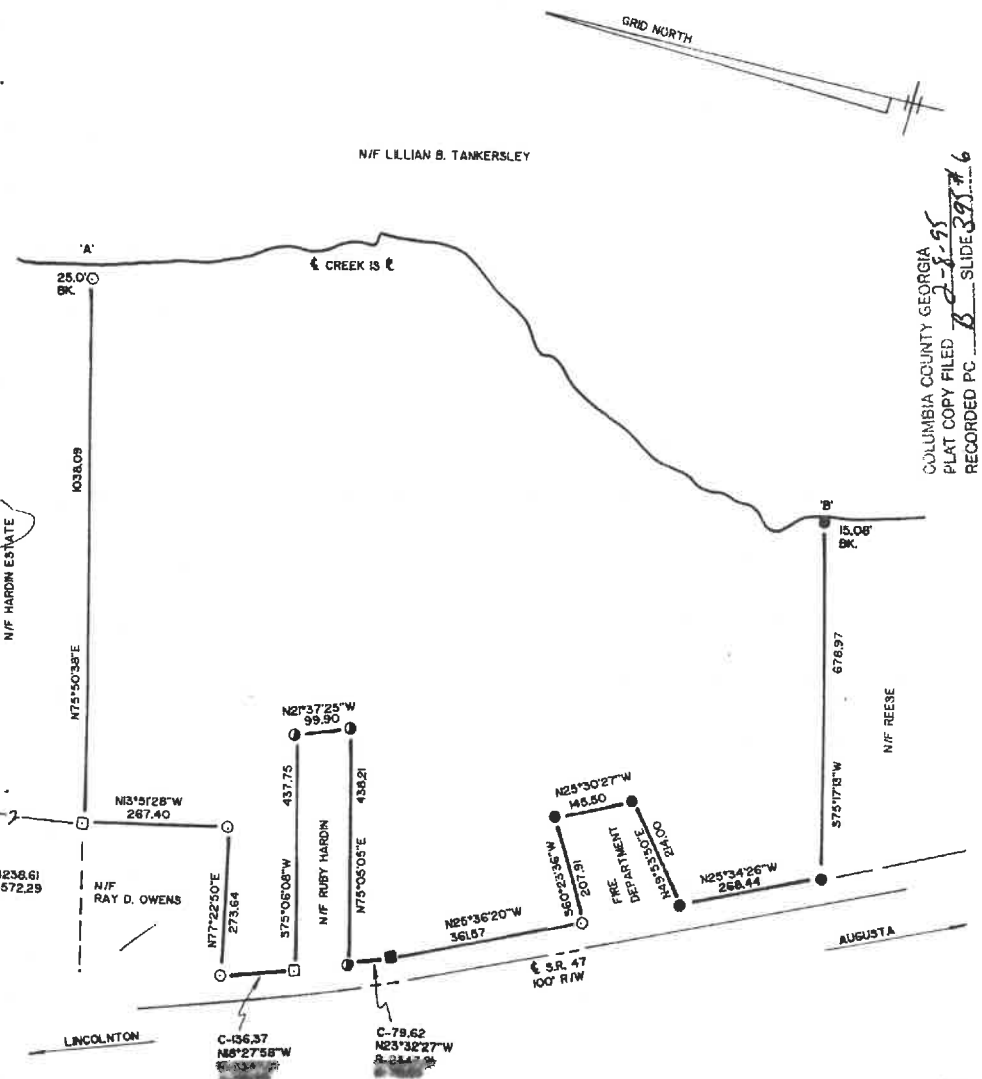
JOHN A. McGILL, R.L.S. #1753
McGILL AND ASSOCIATES LAND SURVEYORS
934 SHIELDS POND ROAD
THOMSON, GEORGIA 30824
(706)595-5612

RECORDING COPY

APPROVED
Columbia County
Planning
Commission
1/9/95

CREEK TRAVERSE A TO B

S00°52'26"E	1.80
S16°29'00"E	125.28
S17°10'25"E	87.97
S26°10'23"E	150.01
S00°24'08"E	54.20
S42°41'53"E	56.90
S05°30'34"E	60.13
S86°41'43"E	21.71
S09°45'15"W	29.33
S12°53'47"E	33.72
S12°06'19"E	36.93
S10°58'58"W	64.37
S19°52'27"W	49.08
S34°26'20"W	47.78
S35°23'56"W	106.80
S71°17'11"W	19.29
S05°56'05"W	35.15
S63°59'16"W	19.21
S43°04'21"W	34.31
S28°44'33"W	118.80
S21°01'29"W	29.93
S41°19'09"W	31.61
S11°20'27"W	89.88
S33°08'23"W	38.26
S01°19'19"E	54.95
S26°27'16"W	13.80
S06°24'13"E	40.75
S84°33'27"W	70.73
S29°12'05"E	19.46
S34°38'56"E	102.85



COLUMBIA COUNTY GEORGIA
PLAT COPY FILED
RECORDED PC B 2-8-95 SLIDE 397 #6

BK5873 PG086

Please record and return to:
Robert E. Knox, Jr.
P. O. Box 539
Thomson, GA 30824

'07 MAR -5 AM 9:
86-87
CINDY MASON, CLERK

PT61 0362007001153

Recorded 03/05/2007 09:15AM
Georgia Transfer Tax Paid : $100.00
CINDY MASON
Clerk Superior Court, Columbia County
B 05873 P 0086-0087

Deed
Doc: WD

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COLUMBIA

THIS INDENTURE, made this 29th day of January, in the Year of Our Lord Two Thousand Seven, between, **JABEZ S. HARDIN, JR.**, of the State of Tennessee, of the first part, and, **DEFOOR LAND LLLP,** a limited liability limited partnership, of the County of Columbia, State of Georgia, of the second part,

WITNESSETH THAT

The said party of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, its successors and assigns, the following described property, to-wit:

ALL that lot or parcel of land, with all improvements thereon, situate, lying and being in the 134th District G.M. of Columbia County, Georgia, containing 0.78 acre and being more fully shown on a plat for J. S. Hardin by John S. Harriss, Land Surveyor, dated September 1, 1989 and recorded in the Office of the Clerk of Superior Court of Columbia County, Georgia in P.C. "B", Slide 85 #10. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds, courses, distances and location of said property. Said property is identified as Map 024, Parcel 004A.

Said property is the same as that conveyed from Leah Volunteer Fire Department, Inc. to Jabez S. Hardin, Jr. by Warranty Deed dated January 6, 2007, copy of which is recorded in Deed Book 5801 at pages 308-310, Columbia County Clerk's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs and assigns, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Marie Wilson
Witness

Jabez S. Hardin (SEAL)
JABEZ S. HARDIN, JR.

Notary Public

My Commission Expires: 6-12-07

NOTARY PUBLIC

BK4699 PG057

Please record and return to:
Robert E. Knox, Jr.
P. O. Box 539
Thomson, GA 30824

2005 FEB -9 AM 9:18

57-59

CINDY MASON, CLERK

WARRANTY DEED

PTel 0 36 2005 000681

Recorded 02/09/2005 09:18AM
Georgia Transfer Tax Paid : $0.00
CINDY MASON
Clerk Superior Court, Columbia County
B 04699 P 0057-0059

Deed
Doc: WD

STATE OF GEORGIA

COUNTY OF MCDUFFIE

THIS INDENTURE, made this 31st day of January, in the Year of Our Lord Two Thousand Five, between **LLOYD A. DEFOOR,** of the County of Columbia, State of Georgia, of the first part, and **DEFOOR LAND LLLP, a limited liability limited partnership**, of the County of Columbia, State of Georgia, of the second part,

WITNESSETH THAT

The said party of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property, to-wit:

TRACT I

ALL that parcel, piece or lot of land, situate, lying and being in the State of Georgia and County of Columbia, being known and designated as Tract B-1 of Segment B of the Clark Hill Reservoir Disposal Property of the United States of America, and containing 107.73 acres, more or less, as shown on a plat prepared by Charles W. Elam, Surveyor, from a survey dated April 21, 1960 and recorded in Deed Book 56, Page 472 and subsequently moved to Plat Cabinet AAA, Slide 49#5, reference being made to said plat for a more particular description of the property hereby conveyed.

LESS AND EXCEPT: All that lot or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, containing 2.49 acres, more or less, and fronting 475 feet on the South side of Field Road now known as Linder McCurdy Road, as described on that certain deed from Betty A. Majors and Miriam A. Thornton to Myra L. and George Burns dated March 26, 1971 and recorded in Deed Book 117, page 373 in said Clerk's Office. This portion of property being identified as Parcel 056004 in the Columbia County Tax Commissioner's Office.

This being the same property conveyed to Lloyd A. Defoor by Warranty Deed dated January 13, 2004 and recorded in Deed Book 4124 at page 276 in the aforesaid clerk's office.

TRACT II

ALL that lot or parcel of land, with all improvements thereon, situate, lying and being in the Leah Community on the East side of Georgia Highway No. 47 in Columbia County, Georgia, containing one (1) acre and designated on a plat recorded in the Office of the Clerk of Superior Court of Columbia County, Georgia in Deed Book 75, page 425 and by reference thereto made a part of this description. Said land fronts 160 feet on Georgia Highway No. 47 and runs back between parallel lines a distance of 272.25 feet with a rear width of 160 feet. Said land is bounded, now or formerly, on the North by property of J.S. Hardin, on the East by property of J.S. Hardin, on the South by property of J.T. Watson and on the West by Georgia Highway #47. The southeastern corner of said lot starts at the center of the driveway leading into this property from Georgia Highway #47 to an iron stob.

ALSO: All that tract or parcel of land, with improvements thereon, situate, lying and being in the 134th G.M. of Columbia County, Georgia, containing approximately one-half (1/2) acre, more or less. Said land fronts 100 feet on Georgia Highway #47 and runs back between parallel lines a distance of 272.25 feet with a rear width pf 100 feet. Said land is bounded, now or formerly, on the North by land of J.T. Watson, East by land of J.S. Hardin, South by land of J.S. Hardin and West by State Highway #47. Said lot begins at a point on the Southeast corner of above described property and extends 100 feet in a Southerly directions along Georgia Highway #47.

ALSO: All that lot or parcel of land, with all improvements thereon, situate, lying and being in the 134th District G.M. of Columbia County, Georgia, containing 0.02 acre and being more fully shown on a plat made for Ray D. Owens by John M. Harriss, Land Surveyor, dated December 5, 1988, which plat is recorded in the Office of the Clerk of the Superior Court of Columbia County, Georgia, in Plat Cabinet B, Slide 78#10 and reference is hereby made to said plat for a more complete and accurate description as to metes, bounds and location of said property.

The above property is to be used for residential purposes only and is subject to reservations that appear of record plat/Deed Book 47, page 365 and subject to any other easements or restrictions of record.

Subject to easement for service line-J.S. Hardin to Georgia Power Company dated July 7, 1936 and recorded in Deed Book 18, page 274 and also easements in favor of Georgia Power Company recorded in Deed Book 78, page 84 and Deed Book 117, page 780, aforesaid records.

ALSO: All that tract or parcel of land, with improvements thereon, situate, lying and being in the 134th G.M.D., Leah Community containing 31.72 acres, more or less, and being shown and designated on a plat prepared by John A. McGill dated January 6, 1995, recorded in Plat Cabinet B, Slide 395 #6, in the Office of the Clerk of the Superior Court of Columbia County, Georgia. Reference is hereby made to said plat for a more complete and accurate description of said property, its metes, bounds and location.

All of the above described properties are subject to applicable easements and restrictions shown on said plat and filed of record.

TRACT III

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, being known and designated as Tract "A: containing 1.71 acres, more or less, as shown on a plat prepared for J.S. Hardin by John M. Harriss, Land Surveyors, under date of September 1, 1989, said plat being recorded in the Office of the Clerk of the Superior Court of Columbia County, Georgia in Plat Cabinet B, Slide 75 #7; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said propety.

This property is conveyed subject to any easements and to any restrictions of record in said Clerk's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, its successors and assigns, against the claims of all persons, claiming by, through or under party of the first part, but none other.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Witness

LLOYD A. DEFOOR (SEAL)

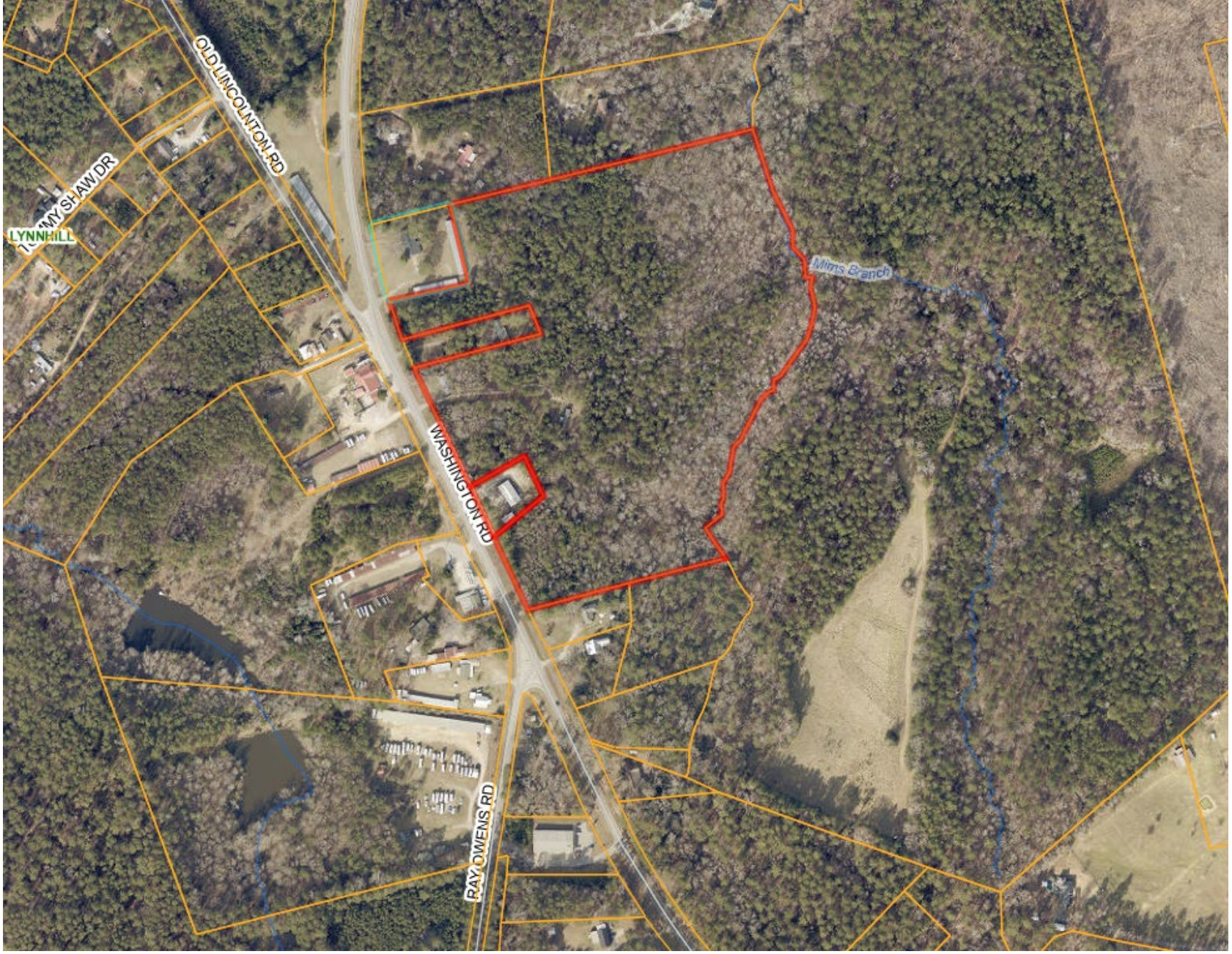
Notary Public
(SEAL)

Notary Public, McDuffie County, Georgia
My Commission Expires May 21, 2005

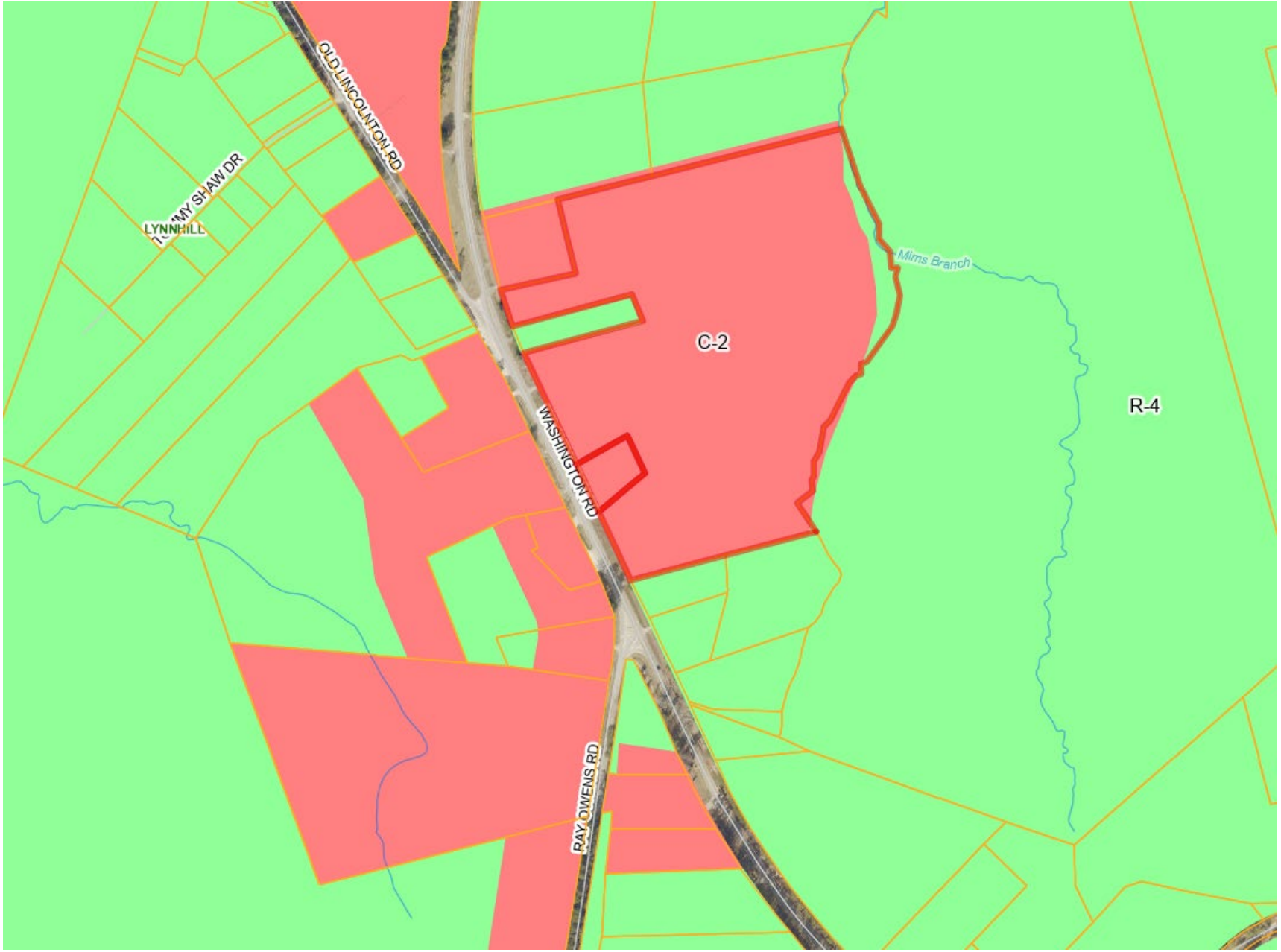
NOTARY PUBLIC

REZONING RZ25-11-04

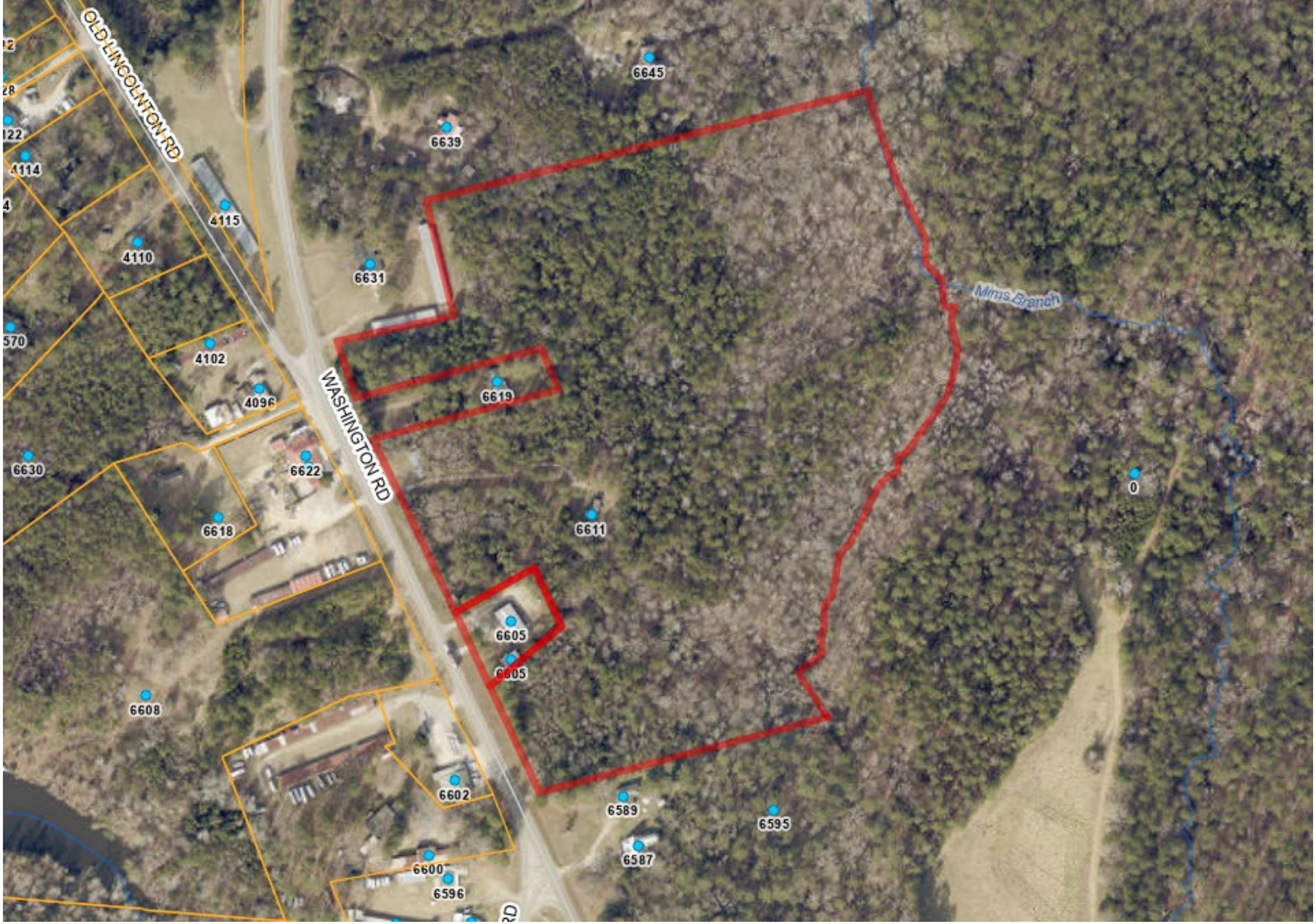
- Tax Map 024 Parcel 004A and a portion of 003
- Location: 6605 & 6611 Washington Road
- Acreage: 21.9 +/- acres
- Current Zoning: C-2 (General Commercial)
- Existing Use: Commercial & Undeveloped
- Request: Rezoning to S-1 (Special) for a proposed boat and recreational vehicle storage
- Applicant: DeFoor Land, LLLP



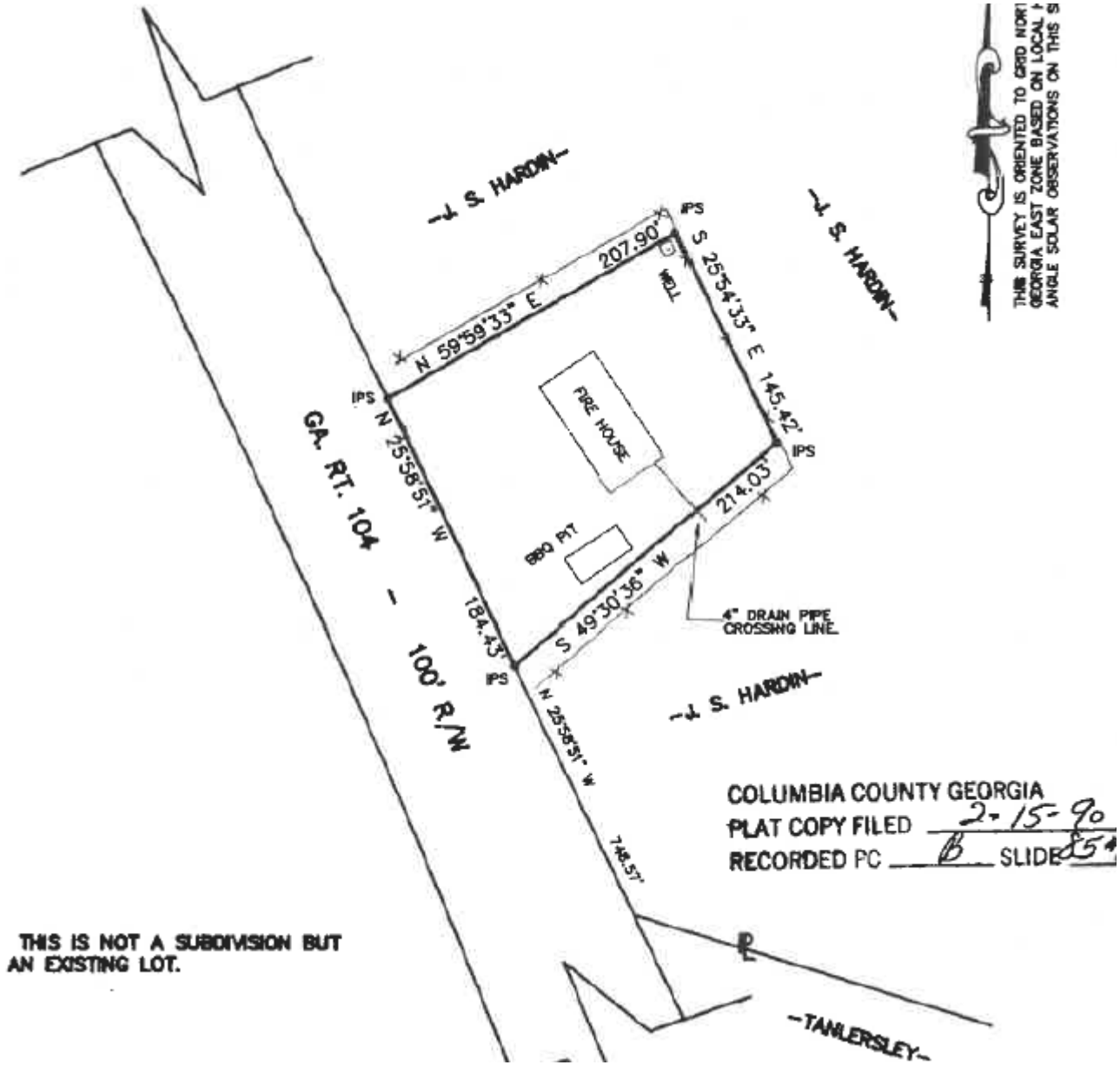
RZ25-11-04 LOCATION



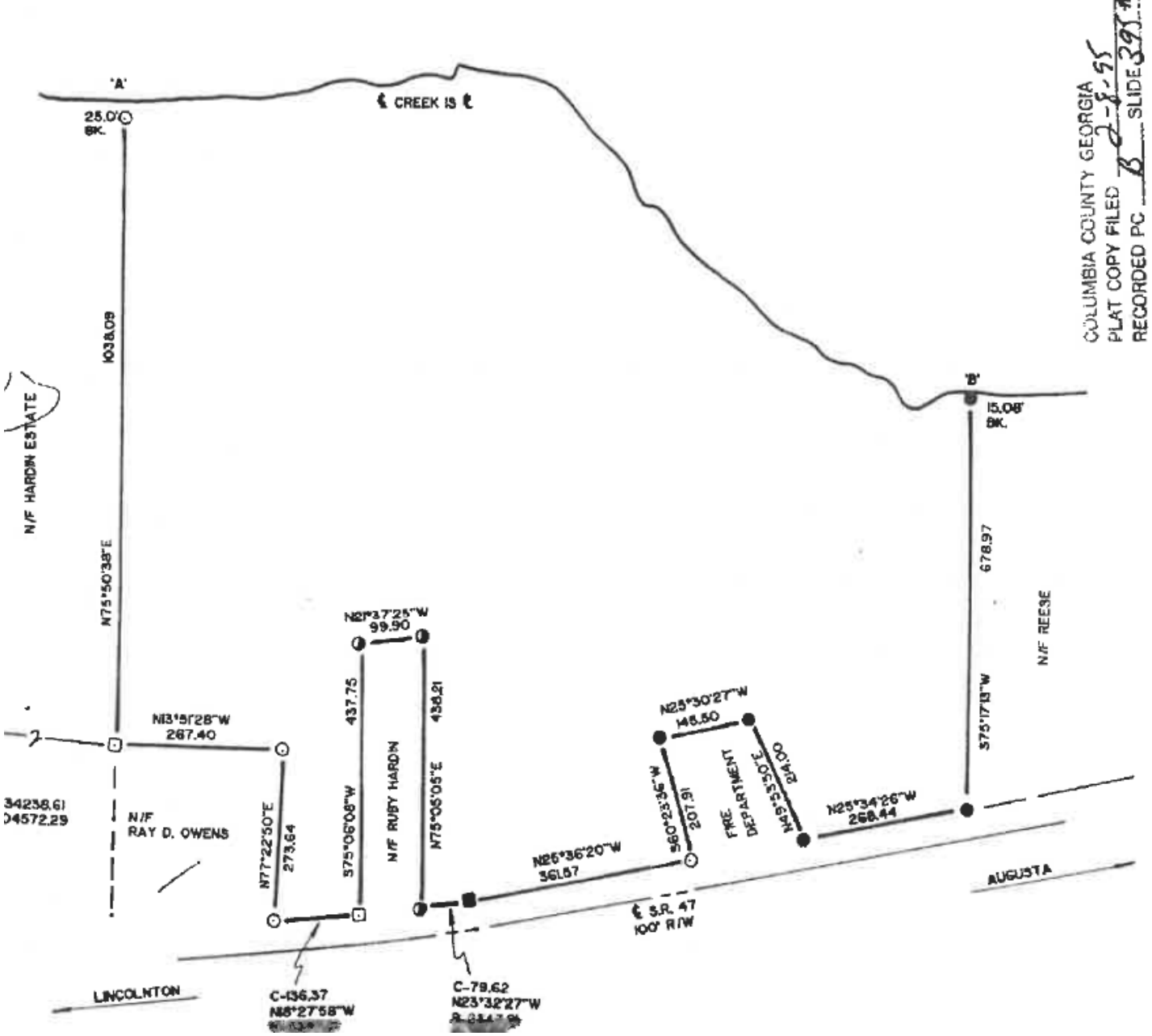
RZ25-11-04 ZONING



RZ25-11-04 AERIAL

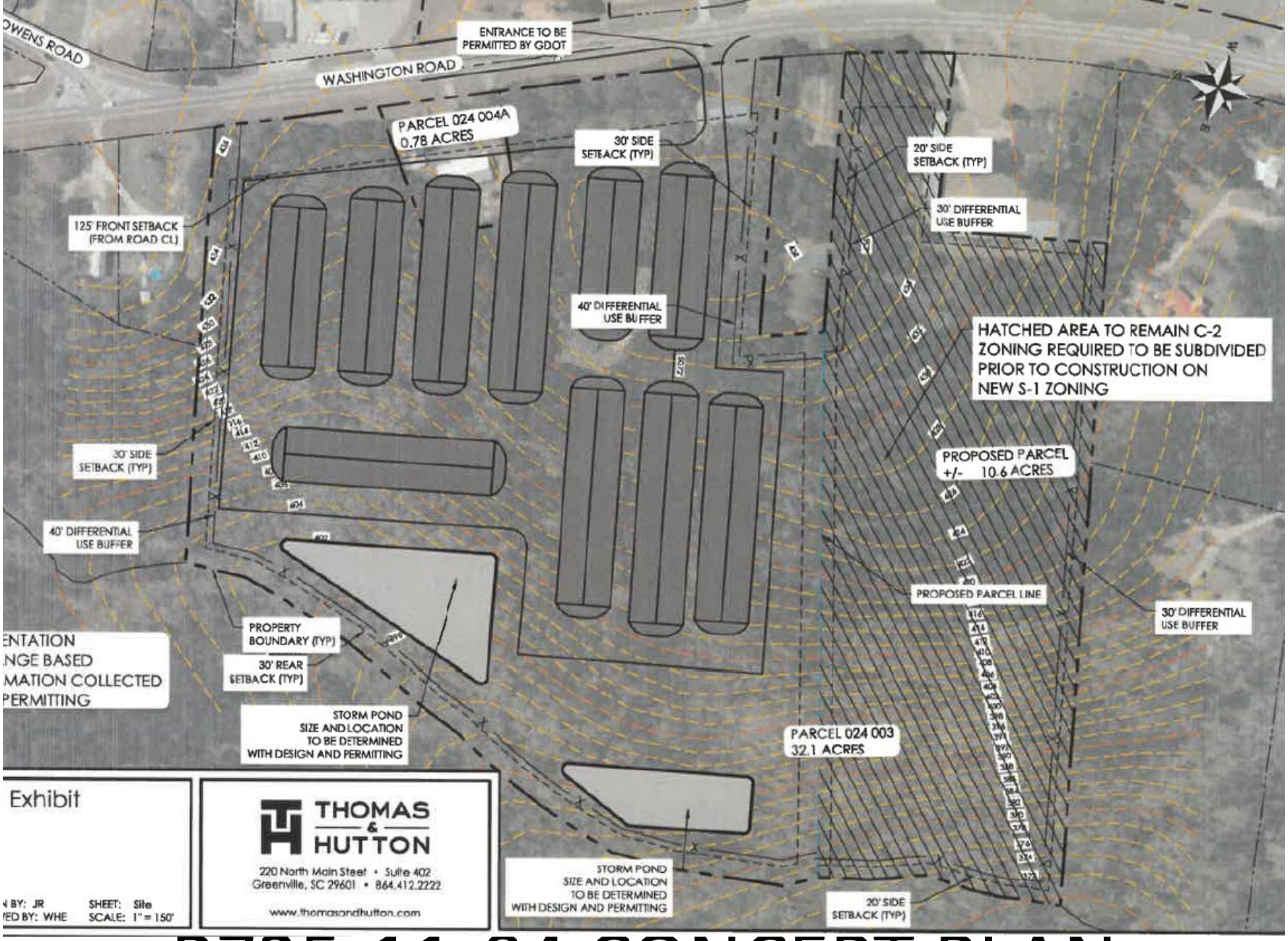


RZ25-11-04 PLAT (6605 Washington)

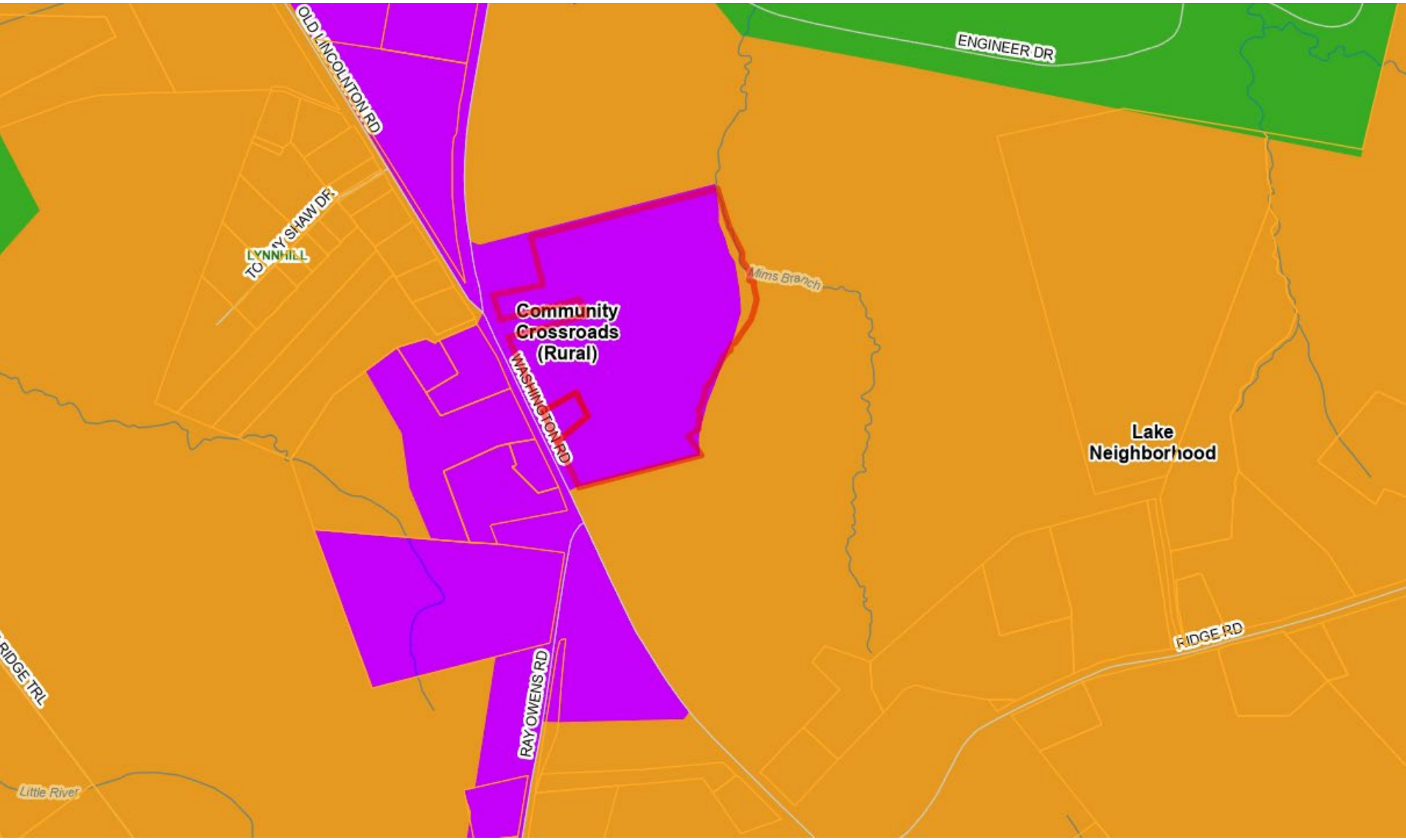


RZ25-11-04 PLAT (6611 Washington)

RZ25-11-04 SITE



RZ25-11-04 CONCEPT PLAN



RZ25-11-04 FUTURE DEVELOPMENT

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).

BACKGROUND: See attached Staff Report-*RZ25-11-05*

Planning Commission Date: **November 20th, 2025**

STAFF RECOMMENDATION: Staff recommends to **approve with condition** the request for a Master Sign Plan for property located at 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).

Condition:
Planning:
1. Sign 'I' is not included in the approval of the master sign plan.

COMMITTEE COMMENTS: Planning Commission: No comments.

Applicant or their representative were not present.

The following members of the public spoke:
Tom Meador, 2506 Laurel Dr
Thaniel Raynack, 352 Sandleton Way
Kerry McCollum, 161 S Old Belair Rd

The members of the public spoke against the commercial development coming to this parcel. They are concerned about the increase in traffic that this will bring to the area.

For further explanation on committee comments, please see the excerpt from the November 20th, 2025 Planning Commission meeting minutes included in this packet.

Vice-Chairman Holloway made a motion to recommend approval with condition of RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial). Commissioner Cato seconded the motion.

Motion Carried: 5-0.

Condition:
Planning:
1. Sign 'I' is not included in the approval of the master sign plan.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the request for the master sign plan for property located at tax map 050 parcel 002E subject to the condition enumerated in the November 20, 2025 Planning Commission Report.*

The following is a draft of the actions taken at the November 20th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on December 4th, 2025.

1. **(H1a4) RZ25-11-05,** Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial).

   Staff Member Danielle Montgomery presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:45PM.

   Applicant or their representative were not present.

   The following members of the public spoke:
   Tom Meador, 2506 Laurel Dr
   Thaniel Raynack, 352 Sandleton Way
   Kerry McCollum, 161 S Old Belair Rd

   The members of the public spoke against the commercial development coming to this parcel. They are concerned about the increase in traffic that this will bring to the area.

   Chairman Moody closed the public hearing at 6:51PM.

   Vice-Chairman Holloway made a motion to recommend approval with condition of RZ25-11-05, Master Sign Plan, 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial). Commissioner Cato seconded the motion. The motion carried unanimously.

   Condition:
   Planning:
   1. Sign 'I' is not included in the approval of the master sign plan.

REZONING

November 20, 2025

FILE : RZ25-11-05

Master Sign Plan

Property Information	
Tax Map/Parcel ID	**Tax Map 050 Parcel 002E**
Address/Location	**2207 William Few Parkway**
Acreage (+/-)	**20.51 +/- acres total**
Current Zoning	**C-C (Community Commercial)**
Existing Use	**Vacant**
Request	**Master Sign Plan**
Commission District	**District 3 (Carraway)**
Recommendation	**Approval with Condition**

Summary and Recommendation

Owner and applicant MHR Landlord, LLC, requests a Master Sign Plan for property located at 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial). The applicants are requesting a master sign plan in accordance with the adopted zoning conditions.

The property in question is located on the northeast corner of the intersection of William Few Parkway and Columbia Road and is currently zoned C-C (Community Commercial) per RZ15-09-02. Surrounding properties include Patriots Park to the north and east. Properties on the other corners of the intersection are zoned S-1 (Special) for the fairgrounds and an undeveloped funeral home to the southwest and south respectively, and C-C and R-A (Residential Agricultural) to the west.

The rezoning was approved with several conditions regarding the development of the site given its proximity to Patriots Park and the residential character of the surrounding area. In regard to signage, these conditions included the following condition:

> A master sign plan must be approved by the Board of Commissioners prior to the submittal of any individual sign permits. Freestanding signs shall be monument-based masonry construction – pylon signs are prohibited. Wall signs shall be channel-cut or comparable design – box signs are prohibited.

The current application is being made to satisfy the requirement for a master sign plan to be approved by the Board of Commissioners. The submitted master sign plan covers the primary freestanding signs on the external roads as well as internal site or building signage.

Overall, the master sign plan proposes approximately the same number of freestanding signs on William Few Parkway and Columbia Road that would be permitted by County code, with typically one

freestanding per parcel, although two signs are proposed on the corner parcel, which per code could have either two signs or one slightly larger sign on the corner. The master sign plan identifies two main types of signs – an entry monument that includes multiple tenants, and a regular monument sign that would have signage only for the property on which the sign sits. Four entry monuments are proposed with two on Columbia Road near the two access driveways shown and two on William Few Parkway – one near what is presumed to be the main access point from that road, and one at the north corner of the site. This proposed sign does place two signs on the Columbia Road frontage of parcel 8, which would exceed the County code allowance for this parcel. The intent of this sign is presumably to provide identifying signage from John Adams Lane, however, given the buffer in place on the Patriots Park property, it is unlikely that this sign will provide any meaningful direction. With a multitenant entrance sign already proposed on the parcel immediately to the south near the actual entrance to the project, there is no particular need for a second multitenant sign on this parcel, and staff is recommending that sign I not be included in the approval.

The proposed signs are brick monument signs in compliance with the zoning condition. The signs are between 8 and 10 feet tall, which aligns with the residential character of the area; residential entrance signs are permitted to be up to 8 feet tall, so these signs will be similar in height to what could be allowed for surrounding neighborhoods.

The proposed sign face area is 40 square feet for the individual tenant signs and 104 square feet for the multitenant signs. This is more restrictive than the County code allowance for commercial signage in this location, but again is in keeping with the intent to respect the residential character of the surrounding area.

The internal secondary monument signs are similar, with the example design showing a sign just over 8 feet in height with a smaller sign face area of 31 square feet. The master sign plan allows the businesses the option of utilizing secondary monument signs on the internal driveway or installing additional building signage on the rear elevation facing that internal driveway. This gives the businesses some flexibility without allowing an overwhelming number of signs. Wall signage would follow County code and the adopted zoning condition.

Additionally, the master sign plan provides an option for internal directional signage to be installed at the entrance points to the site. These signs are simple single sided signs to direct traffic in the correct direction for the various outparcels and tenants. Since these signs are internal to the site, there are no particular concerns with their use or design.

Finally, the master sign plan specifies that the food store tenant on the larger parcel will be allowed wall signs on all elevations. The food store would be permitted up to 200 square feet of signage per wall, which is in keeping with the County code allowance for buildings larger than 50,000 square feet.

Since the master sign plan proposes sign designs compliant with the zoning condition, proposes the same number of primary signs as would be allowed per code (with the recommended removal of sign ‘I’) and is more restrictive regarding the height and square footage of those signs, there are no particular concerns with approving the master sign plan. Addressing the internal signs for a site like this with many outparcels that are accessed from the rear of the property is recommended, and the applicants have done this effectively with the option for either secondary freestanding signs or additional building signage.

Due to the reasoning outlined above, staff recommends to **approve with condition** the request for a Master Sign Plan for property located at 2207 William Few Parkway, Tax Map 050 Parcel 002E, 20.51 +/- acres, and currently zoned C-C (Community Commercial)..

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. Sign 'I' is not included in the approval of the master sign plan.

Comments:

Broadband Utility:
The Columbia County Community Broadband Utility (C3BU) is responsible for maintaining underground fiber optic cables within designated utility easements. Any relocation, burial, or modification of these cables by property owners, developers, or subcontractors is strictly prohibited without prior coordination with C3BU.

Developers must directly coordinate any adjustments to the cable's conduit positioning or depth with C3BU and are fully responsible for all associated costs, including construction expenses.

Additionally, if fiber optic cables or conduits sustain damage due to construction activities such as grading or excavation by property owners, developers, or subcontractors, those parties will be held accountable for repair costs and any resulting revenue loss.

Building Standards:
All new construction and/or renovation work must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, Swimming Pool and Spa Code and Columbia County ordinance.

Environmental:
No comments.

Environmental Compliance:
No comments or conditions.

Fire Department:

No concerns.

Fire Marshal:
No concerns.

Health Department:
No comments.

Planning:

1. Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.
2. All signs will be required to be placed outside of the visibility triangles and comply with the setback requirements per Section 90-135. Signs may not be placed in utility easements or within the greenway trail easement.
3. The corner parcel can have either two monuments (one per road frontage) or one on the corner per County code.

Pre-Construction:
No comments or conditions

Stormwater Management:
No comments or conditions.

Traffic Engineering:
No comments or conditions.

Water and Sewer:
This address is serviced with County water and sewer.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
   The zoning of the property will not change with this request.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
   The proposed use should not affect the use of the adjacent or nearby properties.

3. **Whether the property to be affected by the zoning proposal cannot or should not be used as currently zoned.**
   The property can be used as currently zoned, but the adopted zoning conditions require submittal and approval of a master sign plan.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but not limited to, existing streets and transportation facilities, water or sewer utilities, police or fire protection, or schools.**
   The proposal should not cause an excessive or burdensome use on any public facilities or services.

5. **Whether the zoning proposal is compatible with the purpose and intent of the Vision 2035 Comprehensive Plan.**
   This property is within the William Few community crossroads on the Future Development Map and is already zoned commercial in keeping with the purpose and intent of this character area.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
   See staff recommendation above.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
   This proposal meets this test.

Patriot's Square Retail Development

Road Front Signage Plan

AAA SIGN CO. INC.

AUGUSTA • SAVANNAH • CHARLESTON

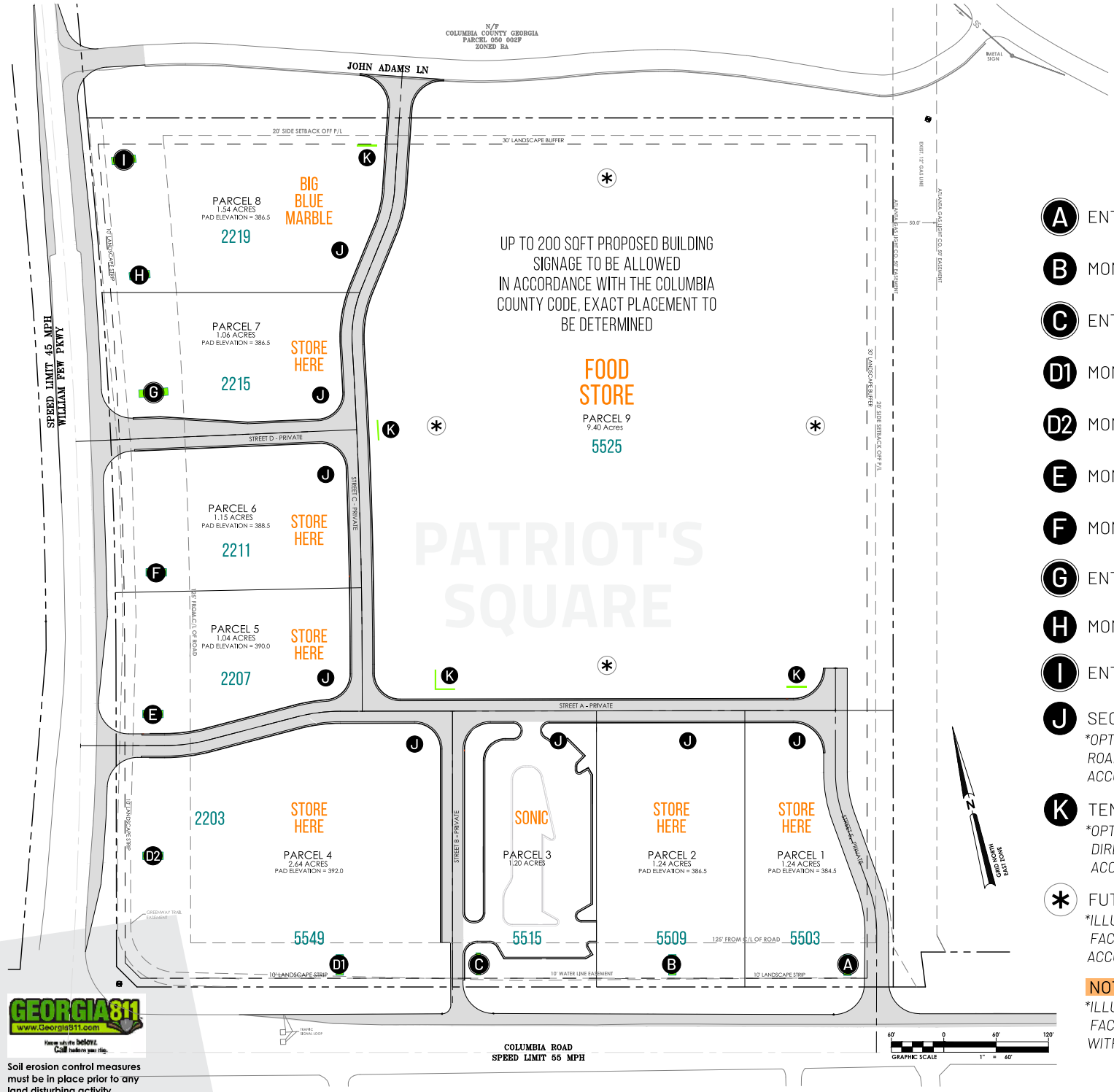
Ref. #250841-09

PATRIOT'S SQUARE

William Few Parkway at Columbia Road | Evans, GA

Patriot's Square - Road Front Signage Plan

AAA SIGN CO. INC.
AUGUSTA • SAVANNAH • CHARLESTON
Ref. #250841-09



A	ENTRY MONUMENT SIGN	104 SQFT
B	MONUMENT SIGN	40 SQFT
C	ENTRY MONUMENT SIGN	104 SQFT
D1	MONUMENT SIGN	40 SQFT
D2	MONUMENT SIGN	40 SQFT
E	MONUMENT SIGN	40 SQFT
F	MONUMENT SIGN	40 SQFT
G	ENTRY MONUMENT SIGN	104 SQFT
H	MONUMENT SIGN	40 SQFT
I	ENTRY MONUMENT SIGN	104 SQFT
J	SECONDARY MONUMENT SIGN	31 SQFT

*OPTION FOR SECONDARY MONUMENT SIGN ON INTERIOR ACCESS ROAD OR ILLUMINATED CHANNEL LETTERS ON BACK OF BUILDING IN ACCORDANCE W/ THE COLUMBIA COUNTY CODE.

K	TENANT DIRECTIONAL SIGN	20.6 SQFT

*OPTION FOR NON-ILLUMINATED SINGLE-SIDED OR V-SHAPED PARCEL DIRECTIONAL SIGN, DEPENDING ON LOCATION. SIGNS ON INTERIOR ACCESS ROAD.

✱ FUTURE FOOD STORE BUILDING SIGNS

*ILLUMINATED BUILDING SIGN(S) ON FRONT, SIDES & REAR ELEVATIONS FACING PRIMARY & ACCESS ROADS UP TO 200 SQFT TO BE ALLOWED IN ACCORDANCE W/ THE COLUMBIA COUNTY CODE. EXACT PLACEMENT TBD.

NOTE: FUTURE PARCEL BUILDING SIGNS

*ILLUMINATED BUILDING SIGN(S) ON FRONT, SIDE & REAR ELEVATIONS FACING PRIMARY & ACCESS ROADS TO BE ALLOWED IN ACCORDANCE WITH THE COLUMBIA COUNTY CODE. EXACT PLACEMENT TBD.

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

Soil erosion control measures must be in place prior to any land disturbing activity

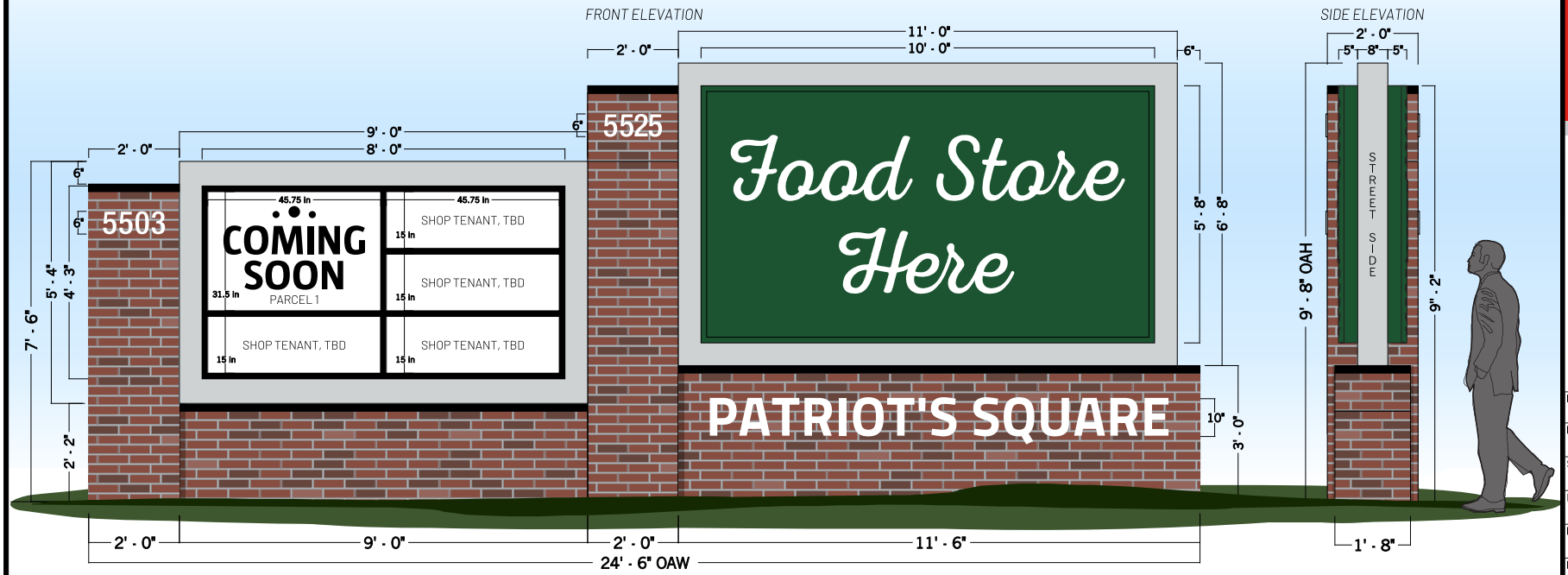
ORIGINAL SITE PLAN BY OTHERS

PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 1

ENTRY MONUMENT SIGN **A**

PROPOSED:



GENERAL NOTES:

* ENTRY SIGN - PARCEL 1, SIGN A
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT LARGE ENTRY SIGN (BRICK TYPE/COLOR, TO BE PROVIDED BY CUSTOMER).
  - TENANT(S) TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET(S), TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED. MEASUREMENTS AS SHOWN.
  - MONUMENT SIGN SHOWN WITH SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. TENANT SIGN TO HAVE FLAT FACES; PRELIMINARY MAIN LOGO CABINET TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, FACES TO ILLUMINATE DEPENDING ON LOGO/COPY PROVIDED.
  - SIGN(S) TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.
  - MANUFACTURE AND INSTALL NEW "PATRIOT'S SQUARE" WHITE 3/8" ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK, AS SHOWN.

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL: TBD
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER COLOR TBD.
  - NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATED DEPENDING ON LOGO TO BE PROVIDED.
  - LOGO CABINET: 5' - 8" (68") T X 10' - 0" (120") W X 5" D; TRIMMED FACE: PANNED, 67.5" TALL X 119.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" PANNED VISIBLE OPENING APPROX: 63.75" TALL X 115.75" WIDE

* (2) SINGLE-SIDED TENANT CABINET(S) DETAIL: TENANTS TO BE PROVIDED
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH RETAINERS, DIVIDER BAR & FLAT ACRYLIC FACES. CABINET, RETAINER & DIVIDER BAR COLOR TO BE DETERMINED.
  - NEW FLAT ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR FACES TO ILLUMINATE, DEPENDING ON LOGOS PROVIDED.
  - LOGO CABINET: 4' - 3" (51") T X 8' - 0" (96") W X 5" D; RETAINER: 1.5"; DIVIDER BAR: 1.5"; FACES TO BE FLAT, TENANT LOGO DETAILS TO BE PROVIDED.

* (2) SETS OF PIN-MOUNTED WHITE LETTERS: PATRIOT'S SQUARE
  - MANUFACTURE AND INSTALL NEW 10" TALL, "PATRIOT'S SQUARE" WHITE, 3/8" THICK ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK BASE, AS SHOWN.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE DETERMINED AND PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE; ALL SIGNS TO BE UL LABELED

* PARCEL 1, MONUMENT SIGN A
  - OVERALL HEIGHT: 9' - 8" TALL; ACTUAL SIGN SQUARE FOOTAGE: 104 SQFT

COLOR NOTES: *COLORS TO BE PROVIDED AND/OR VERIFIED

- COLORS TBD
- COLORS TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

ENTRY MONUMENT SIGN

PARCEL 1

FILE NAME: Patriot's Square - Entry	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 9.25.2025	WO#:

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

DECLARATION

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WEB: WWW.AAASIGNCO.COM
ADDRESS: P.O. BOX 211410
AUGUSTA, GA 30917

CLIENT REVIEW STATUS

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

NAME:

DATE:

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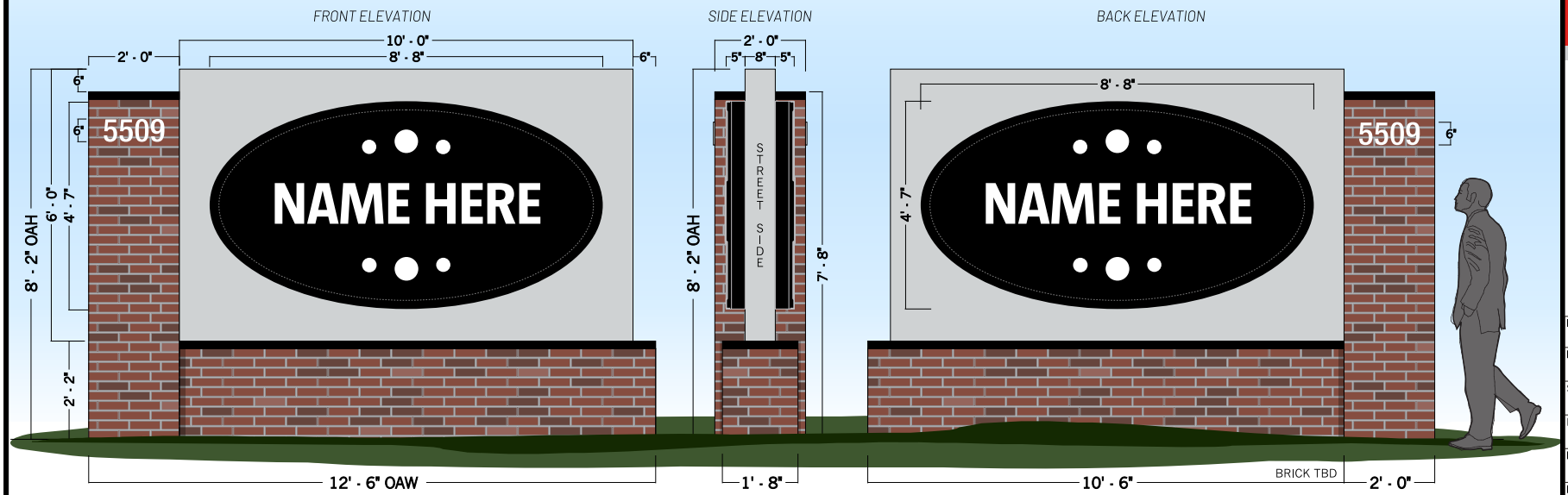
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 2

MONUMENT SIGN **B**

PROPOSED:



GENERAL NOTES:

* ROAD FRONT SIGN - PARCEL 2, SIGN B
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE DETERMINED, LOGO & COLORS TO BE PROVIDED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
  - MONUMENT SIGN SHOWN WITH 2 SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. PRELIMINARY LOGO CABINET SHOWN AT 4' - 7" TALL X 8' - 8" WIDE X 5" DEEP WITH 1.5" RETAINER. TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, LOGO OR BACKGROUND TO ILLUMINATE DEPENDING ON PROVIDED LOGO & COLORS.
  - SIGN TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL:
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER TO BE PAINTED - SHOWN AS BLACK (COLOR TBD). NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATE DEPENDING ON PROVIDED LOGO & COLORS.
  - LOGO CABINET: 4' - 7" (55") T X 8' - 8" (104") W X 5" D; TRIMMED FACE: PANNED, 54.5" TALL X 103.5" WIDE; RETAINER: 1.5" RECESSED RETAINER HINGED AT TOP; FLANGE: 1.875" PANNED DEPTH: 2.25"; PANNED VISIBLE OPENING APPROX: 50.75" TALL X 99.75" WIDE

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
  - ALL SIGNS TO BE UL LABELED

* PARCEL 2, MONUMENT SIGN B
  - OVERALL HEIGHT: 8' - 2" TALL
  - OVERALL WIDTH: 12' - 6" WIDE
  - GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
  - ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE PROVIDED

- PMS COLOR TBD
- PMS COLOR TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

TENANT TBD

PARCEL 2

FILE NAME: Patriot's Square - TBD	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

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ADDRESS: P.O. BOX 211410
AUGUSTA, GA 30917

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- ☐ REVISE & RESUBMIT

NAME:

DATE:

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PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 3

ENTRY MONUMENT SIGN **C**

PROPOSED:

GENERAL NOTES:

* ENTRY SIGN - PARCEL 3, SIGN C
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT LARGE ENTRY SIGN (BRICK TYPE/COLOR, TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET(S), TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED. MEASUREMENTS AS SHOWN.
  - MONUMENT SIGN SHOWN WITH SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. SONIC AND PRELIMINARY LOGO CABINET TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, FACES TO ILLUMINATE DEPENDING ON LOGO/COPY PROVIDED.
  - SIGN(S) TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.
  - MANUFACTURE AND INSTALL NEW "PATRIOT'S SQUARE" WHITE 3/8" ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL: TBD
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER COLOR TBD.
  - NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATED DEPENDING ON LOGO TO BE PROVIDED.
  - LOGO CABINET: 5' - 8" (68") T X 10' - 0" (120") W X 5" D; TRIMMED FACE: PANNED, 67.5" TALL X 119.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" PANNED VISIBLE OPENING APPROX: 63.75" TALL X 115.75" WIDE

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL: SONIC
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER TO BE PAINTED BLUE PMS 2382C (COLOR TBV).
  - NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR FACES TO ILLUMINATE.
  - LOGO CABINET: 4' - 2.5" (50.5") T X 8' - 0" (96") W X 5" D; TRIMMED FACE: PANNED, 50" TALL X 95.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" SONIC LOGO DETAILS TO BE PROVIDED AND/OR VERIFIED.

* (2) SETS OF PIN-MOUNTED WHITE LETTERS: PATRIOT'S SQUARE
  - MANUFACTURE AND INSTALL NEW 10" TALL, "PATRIOT'S SQUARE" WHITE, 3/8" THICK ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK BASE, AS SHOWN.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE DETERMINED AND PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE; ALL SIGNS TO BE UL LABELED

* PARCEL 3, MONUMENT SIGN C
  - OVERALL HEIGHT: 9' - 8" TALL; ACTUAL LOGO SIGN SQUARE FOOTAGE: 104 SQFT

COLOR NOTES: *COLORS TO BE PROVIDED AND/OR VERIFIED

SONIC RED PMS 192C RED VINYL 3M 3730-2324	SONIC BLUE PMS 2382C BLUE VINYL 3M 3730-8094	FINAL COLOR *TBD SHOWN AS GRAY PMS 427C	WHITE
			BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

ENTRY MONUMENT SIGN

SONIC

PARCEL 3

FILE NAME: Patriot's Square - Sonic	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 9.25.2025	WO#:

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
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5	DATE:

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AUGUSTA, GA 30917

CLIENT REVIEW STATUS

- [ ] APPROVED
- [ ] APPROVED AS NOTED
- [ ] REVISE & RESUBMIT

NAME:

DATE:

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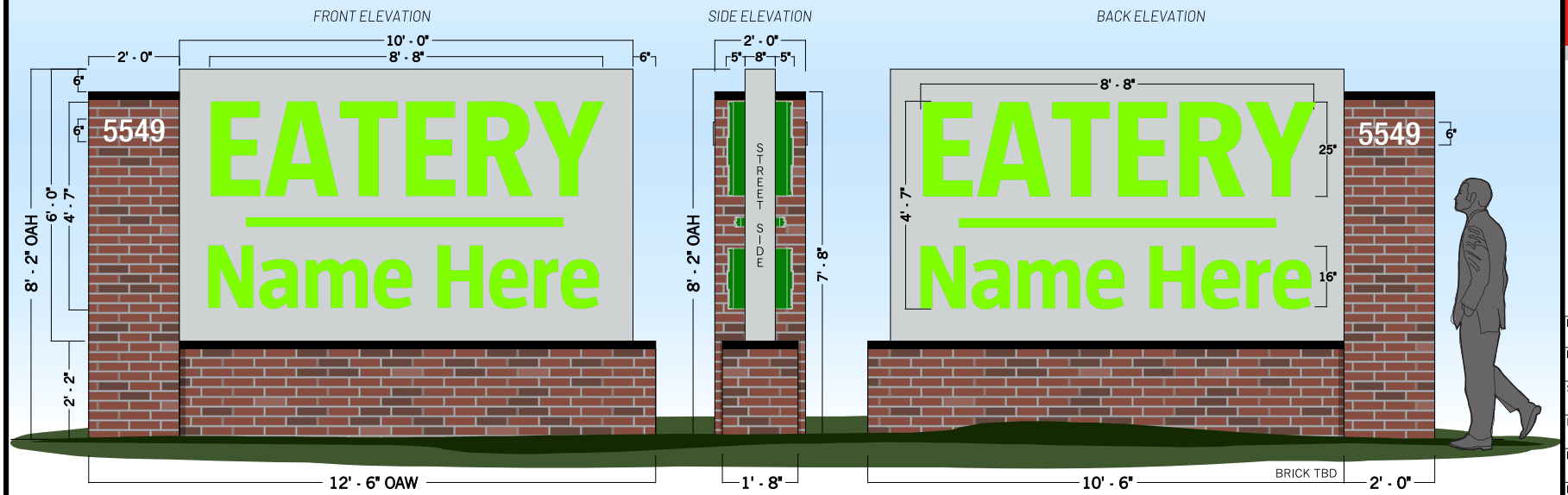
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 4

MONUMENT SIGN D1

PROPOSED:



GENERAL NOTES:

* ROAD FRONT SIGN - PARCEL 4, SIGN D1
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE DETERMINED, LOGO & COLORS TO BE PROVIDED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
  - MONUMENT SIGN SHOWN WITH INTERNALLY ILLUMINATED CHANNEL LETTERS - 1 SET PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. PRELIMINARY PLACE HOLDER CHANNEL LETTERS SHOWN AT OVERALL 4' - 7" TALL X 8' - 8" WIDE, TOP LETTERS SHOWN AT 25" HEIGHT; BOTTOM LETTERS SHOWN AT 16" HEIGHT.
  - CHANNEL LETTERS SIZES, TYPES AND COLORS TO BE DETERMINED AND PROVIDED BY CUSTOMER. CHANNEL LETTERS TO ILLUMINATE.
  - LETTERS AND OR LOGO TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED SETS OF CHANNEL LETTERS & OR LOGO(S) DETAIL:
  - INTERNALLY LED ILLUMINATED CHANNEL LETTERS AND OR LOGO TO BE DETERMINED.
  - 1 SET FOR EACH SIDE OF SIGN, AS SHOWN.
  - LOGO FONT, COLORS AND INFORMATION TO BE PROVIDED BY CUSTOMER.
  - STANDARD CHANNEL LETTERS APPRX. 5" DEEP, TBD. TO HAVE TRIM CAP AND ALUMINUM RETURNS WITH ACRYLIC FACES.
  - TO BE ATTACHED TO LIGHT GRAY ALUMINUM MID-CABINET.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
  - ALL SIGNS TO BE UL LABELED

* PARCEL 4, MONUMENT SIGN D1
  - OVERALL HEIGHT: 8' - 2" TALL
  - OVERALL WIDTH: 12' - 6" WIDE
  - GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
  - ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE PROVIDED

- PMS COLOR TBD
- PMS COLOR TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

TENANT TBD

PARCEL 4

FILE NAME: Patriot's Square - TBD	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

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5	DATE:

DECLARATION

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PHONE: 706.860.6890 FAX: 706.860.6894
WEB: WWW.AAASIGNCO.COM
ADDRESS: P.O. BOX 211410
AUGUSTA, GA 30917

CLIENT REVIEW STATUS

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

NAME:

DATE:

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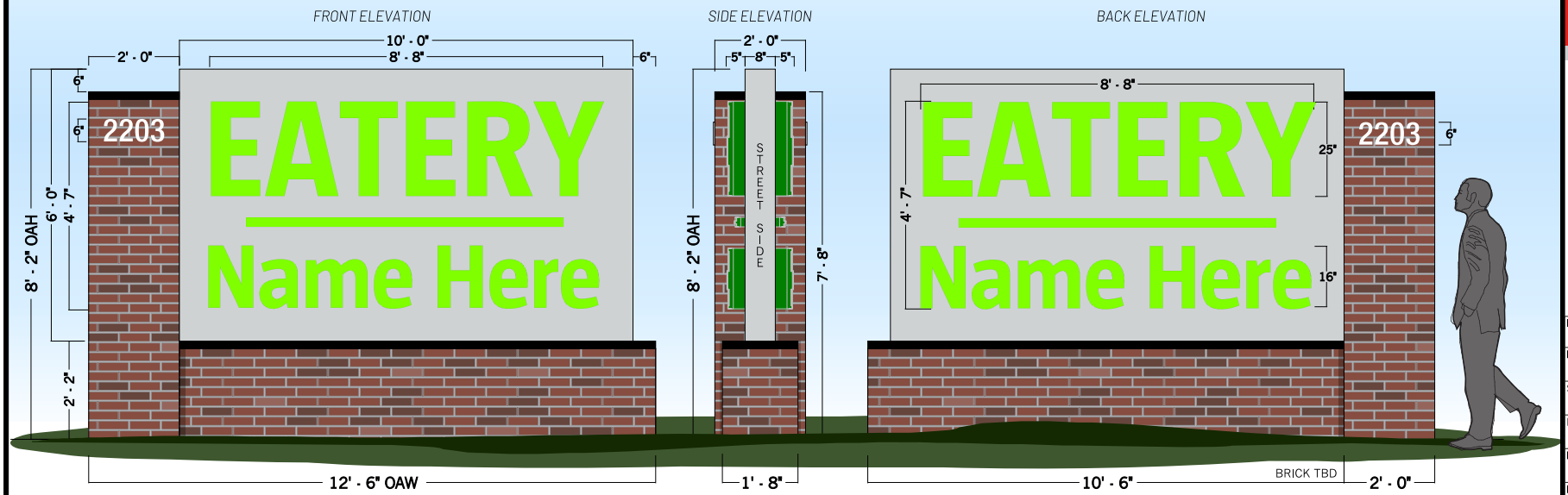
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 4

MONUMENT SIGN D2

PROPOSED:



GENERAL NOTES:

* ROAD FRONT SIGN - PARCEL 4, SIGN D2
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE DETERMINED, LOGO & COLORS TO BE PROVIDED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
  - MONUMENT SIGN SHOWN WITH INTERNALLY ILLUMINATED CHANNEL LETTERS - 1 SET PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. PRELIMINARY PLACE HOLDER CHANNEL LETTERS SHOWN AT OVERALL 4' - 7" TALL X 8' - 8" WIDE, TOP LETTERS SHOWN AT 25" HEIGHT; BOTTOM LETTERS SHOWN AT 16" HEIGHT.
  - CHANNEL LETTERS SIZES, TYPES AND COLORS TO BE DETERMINED AND PROVIDED BY CUSTOMER. CHANNEL LETTERS TO ILLUMINATE.
  - LETTERS AND OR LOGO TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED SETS OF CHANNEL LETTERS & OR LOGO(S) DETAIL:
  - INTERNALLY LED ILLUMINATED CHANNEL LETTERS AND OR LOGO TO BE DETERMINED.
  - 1 SET FOR EACH SIDE OF SIGN, AS SHOWN.
  - LOGO FONT, COLORS AND INFORMATION TO BE PROVIDED BY CUSTOMER.
  - STANDARD CHANNEL LETTERS APPRX. 5" DEEP, TBD. TO HAVE TRIM CAP AND ALUMINUM RETURNS WITH ACRYLIC FACES.
  - TO BE ATTACHED TO LIGHT GRAY ALUMINUM MID-CABINET.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
  - ALL SIGNS TO BE UL LABELED

* PARCEL 4, MONUMENT SIGN D2
  - OVERALL HEIGHT: 8' - 2" TALL
  - OVERALL WIDTH: 12' - 6" WIDE
  - GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
  - ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE PROVIDED

- PMS COLOR TBD
- PMS COLOR TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

TENANT TBD

PARCEL 4

FILE NAME: Patriot's Square - TBD	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

DECLARATION

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CLIENT REVIEW STATUS

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- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

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DATE:

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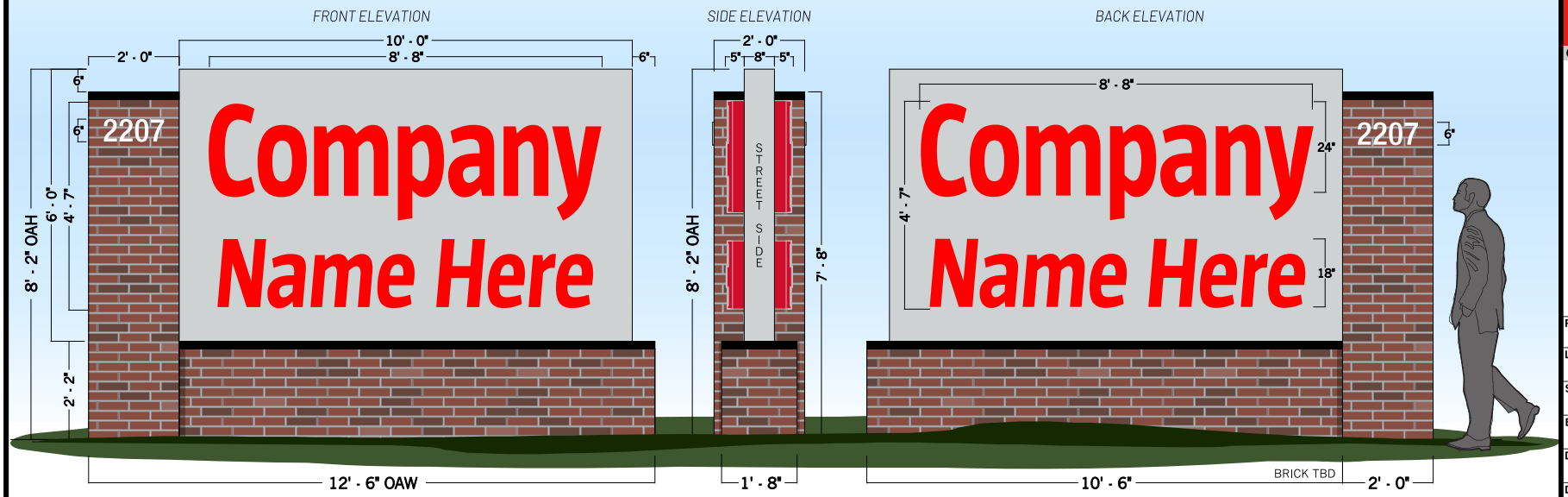
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 5

MONUMENT SIGN **E**

PROPOSED:



GENERAL NOTES:

* ROAD FRONT SIGN - PARCEL 5, SIGN E
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE DETERMINED, LOGO & COLORS TO BE PROVIDED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
  - MONUMENT SIGN SHOWN WITH INTERNALLY ILLUMINATED CHANNEL LETTERS - 1 SET PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. PRELIMINARY PLACE HOLDER CHANNEL LETTERS SHOWN AT OVERALL 4' - 7" TALL X 8' - 8" WIDE, TOP LETTERS SHOWN AT 24" HEIGHT; BOTTOM LETTERS SHOWN AT 18" HEIGHT.
  - CHANNEL LETTERS SIZES, TYPES AND COLORS TO BE DETERMINED AND PROVIDED BY CUSTOMER. CHANNEL LETTERS TO ILLUMINATE.
  - LETTERS AND OR LOGO TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED SETS OF CHANNEL LETTERS & OR LOGO(S) DETAIL:
  - INTERNALLY LED ILLUMINATED CHANNEL LETTERS AND OR LOGO TO BE DETERMINED.
  - 1 SET FOR EACH SIDE OF SIGN, AS SHOWN.
  - LOGO FONT, COLORS AND INFORMATION TO BE PROVIDED BY CUSTOMER.
  - STANDARD CHANNEL LETTERS APPRX. 5" DEEP, TBD. TO HAVE TRIM CAP AND ALUMINUM RETURNS WITH ACRYLIC FACES.
  - TO BE ATTACHED TO LIGHT GRAY ALUMINUM MID-CABINET.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
  - ALL SIGNS TO BE UL LABELED

* PARCEL 5, MONUMENT SIGN E
  - OVERALL HEIGHT: 8' - 2" TALL
  - OVERALL WIDTH: 12' - 6" WIDE
  - GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
  - ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE PROVIDED

- PMS COLOR TBD
- PMS COLOR TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

TENANT TBD

PARCEL 5

FILE NAME: Patriot's Square - TBD	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

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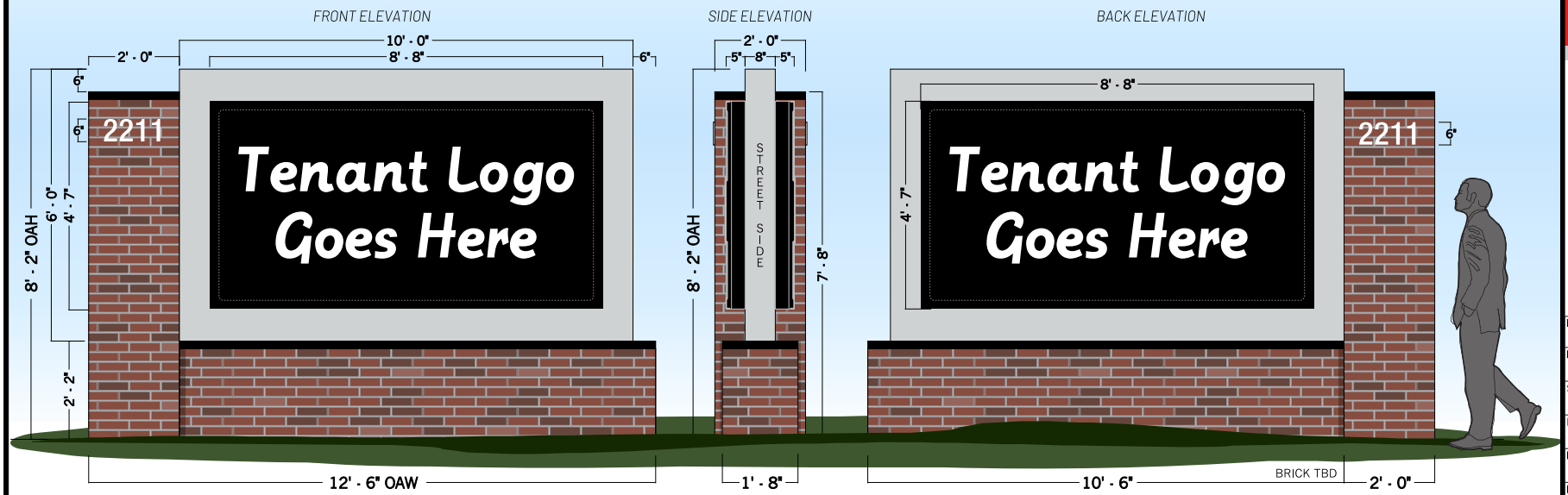
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 6

MONUMENT SIGN **F**

PROPOSED:



GENERAL NOTES:

* ROAD FRONT SIGN - PARCEL 6, SIGN F
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
  - TENANT TO BE DETERMINED, LOGO & COLORS TO BE PROVIDED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
  - MONUMENT SIGN SHOWN WITH 2 SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. PRELIMINARY LOGO CABINET SHOWN AT 4' - 7" TALL X 8' - 8" WIDE X 5" DEEP WITH 1.5" RETAINER. TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, LOGO OR BACKGROUND TO ILLUMINATE DEPENDING ON PROVIDED LOGO & COLORS.
  - SIGN TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL:
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET HINGED AT TOP WITH 1.5" RECESSED RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER TO BE PAINTED - SHOWN AS BLACK (COLOR TBD). NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATE DEPENDING ON PROVIDED LOGO & COLORS.
  - LOGO CABINET: 4' - 7" (55") T X 8' - 8" (104") W X 5" D; TRIMMED FACE: PANNED, 54.5" TALL X 103.5" WIDE; RETAINER: 1.5" RECESSED RETAINER HINGED AT TOP; FLANGE: 1.875" PANNED DEPTH: 2.25"; PANNED VISIBLE OPENING APPROX: 50.75" TALL X 99.75" WIDE

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
  - ALL SIGNS TO BE UL LABELED

* PARCEL 6, MONUMENT SIGN F
  - OVERALL HEIGHT: 8' - 2" TALL
  - OVERALL WIDTH: 12' - 6" WIDE
  - GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
  - ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE PROVIDED

- PMS COLOR TBD
- PMS COLOR TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

TENANT TBD

PARCEL 6

FILE NAME: Patriot's Square - TBD	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

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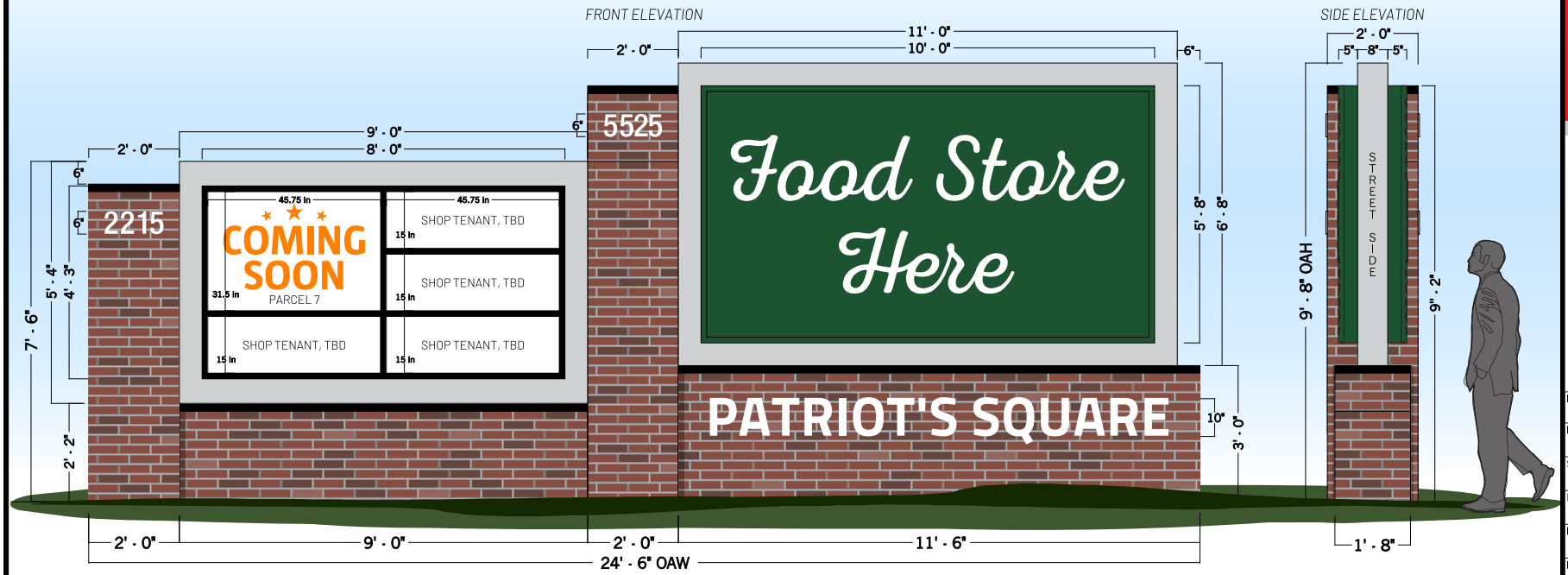
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 7

ENTRY MONUMENT SIGN **G**

PROPOSED:



GENERAL NOTES:

* ENTRY SIGN - PARCEL 7, SIGN G
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT LARGE ENTRY SIGN (BRICK TYPE/COLOR, TO BE PROVIDED BY CUSTOMER).
  - TENANT(S) TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET(S), TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED. MEASUREMENTS AS SHOWN.
  - MONUMENT SIGN SHOWN WITH SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. TENANT SIGN TO HAVE FLAT FACES; PRELIMINARY MAIN LOGO CABINET TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, FACES TO ILLUMINATE DEPENDING ON LOGO/COPY PROVIDED.
  - SIGN(S) TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.
  - MANUFACTURE AND INSTALL NEW "PATRIOT'S SQUARE" WHITE 3/8" ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK, AS SHOWN.
* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL: TBD
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER COLOR TBD.
  - NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATED DEPENDING ON LOGO TO BE PROVIDED.
  - LOGO CABINET: 5' - 8" (68") T X 10' - 0" (120") W X 5" D; TRIMMED FACE: PANNED, 67.5" TALL X 119.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" PANNED VISIBLE OPENING APPROX: 63.75" TALL X 115.75" WIDE
* (2) SINGLE-SIDED TENANT CABINET(S) DETAIL: TENANTS TO BE PROVIDED
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH RETAINERS, DIVIDER BAR & FLAT ACRYLIC FACES. CABINET, RETAINER & DIVIDER BAR COLOR TO BE DETERMINED.
  - NEW FLAT ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR FACES TO ILLUMINATE, DEPENDING ON LOGOS PROVIDED.
  - LOGO CABINET: 4' - 3" (51") T X 8' - 0" (96") W X 5" D; RETAINER: 1.5"; DIVIDER BAR: 1.5"; FACES TO BE FLAT, TENANT LOGO DETAILS TO BE PROVIDED.
* (2) SETS OF PIN-MOUNTED WHITE LETTERS: PATRIOT'S SQUARE
  - MANUFACTURE AND INSTALL NEW 10" TALL, "PATRIOT'S SQUARE" WHITE, 3/8" THICK ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK BASE, AS SHOWN.
* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE DETERMINED AND PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE; ALL SIGNS TO BE UL LABELED
* PARCEL 7, MONUMENT SIGN G
  - OVERALL HEIGHT: 9' - 8" TALL; ACTUAL SIGN SQUARE FOOTAGE: 104 SQFT

COLOR NOTES: *COLORS TO BE PROVIDED AND/OR VERIFIED

- COLORS TBD
- COLORS TBD
- FINAL COLOR *TBD SHOWN AS GRAY PMS 427C
- WHITE
- BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

ENTRY MONUMENT SIGN

PARCEL 7

FILE NAME: Patriot's Square - Entry	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 9.25.2025	WO#:

REVISIONS

1 Went w/previous vs.	DATE: 8/12/25
2 Plan updated adding 2nd BBM sign	DATE: 9/25/25
3 Plan updated	DATE: 11/10/25
4	DATE:
5	DATE:

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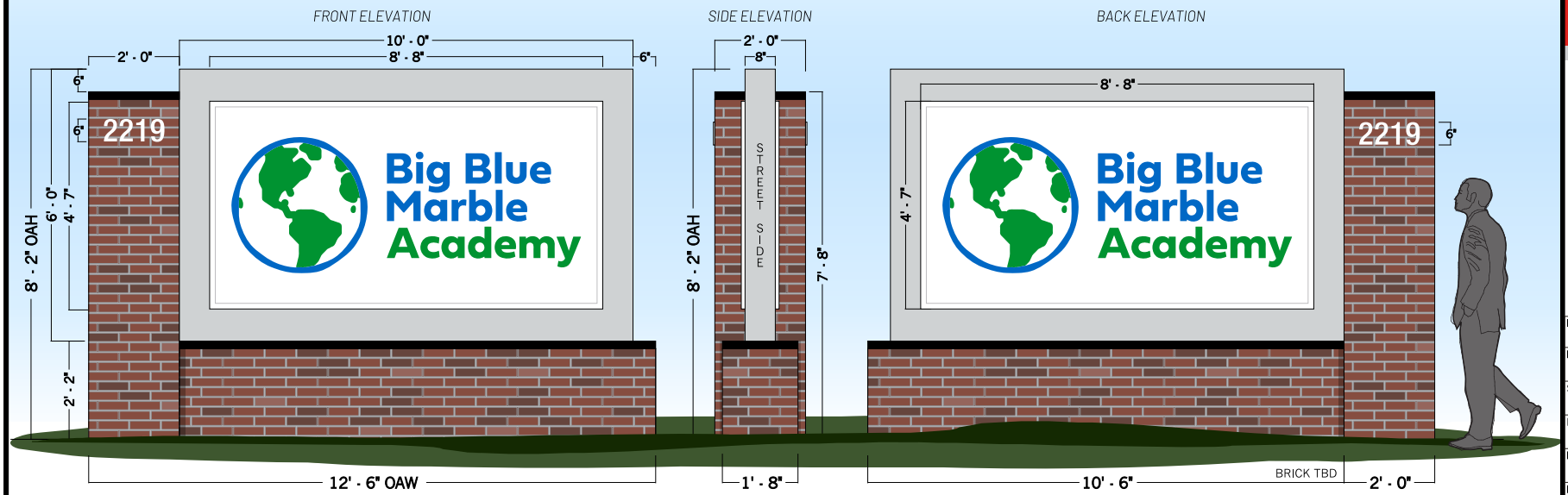
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 8

MONUMENT SIGN **H**

PROPOSED:



GENERAL NOTES:

[*] ROAD FRONT SIGN - PARCEL 8, SIGN H
- MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
- TENANT TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER.
- SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET, TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED.
- ALUMINUM LIGHT GRAY MID-CABINET/BACKER TBD. PRELIMINARY LOGO CABINET SHOWN AT 4' - 7" TALL X 8' - 8" WIDE WITH 1.5" RETAINER. TO HAVE PANNED ACRYLIC FACES DECORATED TO ALLOW FOR FACES TO ILLUMINATE, "VECTOR LOGO TO BE PROVIDED.
- SIGN TO BE INTERNALLY LED ILLUMINATED.
- MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

[*] DOUBLE-SIDED LOGO CABINET(S) DETAIL:
- INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER TO BE PAINTED WHITE (COLOR TBV).
- NEW SMOOTH PANNED ACRYLIC FACES DECORATED TO ALLOW FOR FACES TO ILLUMINATE, *VECTOR LOGO FILE TO BE PROVIDED.
- LOGO CABINET: 4' - 7" (55") T X 8' - 8" (104") W X 5" D; TRIMMED FACE: PANNED, 54.5" TALL X 103.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" PANNED VISIBLE OPENING APPROX: 50.75" TALL X 99.75" WIDE

[*] CONSTRUCTION NOTES
- BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
- ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
- ALL SIGNS TO BE UL LABELED

[*] PARCEL 8, MONUMENT SIGN H
- OVERALL HEIGHT: 8' - 2" TALL
- OVERALL WIDTH: 12' - 6" WIDE
- GRAY BACKGROUND SQUARE FOOTAGE: 60 SQFT
- ACTUAL LOGO SIGN SQUARE FOOTAGE: 40 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE VERIFIED

BBM GREEN PMS 355C	BBM BLUE PMS 300C	FINAL COLOR *TBD SHOWN AS GRAY PMS 427C	WHITE
			BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

Big Blue Marble Academy

PARCEL 8

FILE NAME: Patriot's Square - Big Blue Marble	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG# 250841-09
DATE: 9.25.2025	WO#

REVISIONS

1 Plan updated adding 2nd BBM sign	DATE: 9/25/25
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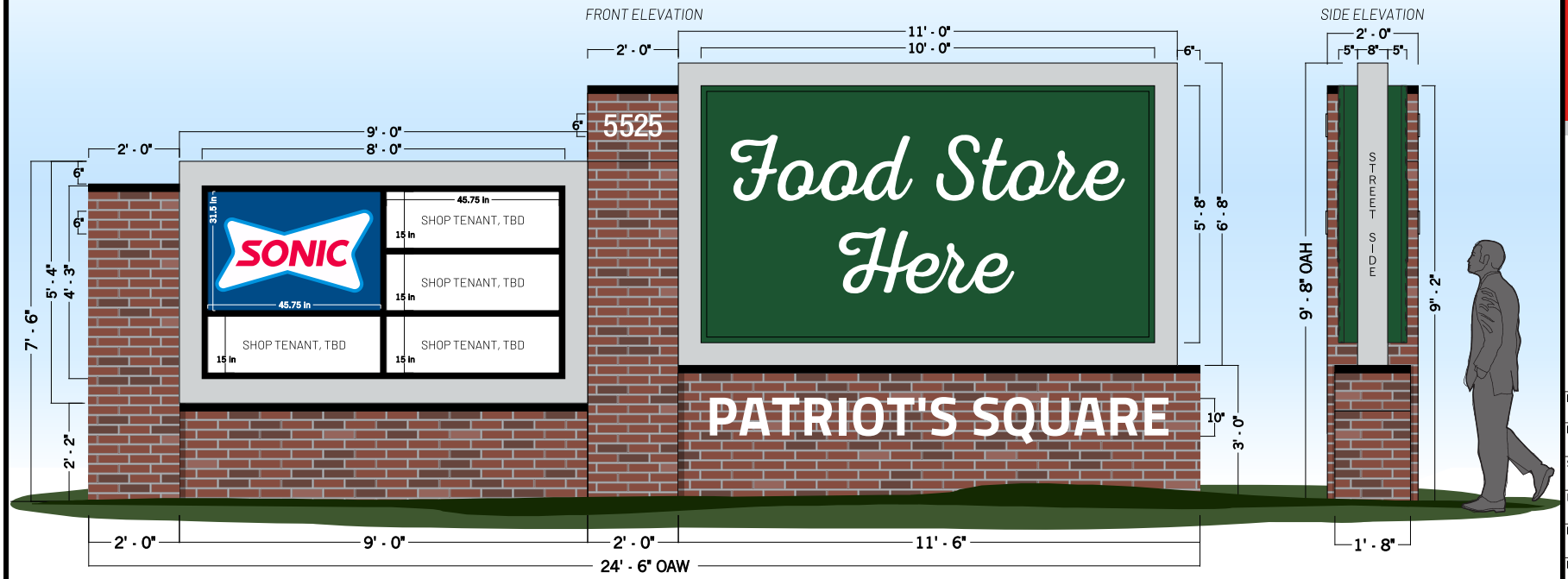
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

WILLIAM FEW PARKWAY AT JOHNS ADAM LN | PATRIOT'S PARK LOT

ENTRY MONUMENT SIGN I

PROPOSED:



GENERAL NOTES:

* ENTRY SIGN - PARCEL 7, SIGN I
  - MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT LARGE ENTRY SIGN (BRICK TYPE/COLOR, TO BE PROVIDED BY CUSTOMER).
  - TENANT(S) TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER.
  - SHOWN WITH LIGHT GRAY ALUMINUM PANNED MID-CABINET(S), TO HOUSE ELECTRICAL WHEN NEEDED. COLOR TO BE DETERMINED. MEASUREMENTS AS SHOWN.
  - MONUMENT SIGN SHOWN WITH SINGLE-SIDED, INTERNALLY ILLUMINATED CABINETS - 1 PER SIDE TO ATTACH TO ALUMINUM LIGHT GRAY MID-CABINET. TENANT SIGN TO HAVE FLAT FACES; PRELIMINARY MAIN LOGO CABINET TO HAVE PANNED ACRYLIC FACES DECORATED 2ND SURFACE, FACES TO ILLUMINATE DEPENDING ON LOGO/COPY PROVIDED.
  - SIGN(S) TO BE INTERNALLY LED ILLUMINATED.
  - MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.
  - MANUFACTURE AND INSTALL NEW "PATRIOT'S SQUARE" WHITE 3/8" ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK, AS SHOWN.

* (2) SINGLE-SIDED LOGO CABINET(S) DETAIL: TBD
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER COLOR TBD.
  - NEW SMOOTH PANNED ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR LOGO OR BACKGROUND TO ILLUMINATED DEPENDING ON LOGO TO BE PROVIDED.
  - LOGO CABINET: 5' - 8" (68") T X 10' - 0" (120") W X 5" D; TRIMMED FACE: PANNED, 67.5" TALL X 119.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25" PANNED VISIBLE OPENING APPROX: 63.75" TALL X 115.75" WIDE

* (2) SINGLE-SIDED TENANT CABINET(S) DETAIL: TENANTS TO BE PROVIDED
  - INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH RETAINERS, DIVIDER BAR & FLAT ACRYLIC FACES. CABINET, RETAINER & DIVIDER BAR COLOR TO BE DETERMINED.
  - NEW FLAT ACRYLIC FACES DECORATED 2ND SURFACE TO ALLOW FOR FACES TO ILLUMINATE, DEPENDING ON LOGOS PROVIDED.
  - LOGO CABINET: 4' - 3" (51") T X 8' - 0" (96") W X 5" D; RETAINER: 1.5"; DIVIDER BAR: 1.5"; FACES TO BE FLAT, TENANT LOGO DETAILS TO BE PROVIDED.

* (2) SETS OF PIN-MOUNTED WHITE LETTERS: PATRIOT'S SQUARE
  - MANUFACTURE AND INSTALL NEW 10" TALL, "PATRIOT'S SQUARE" WHITE, 3/8" THICK ALUMINUM PIN-MOUNTED LETTERS TO BOTH SIDES OF BRICK BASE, AS SHOWN.

* CONSTRUCTION NOTES
  - BRICK TYPE/COLOR TO BE DETERMINED AND PROVIDED BY CUSTOMER.
  - ALL MOUNTING HARDWARE TO BE NON-CORROSIVE; ALL SIGNS TO BE UL LABELED

* PATRIOT'S PARK LOT, MONUMENT SIGN I
  - OVERALL HEIGHT: 9' - 8" TALL; ACTUAL SIGN SQUARE FOOTAGE: 104 SQFT

COLOR NOTES: *COLORS TO BE PROVIDED AND/OR VERIFIED

SONIC RED PMS 192C RED VINYL 3M 3730-2324	SONIC BLUE PMS 2382C BLUE VINYL 3M 3730-8094	FINAL COLOR *TBD SHOWN AS GRAY PMS 427C	WHITE BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

ENTRY MONUMENT SIGN

PATRIOT'S PARK LOT

FILE NAME: Patriot's Square - Entry	
LOCATION: William Few Pkwy at John's Adam Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 9.25.2025	WO#:

REVISIONS

1 Changes to previous vs	DATE: 8/15/25
2 Plan updated adding 2nd BBM sign	DATE: 9/25/25
3 Plan updated	DATE: 11/10/25
4	DATE:
5	DATE:

DECLARATION

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PHONE: 706.860.6890 FAX: 706.860.6894
WEB: WWW.AAASIGNCO.COM
ADDRESS: P.O. BOX 211410
AUGUSTA, GA 30917

CLIENT REVIEW STATUS

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

NAME:

DATE:

AAA SIGN COMPANY, INC. REQUIRES THAT AN "APPROVED" DRAWING BE OBTAINED FROM THE CLIENT PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION.

PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

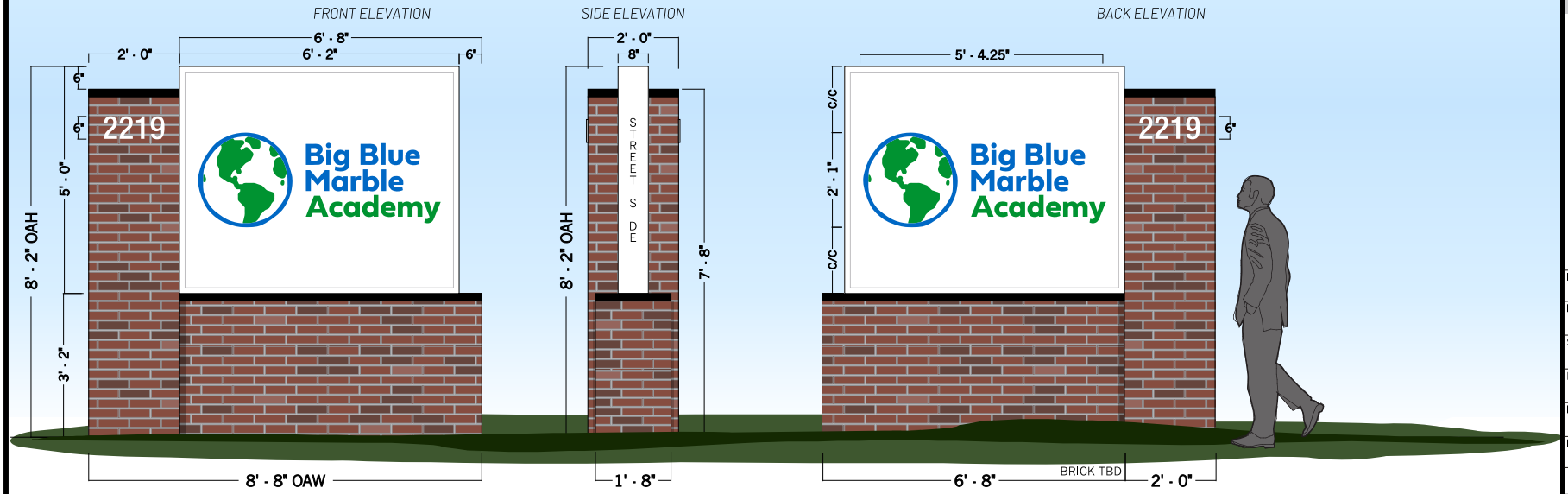
WILLIAM FEW PARKWAY AT COLUMBIA ROAD | SECONDARY ROAD SIDE

SECONDARY MONUMENT SIGN **J**

EXAMPLE SIGN

**OPTION FOR SECONDARY MONUMENT SIGN ON INTERIOR ACCESS ROAD OR FOR ILLUMINATED CHANNEL LETTERS ON BACK OF BUILDING IN ACCORDANCE WITH THE COLUMBIA COUNTY CODE.*

PROPOSED:



GENERAL NOTES:

* SECONDARY ROAD FRONT SIGN - SIGN J
- MANUFACTURE AND INSTALL NEW DOUBLE-SIDED, INTERNALLY ILLUMINATED BRICK MONUMENT SIGN (BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER).
- TENANT TO BE VERIFIED, LOGO & COLORS TO BE APPROVED BY CUSTOMER. (*VECTOR LOGO TO BE PROVIDED)
- SHOWN WITH WHITE DOUBLE-SIDED INTERNALLY LED ILLUMINATED CABINET.
- ILLUMINATED LOGO FACES - VECTOR LOGO TO BE PROVIDED.
- SIGN TO BE INTERNALLY LED ILLUMINATED.
- MANUFACTURE AND INSTALL NEW 6" TALL, 3/8" THICK - WHITE ALUMINUM PIN-MOUNTED ADDRESS NUMERALS TO BOTH SIDES OF BRICK PILLAR, AS SHOWN.

* DOUBLE-SIDED LOGO CABINET(S) DETAIL:
- INTERNALLY LED ILLUMINATED, ALUMINUM CABINET WITH 1.5" RETAINERS & SMOOTH PANNED ACRYLIC FACES. CABINET AND RETAINER TO BE PAINTED WHITE (COLOR TBV).
- NEW SMOOTH PANNED ACRYLIC FACES DECORATED TO ALLOW FOR ENTIRE FACE TO ILLUMINATE AT NIGHT.
- LOGO CABINET: 5' - 0"(60") T X 6' - 2"(74") W X 8" D; TRIMMED FACE: PANNED, 59.5" TALL X 73.5" WIDE; RETAINER: 1.5" RETAINER; FLANGE: 1.875"; PANNED DEPTH: 2.25"

* CONSTRUCTION NOTES
- BRICK TYPE/COLOR TO BE PROVIDED BY CUSTOMER.
- ALL MOUNTING HARDWARE TO BE NON-CORROSIVE
- ALL SIGNS TO BE UL LABELED

* SECONDARY MONUMENT SIGN J
- OVERALL HEIGHT: 8' - 2" TALL
- OVERALL WIDTH: 8' - 8" WIDE
- ACTUAL LOGO SIGN SQUARE FOOTAGE: 31 SQFT

COLOR NOTES: *ALL LOGO COLORS TO BE VERIFIED

BBM GREEN PMS 355C	BBM BLUE PMS 300C	FINAL COLOR *TBD SHOWN AS GRAY PMS 427C	WHITE
			BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

SECONDARY ROAD SIGN

FILE NAME: Patriot's Square	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 11.10.2025	WO#:

REVISIONS

1 Plan updated adding this 2nd BBM sign	DATE: 9/25/25
2 Plan updated	DATE: 11/10/25
3	DATE:
4	DATE:
5	DATE:

DECLARATION

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AUGUSTA, GA 30917

CLIENT REVIEW STATUS

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

NAME:

DATE:

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PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-09

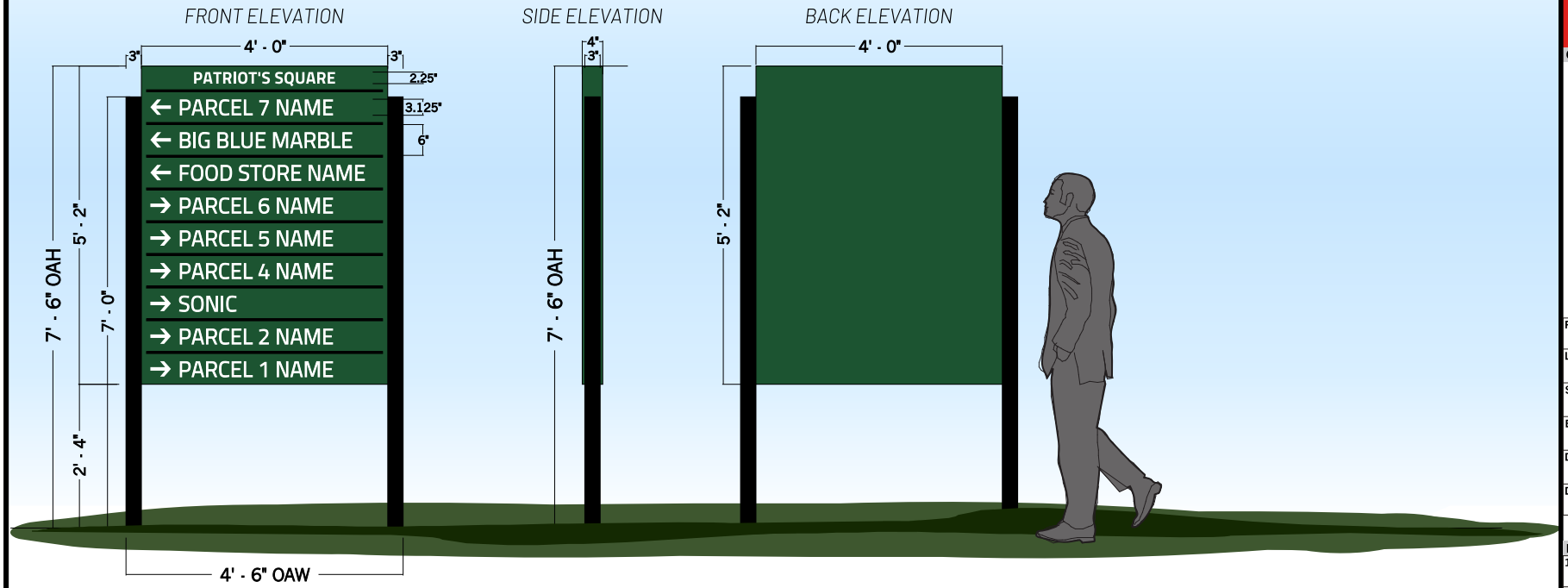
WILLIAM FEW PARKWAY AT COLUMBIA ROAD | SECONDARY ROAD SIDE

PARCEL DIRECTIONAL SIGN **K**

**OPTION FOR NON-ILLUMINATED SINGLE-SIDED OR V-SHAPED PARCEL DIRECTIONAL SIGN, DEPENDING ON LOCATION.SIGNS ON INTERIOR ACCESS ROAD.*

PROPOSED:

SINGLE-SIDED SHOWN, OPTION FOR V-SHAPED DEPENDING ON LOCATION



GENERAL NOTES:

* PARCEL DIRECTIONAL SIGN - SIGN K
- MANUFACTURE AND INSTALL NEW SINGLE-SIDED OR V-SHAPED (DEPENDING ON LOCATION), NON-ILLUMINATED PARCEL DIRECTIONAL SIGN.
- PARCEL NAMES TO BE PROVIDED
- SHOWN WITH GREEN NON-ILLUMINATED ALUMINUM PANNED CABINET WITH FIRST SURFACE APPLIED WHITE VINYL COPY, TO BE FINALIZED & 3/8" THICK BLACK VINYL DIVIDER STRIPING.
- SIGN TO BE NON- ILLUMINATED.
- SHOWN ON (2) 3" BLACK SQUARE TUBES
- OVERALL HEIGHT OF SIGN SHOWN AS 7' - 6" TALL.

* SINGLE-SIDED (OR V-SHAPED DEPENDING ON LOCATION) CABINET(S) DETAIL:
- NON- ILLUMINATED, ALUMINUM PANNED GREEN SIGN, 5' - 2" TALL X 4' - 0" WIDE X APPX. 4" DEEP.
- DECORATED FIRST SURFACE WITH WHITE VINYL COPY, TO BE FINALIZED & 3/8" THICK BLACK VINYL DIVIDER STRIPING.

* CONSTRUCTION NOTES
- FINAL COPY TO BE PROVIDED BY CUSTOMER.
- ALL MOUNTING HARDWARE TO BE NON-CORROSIVE

* PARCEL DIRECTIONAL SIGN K
- OVERALL HEIGHT: 7' - 6" TALL
- OVERALL WIDTH: 4' - 6" WIDE
- SIGN SQUARE FOOTAGE: 20.6 SQFT

COLOR NOTES:

GREEN PMS 357C

WHITE

BLACK

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CUSTOMER INFORMATION

PATRIOT'S SQUARE

PARCEL DIRECTIONAL SIGN

FILE NAME: Patriot's Square	
LOCATION: William Few Pkwy at Columbia Rd Evans, GA	
SALES AGENT: Ray Peters	
EMAIL: rayp@aaasignco.com	
DRAWN BY: Jodi	DWG#: 250841-09
DATE: 11.11.2025	WO#:

REVISIONS

1 Plan updated	DATE: 11/11
2	DATE:
3	DATE:
4	DATE:
5	DATE:

DECLARATION

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- ☐ APPROVED
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NAME:

DATE:

AAA SIGN COMPANY, INC. REQUIRES THAT AN "APPROVED" DRAWING BE OBTAINED FROM THE CLIENT PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION.

Office Use Only
Date Received: _____
Public Hearing Date: _____
File # _____
BOC Meeting Date: _____
Commission District: _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: ☑ **Rezoning** ☐ **Plan Revision** ☐ **Variance** ☐ **Variation** ☐ **Conditional Use** Master Sign Plan

Date of Application: 10/22/25

Rezoning: The undersigned requests that the property described be rezoned from_____ to_____.

Plan Revision[1]: The undersigned requests a revision to the current CC zoning.

Variance[2]: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation[3]: The undersigned requests a variation to Section _____of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # 050 Parcel # 002 Address: 5599 Columbia Road
(For multiple properties, please use a separate sheet of paper.) Road Frontage:_____feet on the North / South / East / West (circle one) side of _____. Property area is approximately 20.153 acres and is located _____feet from the intersection of William Few Parkway .The attached plat for the property was prepared by James G. Swift & Associates and dated 1/5/2016

PROPOSED USE (for rezoning):
If approved, the property will be used for the following purpose(s):
Commercial development

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: MHR Landlord, LLC
ADDRESS: 5725 NW 132nd Street
CITY: Ok. City STATE: OK ZIP: 73142
PHONE #: [redacted]
Email (or) Fax: [redacted]

APPLICANT: Thomas West / MHR Landlord, LLC
ADDRESS: 5725 NW 132nd Street
CITY: Ok. City STATE: OK ZIP: 73142
PHONE#: [redacted]
Email (or) Fax: [redacted]

DISCLOSURE
Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature: Reeder E. Ratliff
Printed Name: Reeder E. Ratliff

Applicant's Signature: Thomas P. West
Printed Name: Thomas P. West

MINDY HOLE NOTARY # 25005685 EXP. 05/12/29 PUBLIC STATE OF OKLAHOMA

Subscribed and sworn to before me on 22nd day of October 2025.
By: Mindy Hole Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to *Fee Schedule*.

Deed Doc: WD
Recorded 12/14/2022 04:14PM
Georgia Transfer Tax Paid : $3,000.00
CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 14569 Pg 0166-0171
Penalty: $0.00
Interest: $0.00
Participants: 7184306703,3629960878
$(PT61)

Return To:

Darren G. Meadows
Hull Barrett , P.C.
801 Broad Street, 7th Floor
Augusta, GA 30907
706-722-4481

STATE OF GEORGIA

COUNTY OF COLUMBIA

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of December 2022, by and between **MARY ANN GODWIN, CARBOY QUARRY PROPERTIES, LLC, a Georgia limited liability company, and PAUL V. DAVIS, JR. FAMILY PROPERTIES, LLC, a Georgia limited liability company** ("Grantor"), and **MHR LANDLORD, LLC, an Oklahoma limited liability company** ("Grantee"). ("Grantor" and "Grantee" to include the plural as well as the singular, and their heirs, legal representatives, successors and assigns, where the context so requires or permits).

W I T N E S S E T H :

THAT Grantor, for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration by Grantee the receipt and adequacy of which are hereby acknowledged, has bargained, granted, sold, aliened, conveyed and confirmed, and by these presents does bargain, grant, sell, alien, convey and confirm unto Grantee the property described on Exhibit "A", together with all and singular, the rights, ways, easements, members, privileges and appurtenances to the said property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof, and of every part thereof (the "Property"), subject to those Permitted Encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND Grantor shall and will warrant and forever defend by virtue of these presents, the Property, subject to the Permitted Exceptions, unto Grantee against claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 4-12-2025

(Notarial Seal)

BENJAMIN PAUL CAUTHREN
NOTARY
NO. 02CA6416345
QUALIFIED IN
WESTCHESTER COUNTY
COMM. EXP.
04-12-2025
PUBLIC
STATE OF NEW YORK

Grantor: Mary Ann Godwin

By: _____ L.S.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 9/28/2026

(Notarial Seal)

LISA LEHMAN
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 639056
Expires September 28, 2026

Grantor: CARBOY QUARRY PROPERTIES, LLC

By: Virginia G Carboy

Print Name: Virginia G. Carboy

As Its: Member

(SEAL)

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 10/23/2029

(Notarial Seal)

STEVEN R. BURGESS
My Commission Expires
NOTARY
PUBLIC
October 23, 2029
STATE OF SOUTH CAROLINA

Grantor: PAUL V. DAVIS, JR. FAMILY PROPERTIES, LLC

By: _____

Print Name: Julie D. Harris

As Its: Member

(SEAL)

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, SITUATE LYING AND BEING IN COLUMBIA COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WHERE THE EAST RIGHT-OF-WAY OF WILLIAM FEW PKWY INTERSECTS THE NORTH RIGHT-OF-WAY OF COLUMBIA ROAD AND BEING THE TRUE POINT OF BEGINNING;
THENCE, ALONG THE EAST RIGHT-OF-WAY OF WILLIAM FEW PKWY N-13°09'05"-E FOR A DISTANCE OF 346.06' TO A POINT;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY 516.76' ABOUT THE ARC OF A 5921.69' CURVE RADIUS, SAID ARC BEING SUBTENDED BY A 516.60' CHORD WITH A BEARING OF N-10°39'05"-E TO A POINT;
THENCE, ALONG SAID RIGHT-OF-WAY N-08°09'05"-E FOR A DISTANCE OF 110.87' TO A #4 REBAR (BENT);
THENCE, LEAVING THE EAST RIGHT-OF-WAY OF WILLIAM FEW PKWY N-76°45'15"-W FOR A DISTANCE OF 923.42' TO A #4 REBAR FOUND;
THENCE, S-13°13'25"-W FOR A DISTANCE OF 995.89' TO A POINT ON THE NORTH RIGHT-OF-WAY OF COLUMBIA ROAD;
THENCE, ALONG THE NORTH RIGHT-OF-WAY OF COLUMBIA ROAD N-76°45'15"-W FOR A DISTANCE OF 866.59' TO A POINT;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY N-31°51'46"-W FOR A DISTANCE OF 33.06' TO A POINT BEING THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 20.51 ACRES.

THIS PARCEL ALSO BEING KNOWN AS, ALL that lot, tract or parcel of land, with any improvements thereon, situate, lying and being in Columbia County, Georgia, containing 20.51 acres, more or less, being shown and depicted on a certain plat dated October 20, 2022, and prepared for MHR Landlord, LLC & Chicago Title Insurance Company, by James G. Swift & Associates, G.F. Bo Slaughter, Georgia Registered Licensed Surveyor No. 2614, which plat is recorded in the Office of the Clerk of Superior Court of Columbia County, Georgia, at Book E2022, page 361. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Tax Map and Parcel No. 050 002E

Exhibit "B"

Permitted Encumbrances

1. All taxes for the year 2022 and subsequent years.
2. Right of Way Deed to Columbia County, Georgia, dated June 27, 1991, and recorded July 16, 1991, in Deed Book 947, page 102, in the Office of the Clerk of Superior Court of Columbia County, Georgia.
3. Utility Easement in favor of Columbia County, Georgia, dated February 5, 1992, and recorded February 25, 1992, in Deed Book 1017, page 50, aforesaid Clerk's Office.
4. Permit for Anchors Guy Poles and Wires in favor of Georgia Power Company, dated May 10 1995, and recorded August 3, 1995, in Deed Book 1581, page 113, aforesaid Clerk's Office.
5. Permit for Anchors Guy Poles and Wires in favor of Georgia Power Company, dated May 10 1995, and recorded August 3, 1995, in Deed Book 1581, page 115, aforesaid Clerk's Office.
6. Easement in favor of Georgia Power Company, dated June 24, 2009, and recorded July 14, 2009, in Deed Book 7018, page 72, aforesaid Clerk's Office.
7. Perpetual Nonexclusive Permanent & Temporary Easements – Patriots Park Greenspace Trail in favor of Columbia County, Georgia, dated November 19, 2018, and recorded December 5, 2018, in Deed Book 11741, page 49, aforesaid Clerk's Office.

A PLAT
FOR THE
PAUL DAVIS ESTATE

PROPERTY LOCATED NEAR EVANS IN THE 126th G.M.D.

COLUMBIA COUNTY GEORGIA

SCALE: 1" = 200' MAY 28, 2015

200' 0 200'

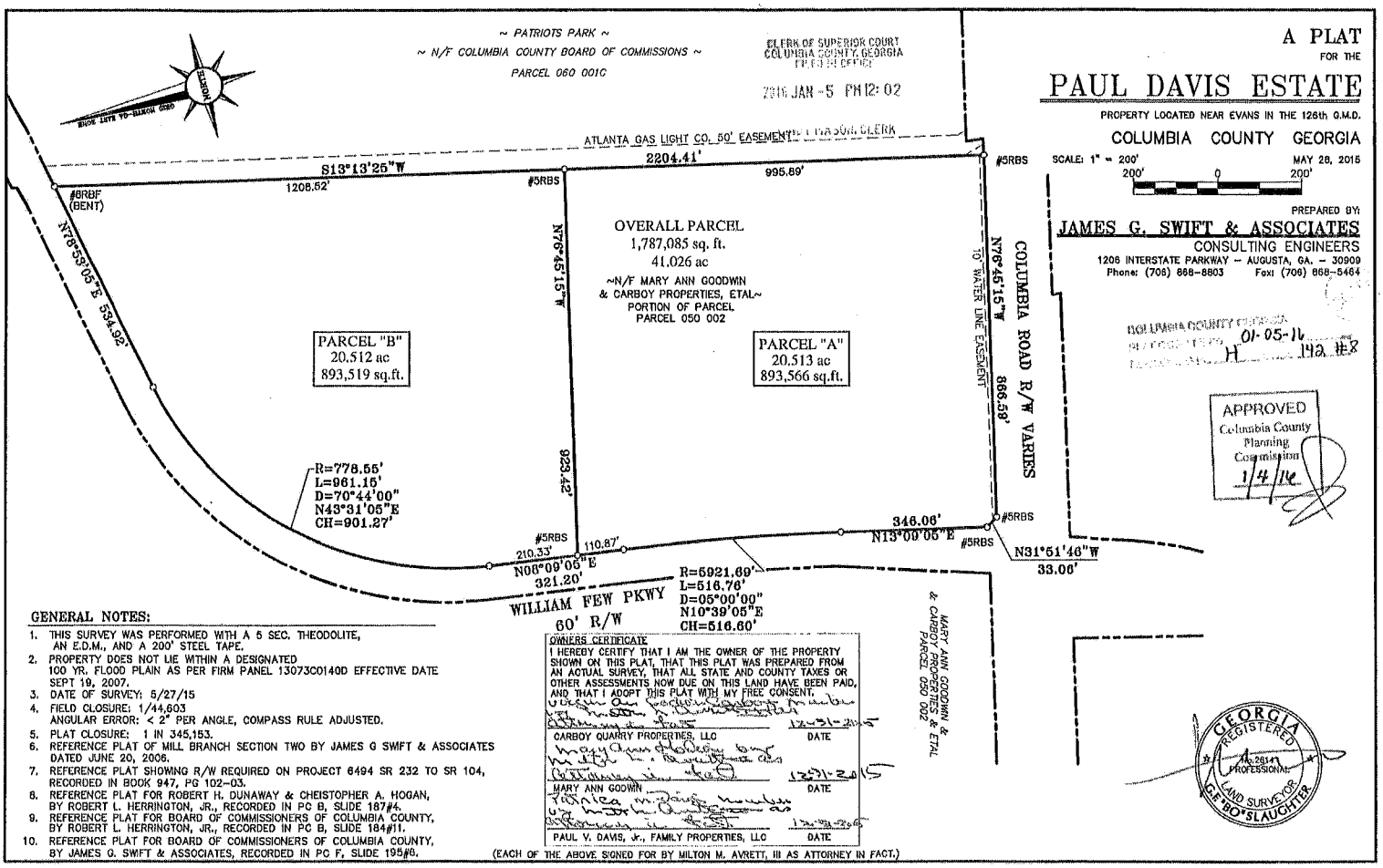
PREPARED BY:

JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY – AUGUSTA, GA. – 30909

Phone: (706) 868-8803 Fax: (706) 868-5464



CLERK OF SUPERIOR COURT
COLUMBIA COUNTY, GEORGIA
FILED IN OFFICE

2016 JAN -5 PM 12: 02

CLERK OF SUPERIOR COURT

COLUMBIA COUNTY GEORGIA
PLAT BOOK H PAGE 192 #8

APPROVED
Columbia County
Planning
Commission
1/4/16

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2614 G.F. "BO" SLAUGHTER

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITH A 5 SEC. THEODOLITE, AN E.D.M., AND A 200' STEEL TAPE.
2. PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YR. FLOOD PLAIN AS PER FIRM PANEL 13073C0140D EFFECTIVE DATE SEPT 19, 2007.
3. DATE OF SURVEY: 5/27/15
4. FIELD CLOSURE: 1/44,603
   ANGULAR ERROR: < 2" PER ANGLE, COMPASS RULE ADJUSTED.
5. PLAT CLOSURE: 1 IN 345,153.
6. REFERENCE PLAT OF MILL BRANCH SECTION TWO BY JAMES G SWIFT & ASSOCIATES DATED JUNE 20, 2006.
7. REFERENCE PLAT SHOWING R/W REQUIRED ON PROJECT 6494 SR 232 TO SR 104, RECORDED IN BOOK 947, PG 102-03.
8. REFERENCE PLAT FOR ROBERT H. DUNAWAY & CHEISTOPHER A. HOGAN, BY ROBERT L. HERRINGTON, JR., RECORDED IN PC B, SLIDE 187#4.
9. REFERENCE PLAT FOR BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, BY ROBERT L. HERRINGTON, JR., RECORDED IN PC B, SLIDE 184#11.
10. REFERENCE PLAT FOR BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, BY JAMES G. SWIFT & ASSOCIATES, RECORDED IN PC F, SLIDE 195#6.

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I ADOPT THIS PLAT WITH MY FREE CONSENT.

CARBOY QUARRY PROPERTIES, LLC — DATE 12-31-2015

MARY ANN GOODWIN — DATE 12-31-2015

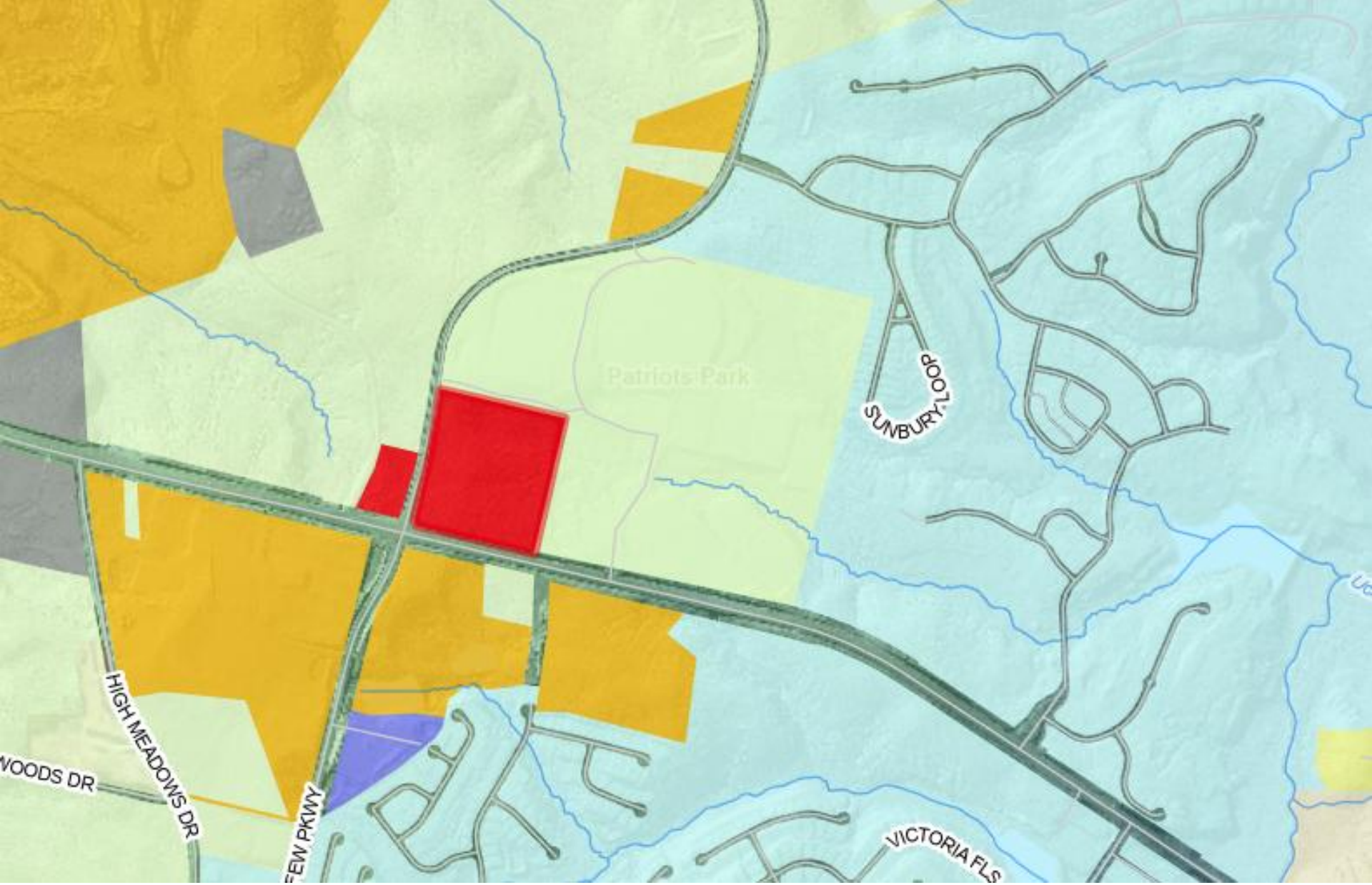
PAUL V. DAVIS, JR., FAMILY PROPERTIES, LLC — DATE 12-31-2015

(EACH OF THE ABOVE SIGNED FOR BY MILTON M. AVRETT, III AS ATTORNEY IN FACT.)

MASTER SIGN PLAN RZ25-11-05

- Tax Map 050 Parcel 002E
- Location: 2207 William Few Parkway
- Acreage: 20.51 +/- acres
- Current Zoning: C-C (Community Commercial)
- Existing Use: Vacant
- Request: Master Sign Plan
- Applicant: MHR Landlord, LLC

RZ25-11-05 LOCATION

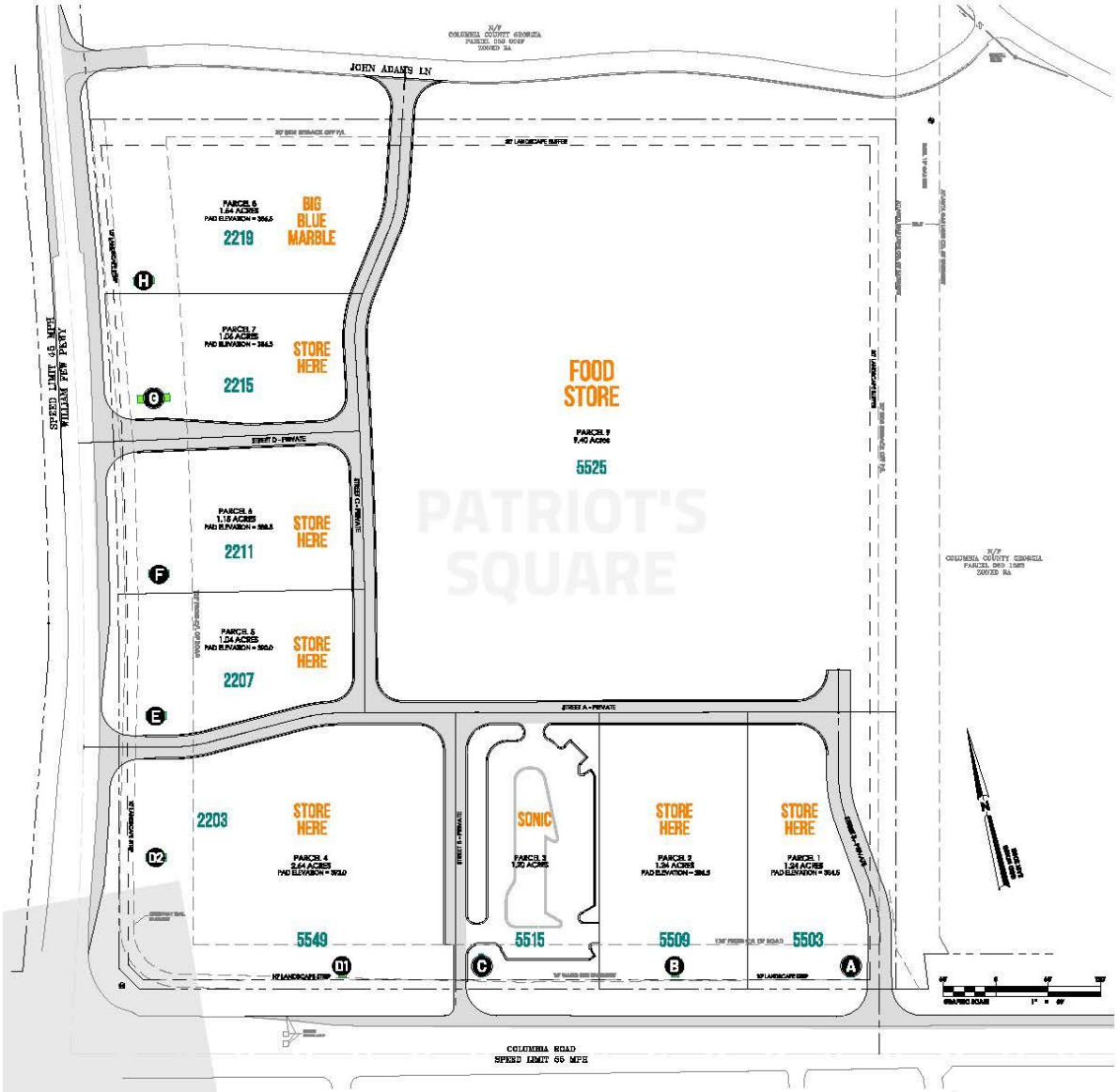


RZ25-11-05 ZONING

RZ25-11-05 AERIAL

Patriot's Square - Road Front Signage Plan

AAA SIGN CO. INC.
AUGUSTA • SAVANNAH • CHARLESTON
Ref. #250841-02



A	ENTRY MONUMENT SIGN	104 SQFT
B	MONUMENT SIGN	40 SQFT
C	ENTRY MONUMENT SIGN	104 SQFT
D1	MONUMENT SIGN	40 SQFT
D2	MONUMENT SIGN	40 SQFT
E	MONUMENT SIGN	40 SQFT
F	MONUMENT SIGN	40 SQFT
G	ENTRY MONUMENT SIGN	104 SQFT
H	MONUMENT SIGN	40 SQFT

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Know what's below. Call before you dig.

Soil erosion control measures must be in place prior to any land disturbing activity

ORIGINAL SITE PLAN BY OTHERS

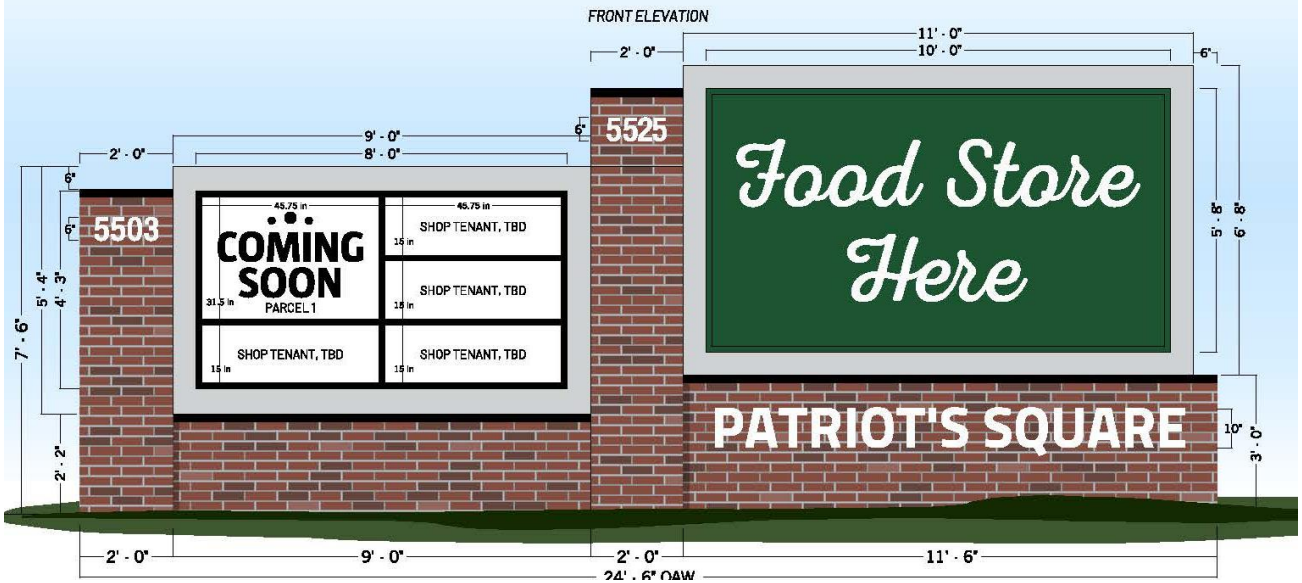
William Few Parkway at Columbia Road | Evans, GA

RZ25-11-05 SITE PLAN

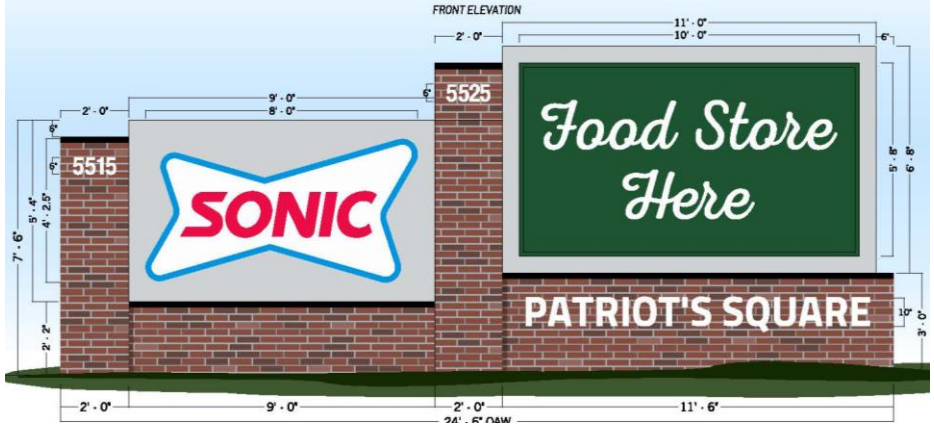
PATRIOT'S SQUARE RETAIL DEVELOPMENT 250841-02
WILLIAM FEW PARKWAY AT COLUMBIA ROAD | PARCEL 1

ENTRY

PROPOSED:



PROPOSED:



RZ25-11-05 PROPOSED SIGNAGE

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special).

BACKGROUND: See attached Staff Report-*RZ25-11-06*

Planning Commission Date: **November 20th, 2025**

STAFF RECOMMENDATION: Staff recommends **approval** of the request for a major S-1 (Special) revision for additional proposed buildings on property located at 825 North Belair Road, Tax map 072 Parcel 207, 21.4 +/- acres, and currently zoned S-1 (Special).

COMMITTEE COMMENTS: Planning Commission: No comments.

Applicant, Ron Thigpen with Welsey United Methodist Church, 3713 Inverness Way, stated that they want to a build a maintenance building and that it won't be visible from the road due to the topography on the property.

Members of the public were present but provided no comments or concerns.

For further explanation on committee comments, please see the excerpt from the November 20th, 2025 Planning Commission meeting minutes included in this packet.

Commissioner Cato made a motion to recommend approval of RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Holloway seconded the motion.

Motion Carried: 4-1.
Commissioner Lester abstained.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the request for the major S-1 revision for property located at tax map 072 parcel 207 for additional proposed buildings.*

The following is a draft of the actions taken at the November 20th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on December 4th, 2025.

1. **(H1a5) RZ25-11-06,** Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special).

   Staff Member Will Butler presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:53PM.

   Applicant, Ron Thigpen with Welsey United Methodist Church, 3713 Inverness Way, stated that they want to a build a maintenance building and that it won't be visible from the road due to the topography on the property.

   Members of the public were present but provided no comments or concerns.

   Chairman Moody closed the public hearing at 6:54PM.

   Commissioner Cato made a motion to recommend approval of RZ25-11-06, Major S-1 (Special) Revision, 825 North Belair Road, Tax Map 072 Parcel 207, 21.47 +/- acres, and currently zoned S-1 (Special). Vice-Chairman Holloway seconded the motion. The motion carried 4-1. Commissioner Lester abstained.

REZONING

November 20th, 2025

COLUMBIA COUNTY GEORGIA

FILE : RZ25-11-06

Major S-1 Revision

Property Information	
Tax Map/Parcel ID	**Tax Map 072 Parcel 207**
Address/Location	**825 North Belair Road**
Acreage (+/-)	**21.4 +/- Acres**
Current Zoning	**S-1 (Special)**
Current Use	**Place of Worship**
Request	**Proposed additional buildings**
Commission District	**District 1 (Melear)**
Recommendation	**Approval**

Summary and Recommendation

Owner and applicant The Board of Trustees of Wesley United Methodist Church, Inc. request a major S-1 (Special) revision for additional proposed buildings on property located at 825 North Belair Road, Tax map 072 Parcel 207, 21.4 +/- acres, and currently zoned S-1 (Special). The applicant has included a narrative and conceptual development plan.

The subject property is on the east side of North Belair Road. Property to the south and east is zoned R-2 (Single Family Residential), property to the north is zoned R-2 and S-1 (Special), and property to the west across Belair Road is zoned R-1 (Single Family Residential). The property was most recently revised in 2017 (RZ17-08-03) which added a children's building to the site.

The applicant proposes several new structures on the property. This includes a proposed maintenance building approximately 2,000 square feet in size to the south of the existing main building, an approximately 400 square foot storage structure located adjacent to the proposed maintenance building, and a proposed missions storage building located to the east of the main building that is approximately 5,000 square feet in size. Both the storage building and missions storage building will be constructed in the future. The maintenance building is replacing a building that was heavily damaged by Hurricane Helene. The narrative also notes that the buildings will be consistent with the architecture of the other buildings on the church property.

In regards to buffers, the applicant notes that a minimum 20 foot natural buffer shall be retained on the portions of the property that adjoin residential properties. They also do not intend to provide any additional landscaping around the new maintenance building. They have cited that the building will not be visible from the main church campus or from North Belair Road. There will not be any parking around the proposed maintenance building with any vehicle use limited to pick up and delivery.

Staff has no concerns with any of the proposed buildings. All of them are located away from any adjacent residential properties and should not pose an issue for any adjacent or nearby properties. The only concern raised was by the Fire Department who notes that the existing fire apparatus access road that was constructed in 2017 does not meet the approved site plan. This would need to be brought into compliance. A site plan for the proposed maintenance building is in Plan Review, so this issue can be addressed through that process. In regards to the landscaping, there isn't a requirement for landscaping around the maintenance building unless parking is added to the site. Since there isn't any proposed, there wouldn't be a formal landscaping requirement. However, providing the buffer and any additional landscaping that would be required to meet tree density requirements would be a part of the site plan review and will be addressed during that process.

Regarding the Vision 2035 Future Development Map, the subject property is located in the Neighborhoods Character Area. This Area is generally characterized by moderate density residential development and neighborhoods. Pedestrian connectivity is moderate, where sidewalks are internal to a neighborhood and connect nearby parks and schools. The intent of this Character Area is to preserve established neighborhoods and create quality new residential construction at suburban densities. Primary future land uses include moderate density detached single family uses, greenways and trails, and civic benefits, such as community centers, libraries, places of worship and schools. The proposed revision is to add additional storage and maintenance buildings to a place of worship. This is a minor expansion of the use, which is a noted primary future land use within this Character Area. Due to this factor, the proposed revision is in keeping with the Vision 2035 Future Development Map.

Due to the reasoning outlined above, staff recommends **approval** of the request for a major S-1 (Special) revision for additional proposed buildings on property located at 825 North Belair Road, Tax map 072 Parcel 207, 21.4 +/- acres, and currently zoned S-1 (Special).

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Broadband:
No comments or conditions.

Board of Education:
No comments or conditions.

Building Standards:
All new construction or renovation work must meet all applicable codes and amendments adopted by Columbia County, GA. These include, but are not limited to, the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code, and Columbia County ordinances.

Environmental:
State Waters are present on the property. Columbia County strongly recommends that a state waters determination site visit be performed on the property to verify location of state waters. There is a 25-foot buffer from the edge of wrested vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that an Aquatic Resource Delineation Verification be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require the Aquatic Resources Delineation Verification be accompanied by correspondence from the U.S. Army Corps of Engineers stating that permit coverage has been obtained or permit coverage is not needed.

According to FEMA FIRM 13073C0142E and 13073C0161E, both dated June 07, 2019, this property contains X Zone.

Environmental Compliance:
No comments or conditions.

Fire Marshal:
All new developments, new and existing buildings, structures, and premises, and building rehabilitation must meet all applicable codes and amendments adopted by Columbia County, GA. These include but are not limited to the Rules and Regulations of the State of Georgia, Chapter 120-3-3, the International Fire Code, including Appendix D, the NFPA 101 Life Safety Code, and the GA Accessibility Code, 120-3-20.

Fire Department:
Currently, the existing fire apparatus access gravel road does not meet the approved site plan from 2017. The roadway would need to meet those standards.

Health Department:
No comments or conditions.

Planning:
Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Stormwater Management:
1. If the site improvements will disturb more than one acre, then the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.

3. Runoff reduction/stormwater quality will be required if the site creates, adds, or replaces 5,000 square feet or greater of new impervious area, or disturbs 1 acre or more.

Pre-Construction:
No comments or conditions.

Traffic Engineering:
No comments or conditions.

Water & Sewer:
This address is serviced by County water and sewer.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
   The subject property is on the east side of North Belair Road. Property to the south and east is zoned R-2 (Single Family Residential), property to the north is zoned R-2 and S-1 (Special), and property to the west across Belair Road is zoned R-1 (Single Family Residential). The proposal is a minor expansion of buildings on the church property and is suitable in view of the use and development of adjacent and nearby property.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
   It is not anticipated that the proposal will adversely affect the existing use or usability of adjacent or nearby property. The proposal is for a minor expansion of buildings on the property and they are well away from nearby residential properties.

3. **Whether the property to be affected by the zoning proposal cannot or should not be used as currently zoned.**
   The property is currently zoned for a place of worship and this is a proposed expansion of that use.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but not limited to, existing streets and transportation facilities, water or sewer utilities, police or fire protection, or schools.**
   It is not anticipated that the proposed use will or could cause an excessive or burdensome use of existing utilities, police or fire protection, existing streets and transportation facilities, or schools.

5. **Whether the zoning proposal is compatible with the purpose and intent of the Vision 2035 Comprehensive Plan**
   Regarding the Vision 2035 Future Development Map, the subject property is located in the Neighborhoods Character Area. This Area is generally characterized by moderate density residential development and neighborhoods. Pedestrian connectivity is moderate, where

sidewalks are internal to a neighborhood and connect nearby parks and schools. The intent of this Character Area is to preserve established neighborhoods and create quality new residential construction at suburban densities. Primary future land uses include moderate density detached single family uses, greenways and trails, and civic benefits, such as community centers, libraries, places of worship and schools. The proposed revision is to add additional storage and maintenance buildings to a place of worship. This is a minor expansion of the use, which is a noted primary future land use within this Character Area. Due to this factor, the proposed revision is in keeping with the Vision 2035 Future Development Map.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
   See staff recommendation above. Staff is not aware of any existing or changing conditions affecting the use and development of the property which gives supporting grounds for disapproval of the proposed conditional use.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
   The proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.

S-1 Narrative
for Wesley UMC Maintenance Building Addition
825 N. Belair Road

Project # 603.1

October 24, 2025
Revised November 25, 2025

Developer:

The Board of Trustees of
Wesley United Methodist Church, Inc.
825 N. Belair Road
Evans, GA 30809

BLUEWATER
P. O. Box 617
Evans, GA 30809
(706) 364-5220
Fax: (706) 364-5221

S-1 Narrative
for Wesley UMC Maintenance Building Addition
825 N. Belair Road

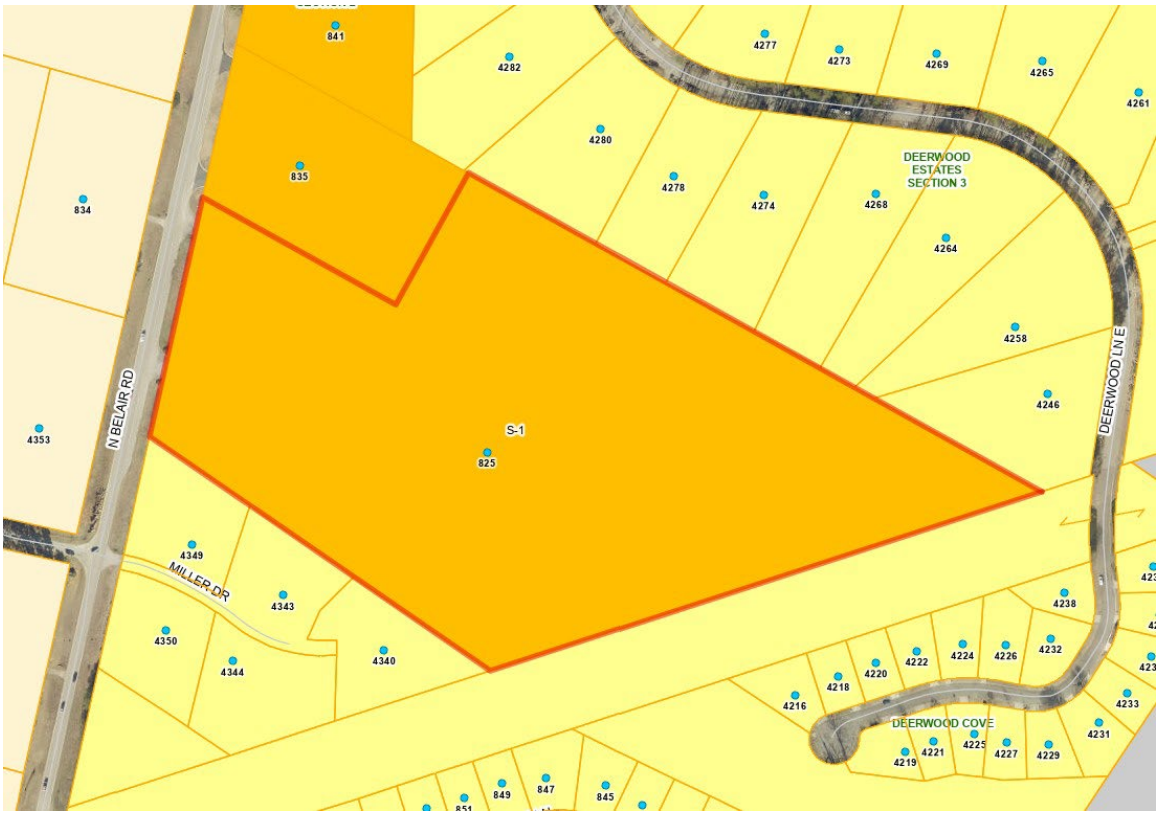
Background and General Information

Wesley United Methodist Church intends to construct a new maintenance building to the south of the main church building in the near future. The church also intends to construct a few additional buildings at a later date. The property is currently owned by The Board of Trustees of Wesley United Methodist Church, Inc. The site is approximately 21.44-acres in size and is located at 825 North Belair Road. The parcel is identified as Columbia County parcel #072 207. A map of the site and surrounding area is provided below.

Site Map

Zoning and Land Use

The property is currently zoned S-1. Wesley UMC is requesting a revision to the S-1 in order to allow for the construction of several additional buildings. The site is bounded to the south, east and north by R-2 districts. An S-1 district abuts the site to the northwest. A zoning map of the site and surrounding area is provided below.



Zoning Map

The property is used for general church purposes. Church office hours are Monday – Thursday 9 a.m. – 5 p.m. and Friday 9 a.m. – 3 p.m. Church services are held on Sunday mornings and other church services and activities are conducted at various times during the week. The church also has a pre-school program on weekdays which generally follows the public-school schedule for Columbia County.

The largest assembly area has a seating capacity of approximately 1,000 for the traditional service. The church also has a separate space for contemporary services.

Development Proposal

As shown on the S-1 Master Plan, the church proposes to add a new maintenance building in the near future. The proposed maintenance building will be approximately 2,000 feet in size. The new maintenance building will be a pre-engineered metal building on a concrete slab. Due to the location of the proposed building, it will not be visible from N. Belair Road.

The church also intends to construct a few additional buildings in the future. The approximate location of the proposed buildings is shown on the S-1 Master Plan. Future buildings include a Missions Storage Building (approximately 5,000 square feet in size) and a Material Storage Structure (approximately 400 square feet in size). No architectural information is available for the future buildings at this time, but the buildings will be consistent with the architecture of the other buildings on the church property.

Landscaping and Buffers

The church requests a waiver of additional landscaping around the new maintenance building. The building will not be visible from the main church campus or from N. Belair Road. Vehicle use of the site will be limited to pick-up and deliveries and will not be used for church parking.

Landscaping on the church property exists in accordance with the requirements of the Columbia County Code of Ordinances. No new landscaping is proposed related to this S-1 revision.

A minimum 20-foot natural buffer shall be retained on the portions of the property which adjoin residential-zoned properties. There are existing parking lot trees on the property.

Utilities

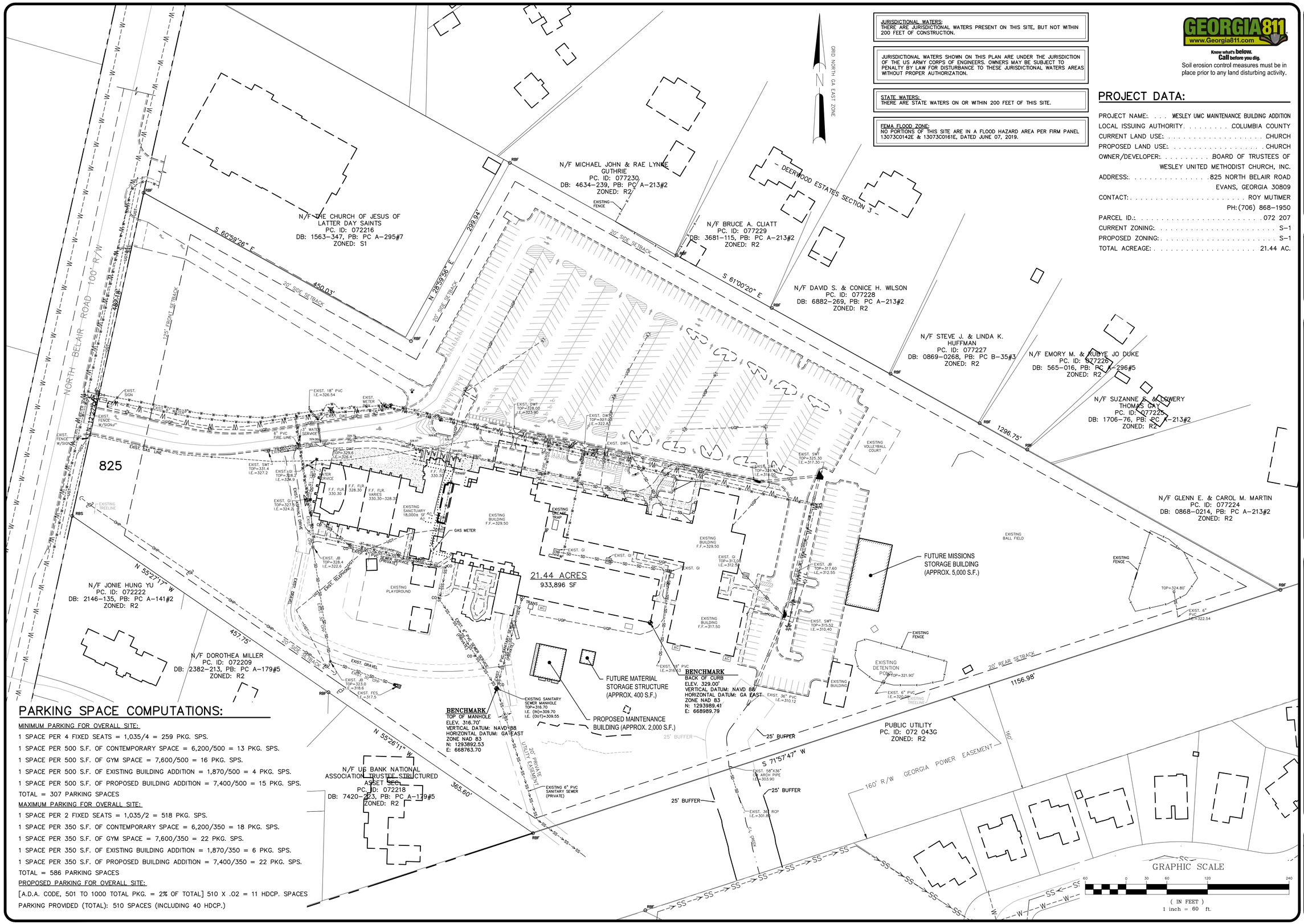
The church facility has public water service that is tied to the 8-inch water main that runs along North Belair Road. Existing sanitary sewer services are tied into the 6-inch sewer main located at the southernmost corner of the property.

Power, telephone, gas and cable TV services are available to the property via utilities spanning along North Belair Road.

Proposed Construction Schedule

The following represents a general schedule for construction of the proposed improvements.

Project Milestone	Date
Request Revision to S-1 Zoning	October 24, 2025
Anticipate Rezoning Approval	December 2, 2025
Submit Final Engineering Site Plan	December 2025
Receive Construction Approvals	January 2026
Construction Complete	April 2026



JURISDICTIONAL WATERS:
THERE ARE JURISDICTIONAL WATERS PRESENT ON THIS SITE, BUT NOT WITHIN 200 FEET OF CONSTRUCTION.

JURISDICTIONAL WATERS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WATERS AREAS WITHOUT PROPER AUTHORIZATION.

STATE WATERS:
THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THIS SITE.

FEMA FLOOD ZONE:
NO PORTIONS OF THIS SITE ARE IN A FLOOD HAZARD AREA PER FIRM PANEL 13073C0142E & 13073C0161E, DATED JUNE 07, 2019.

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Know what's below. Call before you dig.

Soil erosion control measures must be in place prior to any land disturbing activity.

PROJECT DATA:

PROJECT NAME: . . . WESLEY UMC MAINTENANCE BUILDING ADDITION
LOCAL ISSUING AUTHORITY. . . . . COLUMBIA COUNTY
CURRENT LAND USE: . . . . . CHURCH
PROPOSED LAND USE: . . . . . CHURCH
OWNER/DEVELOPER: . . . . . BOARD OF TRUSTEES OF WESLEY UNITED METHODIST CHURCH, INC.
ADDRESS: . . . . . 825 NORTH BELAIR ROAD EVANS, GEORGIA 30809
CONTACT: . . . . . ROY MUTIMER PH:(706) 868-1950
PARCEL ID.: 072 207
CURRENT ZONING: S-1
PROPOSED ZONING: S-1
TOTAL ACREAGE: . . . . . 21.44 AC.

PARKING SPACE COMPUTATIONS:

MINIMUM PARKING FOR OVERALL SITE:
1 SPACE PER 4 FIXED SEATS = 1,035/4 = 259 PKG. SPS.
1 SPACE PER 500 S.F. OF CONTEMPORARY SPACE = 6,200/500 = 13 PKG. SPS.
1 SPACE PER 500 S.F. OF GYM SPACE = 7,600/500 = 16 PKG. SPS.
1 SPACE PER 500 S.F. OF EXISTING BUILDING ADDITION = 1,870/500 = 4 PKG. SPS.
1 SPACE PER 500 S.F. OF PROPOSED BUILDING ADDITION = 7,400/500 = 15 PKG. SPS.
TOTAL = 307 PARKING SPACES

MAXIMUM PARKING FOR OVERALL SITE:
1 SPACE PER 2 FIXED SEATS = 1,035/2 = 518 PKG. SPS.
1 SPACE PER 350 S.F. OF CONTEMPORARY SPACE = 6,200/350 = 18 PKG. SPS.
1 SPACE PER 350 S.F. OF GYM SPACE = 7,600/350 = 22 PKG. SPS.
1 SPACE PER 350 S.F. OF EXISTING BUILDING ADDITION = 1,870/350 = 6 PKG. SPS.
1 SPACE PER 350 S.F. OF PROPOSED BUILDING ADDITION = 7,400/350 = 22 PKG. SPS.
TOTAL = 586 PARKING SPACES

PROPOSED PARKING FOR OVERALL SITE:
[A.D.A. CODE, 501 TO 1000 TOTAL PKG. = 2% OF TOTAL] 510 X .02 = 11 HDCP. SPACES
PARKING PROVIDED (TOTAL): 510 SPACES (INCLUDING 40 HDCP.)

BLUEWATER ENGINEERING SERVICES
P. O. Box 617 Evans, Georgia 30809
OFFICE: (706) 364-5220
FAX: (706) 364-5221
BLUEWATER ENGINEERING SERVICES

CERT. #0000000091

REV.	DESCRIPTION:	DATE
A	RELEASED FOR S-1 ZONING	10/24/2025
B	REVISED MAINTENANCE BUILDING AREA	11/06/2025

WESLEY UMC MAINTENANCE BUILDING ADDITION

COLUMBIA COUNTY, GEORGIA

S-1 MASTER PLAN

DRAWN BY: ODR

JOB NO: 603.1

SHEET NUMBER:
1 OF 1

Office Use Only
Date Received: _____
Public Hearing Date: _____
File # _____
BOC Meeting Date: _____
Commission District: _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: ☐ Rezoning ☑ Plan Revision ☐ Variance ☐ Variation ☐ Conditional Use

Date of Application: October 24, 2025

Rezoning: The undersigned requests that the property described be rezoned from_____ to_____.

Plan Revision[1]: The undersigned requests a revision to the current S-1 zoning.

Variance[2]: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation[3]: The undersigned requests a variation to Section _____of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map #_____ Parcel # 072 207 Address: 825 N. Belair Road, Evans, GA 30809

(For multiple properties, please use a separate sheet of paper.) Road Frontage: 487.18 feet on the North / South / East / West (circle one) side of N. Belair Road. Property area is approximately 21.44 acres and is located 8,650 feet from the intersection of Washington Road. The attached plat for the property was prepared by Larry A. Godfrey Sr. and dated April 10, 1990

PROPOSED USE (for rezoning):

If approved, the property will be used for the following purpose(s):

_____

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: The Board of Trustees of Wesley United Methodist Church, Inc.	APPLICANT: Same as Owner
ADDRESS: 825 North Belair Road	ADDRESS:
CITY: Evans STATE: GA ZIP: 30809	CITY: STATE: ZIP:
PHONE #: 803-221-7037	PHONE#:
Email (or) Fax: [redacted]	Email (or) Fax:

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official? (Yes or No) **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature	Applicant's Signature
Tim A. Rostand	Tim A. Rostand
Printed Name	Printed Name

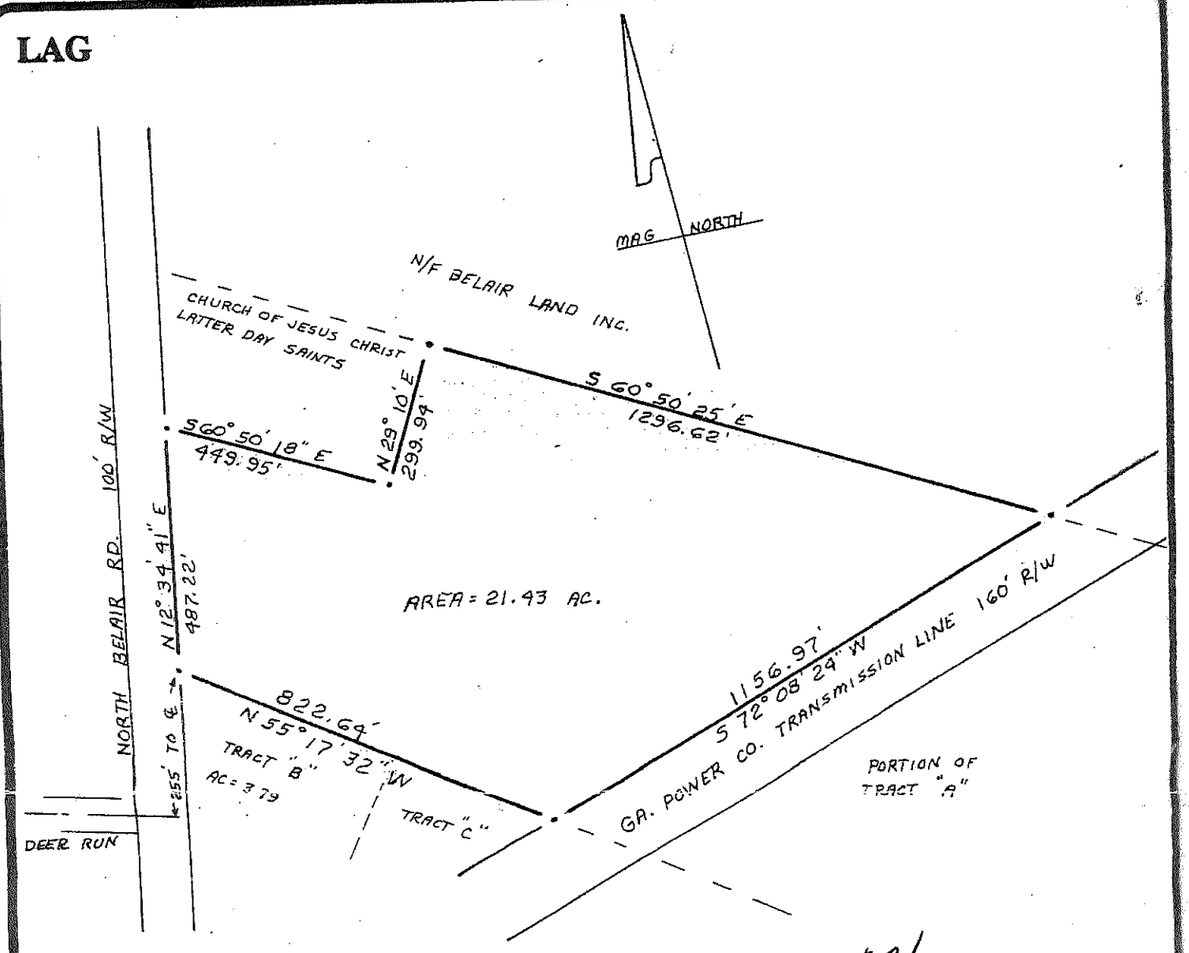
Subscribed and sworn to before me on 21 day of October 20 25.

By: Christina Fassari Notary Public

OFFICIAL SEAL
Christina Fassari
NOTARY PUBLIC-GEORGIA
Columbia County
My Comm. Expires 12/14/2027

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to *Fee Schedule.*

LAG



COLUMBIA COUNTY GEORGIA
PLAT COPY FILED 7-10-90
RECORDED PC 13 SLIDE 107 #2

APPROVED
Columbia County
Planning
Commission
4/11 19 90

GEORGIA REGISTERED No. 1794 LAND SURVEYOR LARRY A. GODFREY, SR.

I, hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time and that this professional service conforms to the current GEORGIA standards and specifications.

I.P. AT ALL CORNERS
Ec. 1/10000'

LARRY A. GODFREY SR., R.P.S. No 1794

PURCHASER			SUBDIVISION		
RUBERT REESE MARSHALL					
LOT	BLOCK	STREET ADDRESS	COUNTY	CITY	STATE
			COLUMBIA		GEORGIA

Recording	Lender	G. M. D.	Date	Scale	Job No.
		125TH	4-10-1990	1" = 300'	

Note: This survey NOT IN the 100 year flood plain.

LARRY A. GODFREY SR.
Engineers / Surveyors
4005 Lee Place • Martinez, Georgia 30907 • (404) 855-1949

31

Georgia, Columbia County
This is to certify that $ -0-
Georgia Real Estate Transfer Tax
was paid on 7-2-01

Cindy Mason
Clerk Superior Court

GEORGIA, COLUMBIA COUNTY 16226
FILED AND RECORDED 2P M. 7-2-01
Deed BOOK 2727 PAGE 31-33
CINDY MASON, CLERK

WARRANTYDEED

STATE OF GEORGIA - COLUMBIA COUNTY

THIS INDENTURE, Made this 6th day of June, in the year 2001, between
THE BOARD OF TRUSTEES OF WESLEY UNITED METHODIST CHURCH

of the County of COLUMBIA, and State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and
THE BOARD OF TRUSTEES OF WESLEY UNITED METHODIST CHURCH, INC.
Whose Mailing Address is: 825 NORTH BELAIR ROAD, EVANS, GEORGIA 30809

of the County of COLUMBIA, and State of GEORGIA, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of
Ten Dollars and no/100 ($10.00) and other good and valuable considerations (10.00) DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to-wit:

ALL that lot or parcel of land with improvements thereon, situate, lying and being in the State of GEORGIA, County of Columbia, in the 125th G.M.D., located on the East side of North Belair Road and containing 21.43 acres, more or less, as shown on a plat recorded in the Office of the Clerk of the Superior Court of Columbia County, GEORGIA, in PC "B", Slide 107 #2; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is conveyed subject to any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Notary Public

DAVID L. HUGUENIN
MY COMMISSION EXPIRES MAY 14 2005
COLUMBIA COUNTY, GA
NOTARY PUBLIC

THE BOARD OF TRUSTEES OF WESLEY UNITED METHODIST CHURCH
(Seal)

BY: Dena Brett (Seal)
DENA BRETT, CHAIRPERSON OF THE BOARD OF DIRECTORS

BY: Lowell Wakefield (Seal)
LOWELL WAKEFIELD, CHIEF FINANCIAL OFFICER

BY: Ron Thigpen (Seal)
RON THIGPEN, CHAIRMAN OF THE BOARD OF TRUSTEES

PREPARED BY: HUGUENIN, ANNIS AND LEWIS
RECORD & RETURN TO:
DAVID L. HUGUENIN
4024 WASHINGTON ROAD
MARTINEZ, GEORGIA 30907

File No: R01-881

32

DAVID L. HUGUENIN
P.O. BOX 211683
MARTINEZ, GA 30917-1683
FILE# RC1-881

RESOLUTION OF CHURCH CONFERENCE AND BOARD OF DIRECTORS OF WESLEY UNITED METHODIST CHURCH, INC.

After due advance notice was given to the members of Wesley United Methodist Church, Inc., a Church Conference and Meeting of Wesley United Methodist Church, Inc. was conducted on May 9, 2001. Dena Brett, Chairperson of the Board of Directors of Wesley United Methodist Church, Inc. and Chairperson of the Church Council, along with Jane Brooks, Augusta District United Methodist Church Superintendent, called the meeting to order after opening with prayer. All of the undersigned were present for said meeting.

The following resolution was made and seconded:

"Be it hereby resolved, that Wesley United Methodist Church, Inc. does hereby direct and authorize Dena Brett, Lowell Wakefield and Ron Thigpen, in their elected capacities and on behalf of Wesley United Methodist Church, Inc., to enter into such mortgage agreements as may be necessary to borrow no more than Two Million, Seven Hundred Fifty Thousand dollars ($2,750,000) from Sun Trust Bank, said funds to be used to make physical improvements to certain real property owned by Wesley United Methodist Church, Inc., located at 825 North Belair Road, Evans, Georgia 30809, the same being that land, more fully described in a certain Deed, recorded in Deed Book 852, Page 261 in the Office of the Clerk of Superior Court, Columbia County, Georgia. Further, said Officers are hereby directed and authorized to execute such other documents, papers or instruments as may be necessary to secure said mortgage loan from Sun Trust Bank."

"Be it further hereby resolved, that Wesley United Methodist Church, Inc. does hereby direct and authorize said Officers to execute such documents, deeds, papers or other instruments as may be necessary to place ownership of the real property described in a certain Deed, recorded in Deed Book 852, Page 261 in the Office of the Clerk of Superior Court, Columbia County, Georgia in the name of the appropriate party mandated by the Book of Discipline of the United Methodist Church."

"Be it further hereby resolved, that Wesley United Methodist Church, Inc. does hereby direct and authorize said Officers to enter into a construction contract with Allen/Batchelor Construction, Inc. to make physical improvements to said real property owned by Wesley United Methodist Church, Inc., consistent with the building plans previously approved by Wesley United Methodist Church, Inc. The price to be paid for the total project to said Allen/Batchelor Construction, Inc. or other suppliers or subcontractors shall be no more than Three Million, Three Hundred Seventy One Thousand, Two Hundred and Forty Four dollars ($3,371,244)."

The Senior Pastor and District Superintendent were also present at said meeting and made the following statement:

"The Senior Pastor and District Superintendent of and for Wesley United Methodist Church, Inc. do hereby certify that all of the procedural requirements set forth in the Book of Discipline of the United Methodist Church, ¶2540(3) have been satisfied prior to this Charge Conference meeting. We have conducted a full investigation and are satisfied that a plan of action has been developed for the future missional needs of the community and that the encumbrance conforms to the Book of Discipline of the United Methodist Church. By execution of this document, we do hereby give our written consent to the proposed action. This certification shall be conclusive evidence that the encumbrance conforms to the Book of Discipline of the United Methodist Church."

After receiving the statement of the Senior Pastor and District Superintendent, and after a call to vote, made by the Chairperson of the Board of Directors, a majority of the members of the corporate body and Church Conference present and voting at said meeting voted in favor of approval of said Resolution. Following the vote, the Chairperson of the Board of Directors of Wesley United Methodist Church, Inc. adopted the foregoing as an official Resolution of Wesley United Methodist Church, Inc. and ordered the same to be made a part of the records of the Corporation

This 9th day of May, 2001.

Dena Brett
Dena Brett, Chairperson of the Board of Directors, Wesley United Methodist Church, Inc.

Lowell Wakefield
Lowell Wakefield, Chief Financial Officer, Wesley United Methodist Church, Inc.

Glenn Ethridge
Glenn Ethridge, Senior Pastor, Wesley Wesley United Methodist Church, Inc.

Jane N. Brooks
Jane Brooks, District Superintendent Augusta District, North Georgia Conference United Methodist Church

Alice Padgett
Alice Padgett, Secretary Board of Trustees Wesley United Methodist Church, Inc.

John Robinson
John Robinson, Member Board of Trustees Wesley United Methodist Church, Inc.

CONFIRMATION OF NOTICE OF CHARGE CONFERENCE AND SPECIAL MEETING OF CORPORATION

The undersigned, being duly elected Officers of Wesley United Methodist Church, Inc., and the Senior Pastor thereof, do hereby acknowledge that due and proper advance notice of the called Charge Conference and Special Meeting of Wesley United Methodist Church, Inc. was given, consistent with ¶2540 of the Book of Discipline of the United Methodist Church and the bylaws of Wesley United Methodist Church, Inc..

This 9th day of May, 2001.

Dena Brett, Chairperson of the Board of Directors, Wesley United Methodist Church, Inc.

Lowell Wakefield, Chief Financial Officer, Wesley United Methodist Church, Inc.

Glenn Ethridge, Senior Pastor
Wesley United Methodist Church, Inc.

Jane Brooks, District Superintendent
Augusta District, North Georgia Conference, United Methodist Church

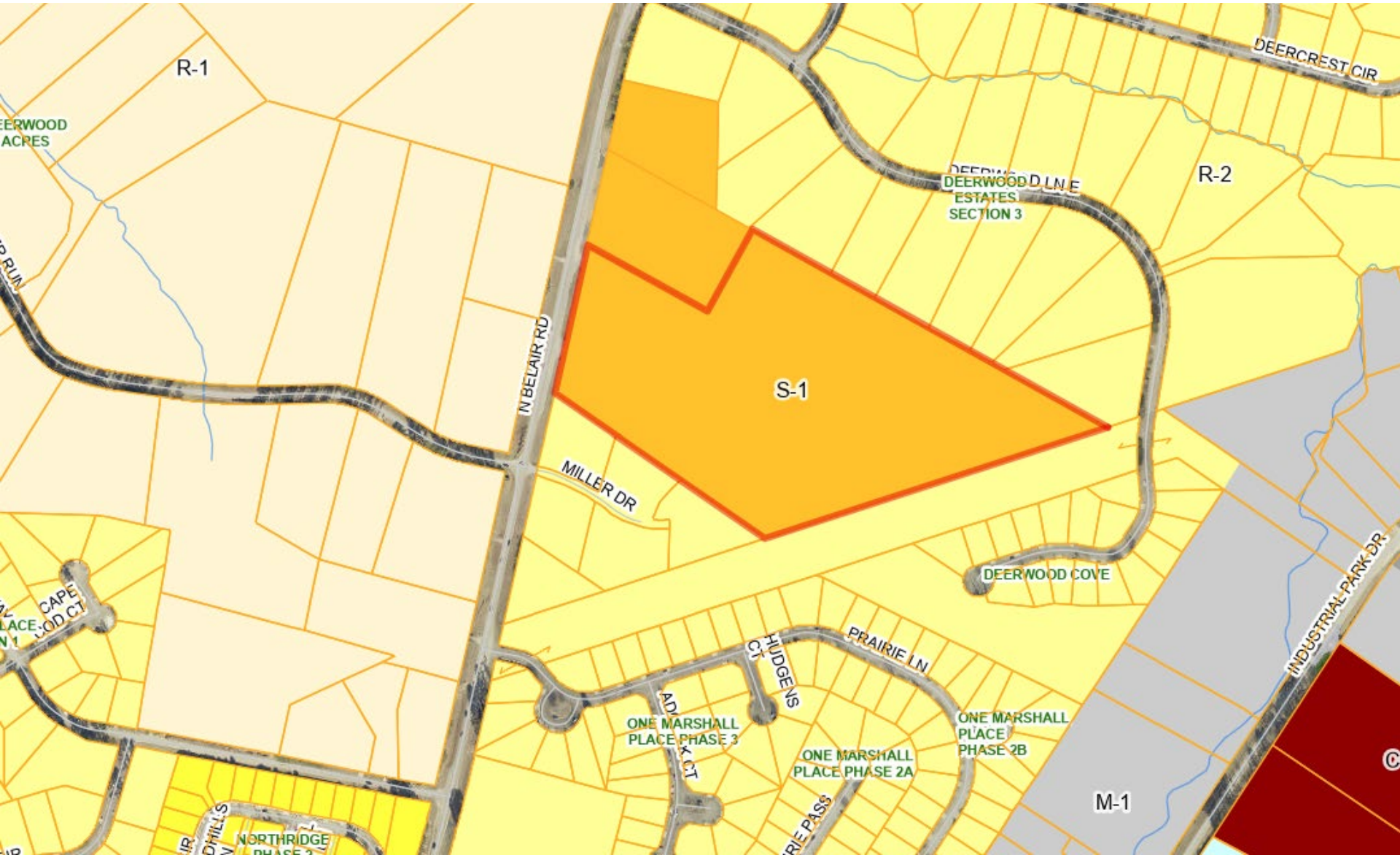
Alice Padgett, Secretary
Board of Trustees
Wesley United Methodist Church, Inc.

John Robinson, Member
Board of Trustees
Wesley United Methodist Church, Inc.

MAJOR REVISION RZ25-11-06

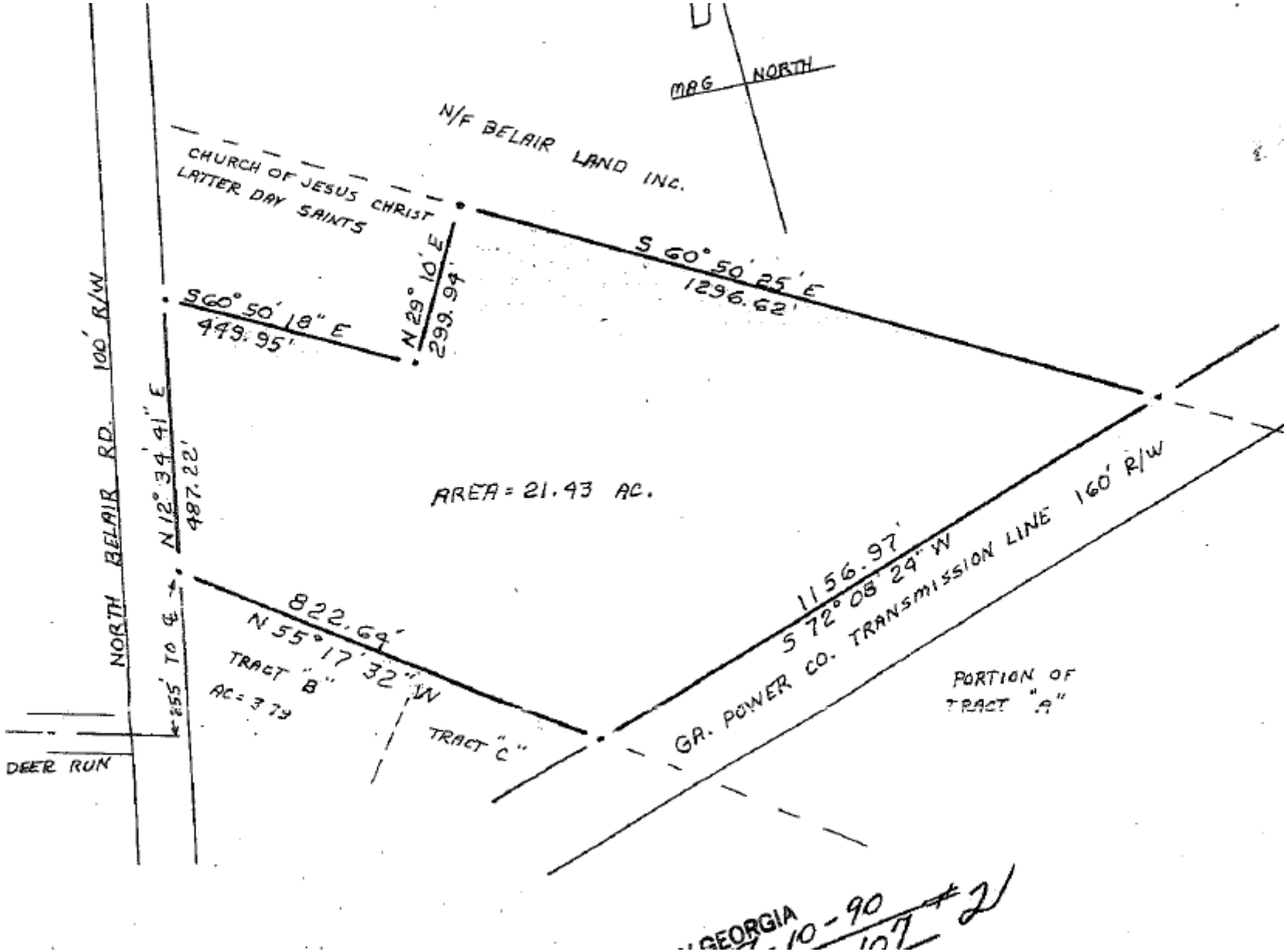
- Tax Map 072 Parcel 207
- Location: 825 North Belair Road
- Acreage: 21.4 +/- acres
- Current Zoning: S-1 (Special)
- Existing Use: Place of Worship
- Request: Proposed additional buildings
- Applicant: The Board of Trustees of Wesley United Methodist Church

RZ25-11-06 LOCATION



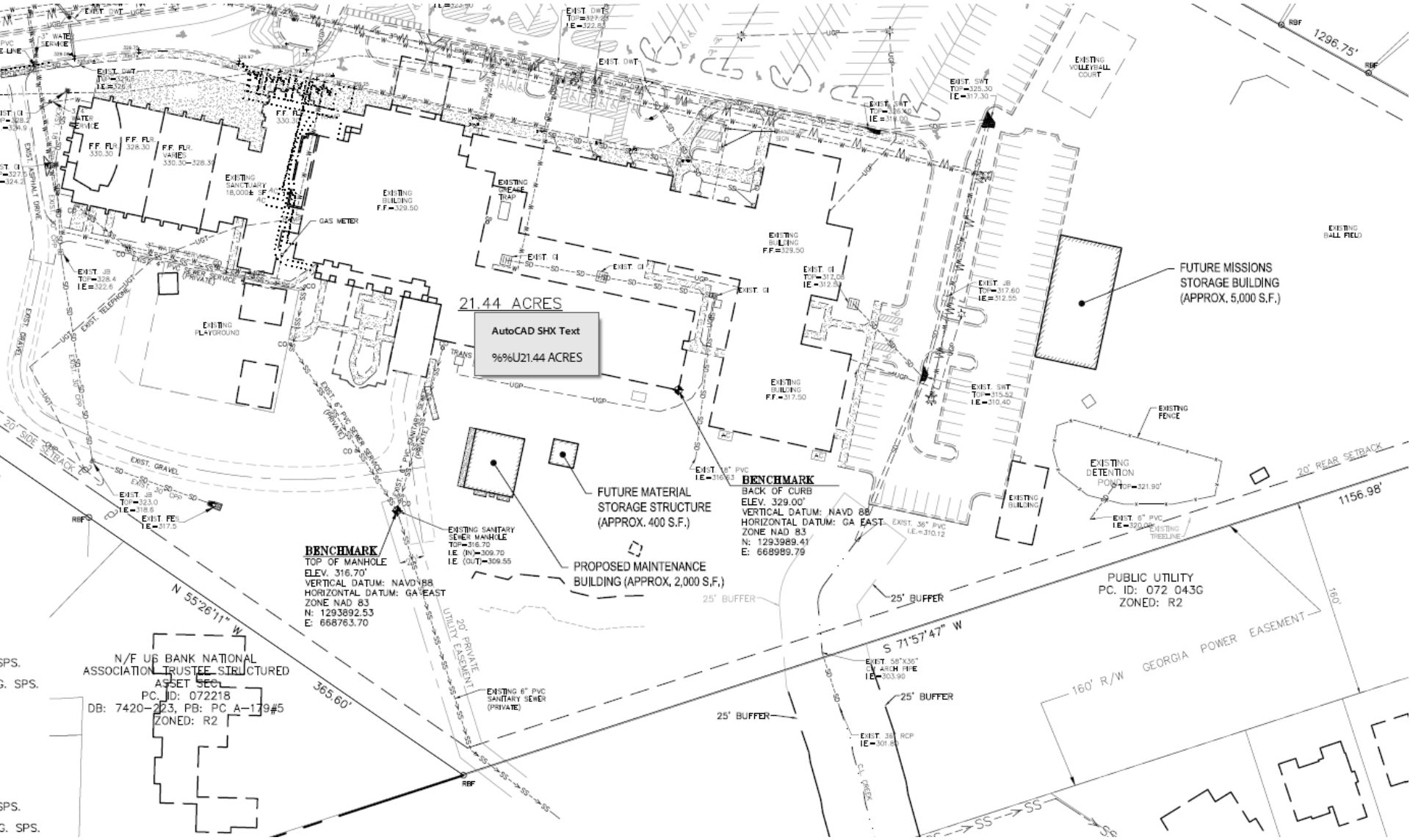
RZ25-11-06 ZONING

RZ25-11-06 AERIAL

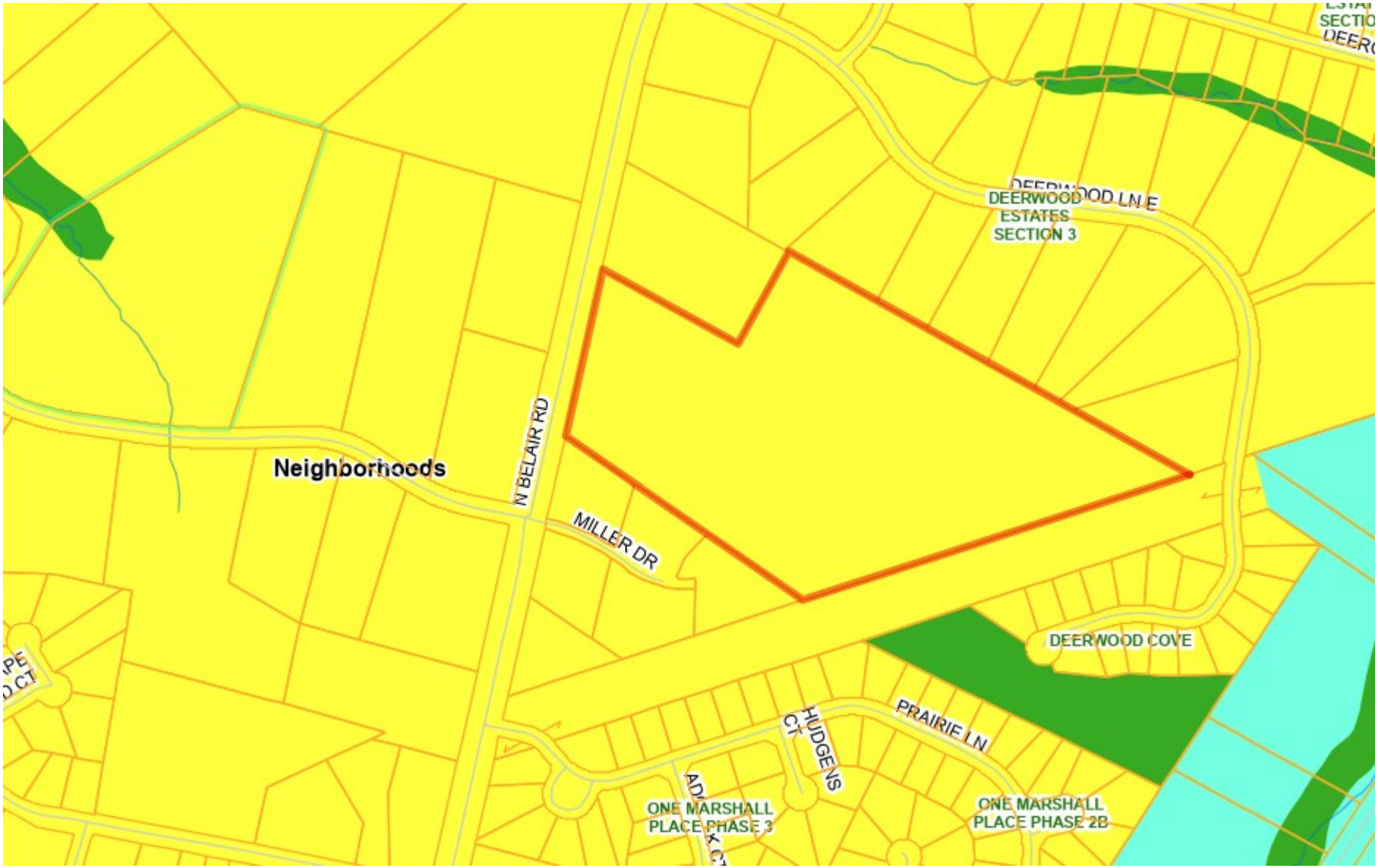


RZ25-11-06 PLAT

RZ25-11-06 SITE



RZ25-11-06 CONCEPT PLAN



RZ25-11-06 FUTURE DEVELOPMENT

Columbia County Board of Commissioners
December 2, 2025

Fund:		Department:	Planning
Revenue:		Contact:	Scott Sterling
Expenses:		Phone:	706.868.3400
Line Codes(s):			

ITEM: RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential).

BACKGROUND: See attached Staff Report-*RZ25-11-07*

Planning Commission Date: **November 20th, 2025**

STAFF RECOMMENDATION: Staff recommends to **approve** the request for a rezoning from R-2 (Single-Family Residential) to R-A (Residential Agricultural) for property located off Hamilton Road, Tax Map 052 portion of Parcel ID 037, a 27.57 +/- acre portion of a 96.49 +/- acre total.

COMMITTEE COMMENTS: Planning Commission: No comments.

Applicant, Tyler Findley, 6053 Veterans Pkwy, Suite 300, Columbus, GA, stated that he was here to answer any questions.

Members of the public were present but provided no comments or concerns.

For further explanation on committee comments, please see the excerpt from the November 20th, 2025 Planning Commission meeting minutes included in this packet.

Commissioner Cato made a motion to recommend approval of RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential). Vice-Chairman Holloway seconded the motion.

Motion Carried: 5-0.

COMMITTEE RECOMMENDATION / MOTION: *I make a motion to approve the request for the rezoning from R-2 to R-A for property located off Hamilton Road on a portion of tax map 052 parcel 037 with the condition that an approved and recorded subdivision plat creating a separate tax id parcels for each zoning district be filed with Planning Services.*

The following is a draft of the actions taken at the November 20th, 2025 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Planning Commission will approve the official minutes on December 4th, 2025.

1. **(H1a6) RZ25-11-07**, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential).

   Staff Member Dylan Douglas presented the staff recommendation.

   Chairman Moody opened the public hearing at 6:58PM.

   Applicant, Tyler Findley, 6053 Veterans Pkwy, Suite 300, Columbus, GA, stated that he was here to answer any questions.

   Members of the public were present but provided no comments or concerns.

   Chairman Moody closed the public hearing at 6:58PM.

   Commissioner Cato made a motion to recommend approval of RZ25-11-07, Rezoning from R-2 (Single Family Residential) to R-A (Residential Agricultural), off Hamilton Road, portion of Tax Map 052 Parcel 037, 27.57 +/- acres of a 96.49 +/- acre total, and currently zoned R-2 (Single Family Residential). Vice-Chairman Holloway seconded the motion. The motion carried unanimously.

REZONING

November 20, 2025

COLUMBIA COUNTY GEORGIA

FILE : RZ25-11-07

Rezoning-R-2 to R-A

Property Information	
Tax Map/Parcel ID	**Portion of Tax Map 052 Parcel ID 037**
Address/Location	**Off Hamilton Road**
Acreage (+/-)	**27.57 +/- Acre Portion of a 96.49 +/- Total**
Current Zoning	**R-2 (Single-Family Residential)**
Current Use	**Undeveloped**
Request	**R-A (Residential Agricultural)**
Commission District	**District 4 (Couch)**
Recommendation	**Approval**

Summary and Recommendation

Owner Jack M. Hughston and applicant Tyler Findley request a rezoning from R-2 (Single-Family Residential) to R-A (Residential Agricultural) for a portion of the property located off Hamilton Road, Tax Map 052 Parcel ID 037, a 27.57 +/- acre portion of a 96.49 +/- acre total. The applicant is proposing to rezone the property for residential use.

The subject property is located on the north side of Hamilton Road east of the intersection with Old Louisville Road. In 2020, per file RZ20-01-01, the subject parcel was rezoned from R-A (Residential Agricultural) to R-2 (Single-Family Residential) for a subdivision development. All surrounding parcels to the east, west, and south across Hamilton are zoned R-A. The remaining portion of the subject parcel to the north will remain zoned R-2 for the originally intended subdivision development. All adjacent parcels are either vacant or in single-family residential use.

RZ20-01-01 included a condition requiring a 50-foot undisturbed buffer along Hamilton Road. This condition is also a county code requirement in Section 90-139 *Buffers & Screening*. In 2021, files RZ21-05-03 and VA21-05-02 approved an alternate buffer plan for this 50-foot buffer to be relocated to the back of the parcels along Hamilton Road because they would be larger lots (then, conceptually shown to be roughly an acre each) and would not be a part of the mass clearing and grading for the construction of the rest of the development to the north. In February of this year, the property owner and developer applied to rezone the entirety of the property to R-1 (Single-Family Residential), the subject of RZ25-02-02, because they were having trouble connecting the property to the county sanitary sewer system which is a requirement for development in R-2. However, they ultimately withdrew that request, so the property remains currently zoned R-2.

Development of the property under R-2 zoning does require connection to sewer, which has been an engineering challenge. However, the developer has most recently submitted plans to connect the entire development, including the subject property of this request, to sewer. Beyond that, the subject area of

this request also deals with significant environmental features in the form of two creeks and their associated topography, required buffer, wetlands, and flood plain. These two creeks span across the whole parcel and merge at a corner of the property boundary complicating access to the acreage between them. One benefit though is that these streams and their required buffers satisfy the past conditions requiring buffering at the rear of these lots. These complications likely contribute to the applicant not wishing to develop as densely in this area and requesting to rezone to R-A (Residential Agricultural).

In regard to the Vision 2035 Future Development Map, the subject property is located within the Neighborhoods Character Area. This Character Area is generally characterized by moderate density residential development and neighborhoods. The intent of this Area is to preserve established neighborhoods and create quality new residential development at suburban densities. Primary future land uses include moderate density, detached single family uses, greenways and trails, and civic benefit uses such as community centers, libraries, places of worship, and schools. Moderate density is considered to be 1 to 3 dwellings per gross acre. Therefore, the Neighborhoods Character Area offers support for the pre-existing R-2 (Single-Family Residential) zoning which would allow moderate density. Meanwhile, the R-A (Residential Agricultural) zoning district only allows 1 dwelling per every 2.5 acres. However, all the other parcels along both sides of this stretch of Hamilton Road are zoned R-A. Many of those parcels are already developed and in residential use. The proposed R-A zoning will result in less intensive use of the property and roadway and will provide uniformity along this stretch of Hamilton Road. All these details benefit the existing residential neighbors. The request suits the development pattern of the area. In this case, the harmony with the development pattern for the immediately surrounding area justifies the slight deviation from the Future Development Map.

Due to the reasoning outlined above, staff recommends to **approve** the request for a rezoning from R-2 (Single-Family Residential) to R-A (Residential Agricultural) for property located off Hamilton Road, Tax Map 052 Parcel ID 037, a 27.57 +/- acre portion of a 96.49 +/- acre total.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Broadband:
No comments or conditions.

Building Standards:
All new construction and/or renovation work must meet all applicable codes, including amendments and appendix adopted by Columbia County, GA. These include but not limited to the International Residential code for one- and two-family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, Swimming Pool and Spa Code and Columbia County ordinance.

Environmental:
State Waters are present on the property. Columbia County strongly recommends that a state waters determination site visit be performed on the property to verify location of state waters. There is a 25-foot buffer from the edge of wrested vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

According to FEMA FIRM 13073C0210E, dated June 07, 2019, this property contains A zone. BFEs are available through a limited detail study for Broad Branch. A Conditional Letter of Map Amendment based on Fill (CLOMR-F) must be approved by FEMA if modifications to the site result in fill within the floodplain/floodway limits.

Wetlands and Waters of the U.S. are present on the property. Columbia County strongly encourages that an Aquatic Resource Delineation Verification be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require the Aquatic Resources Delineation Verification be accompanied by correspondence from the U.S. Army Corps of Engineers stating that permit coverage has been obtained or permit coverage is not needed.

Fire Department:
Reviewed with no concerns.

Fire Marshal:
All new developments, new and existing buildings, structures, and premises, and building rehabilitation must meet all applicable codes and amendments adopted by Columbia County, GA. These include but are not limited to the Rules and Regulations of the State of Georgia, Chapter 120-3-3, the International Fire Code, including Appendix D, the NFPA 101 Life Safety Code, and the GA Accessibility Code, 120-3-20. Fire hydrant locations are not shown or referenced on the concept information.

Health Department:
Health departments understanding is that this subdivision will be connected to county sewer, therefore, no comments.

Planning:
Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Pre-Construction:
No comments or conditions.

Stormwater:
No comments or conditions.

Traffic Engineering:
No comments or conditions.

Water & Sewer:
County water and sewer would have to be extended at the expense of the Owner/Developer to service the proposed lots.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
   The subject property is located on the north side of Hamilton Road east of the intersection with Old Louisville Road. All surrounding parcels to the east, west, and south across Hamilton are zoned R-A. The remaining portion of the subject parcel to the north will remain zoned R-2 for the originally intended subdivision development. All the other parcels along both sides of this stretch of Hamilton Road are zoned R-A. All those parcels are either vacant or in single-family residential use. The proposed R-A zoning will result in less intensive use of the property and roadway and will provide uniformity along this stretch of Hamilton Road. All these details benefit the existing residential neighbors. The request suits the development pattern of the area.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
   The proposal will not adversely affect the existing use or usability of adjacent or nearby property.

3. **Whether the property to be affected by the zoning proposal cannot or should not be used as currently zoned.**
   The subject area of this request deals with significant environmental features in the form of 2 creeks and their associated topography, required buffer, wetlands, and flood plain. These 2 creeks span across the whole parcel and merge at a corner of the property boundary complicating access to the acreage between them. These complications likely contribute to the applicant not wishing to develop as densely in this area and requesting to rezone to R-A (Residential Agricultural). All the other parcels along both sides of this stretch of Hamilton Road are zoned R-A. All those parcels are either vacant or in single-family residential use. The proposed R-A zoning will result in less intensive use of the property and roadway and will provide uniformity along this stretch of Hamilton Road. All these details benefit the existing residential neighbors.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of public facilities or services, including but not limited to, existing streets and transportation facilities, water or sewer utilities, police or fire protection, or schools.**
   It is not anticipated that the proposed use will or could cause an excessive or burdensome use of existing utilities, existing streets or transportation facilities, police or fire protection, or schools.

5. **Whether the zoning proposal is compatible with the purpose and intent of the Vision 2035 Comprehensive Plan**
   In regard to the Vision 2035 Future Development Map, the subject property is located within the Neighborhoods Character Area. This Character Area is generally characterized by moderate density residential development and neighborhoods. The intent of this Area is to preserve

established neighborhoods and create quality new residential development at suburban densities. Primary future land uses include moderate density, detached single family uses, greenways and trails, and civic benefit uses such as community centers, libraries, places of worship, and schools. Moderate density is considered to be 1 to 3 dwellings per gross acre. Therefore, the Neighborhoods Character Area offers some support for the preexisting R-2 (Single-Family Residential) zoning which would allow moderate density. Meanwhile, the R-A (Residential Agricultural) zoning district only allows 1 dwelling per every 2.5 acres. However, all the other parcels along both sides of Hamilton Road specifically are zoned R-A. Many of those parcels are already developed and in residential use. The proposed R-A zoning will provide uniformity along this stretch of Hamilton Road which benefits the existing residential neighbors. In this case, the harmony with the development pattern for the immediately surrounding area justifies the slight deviation from the Future Development Map.

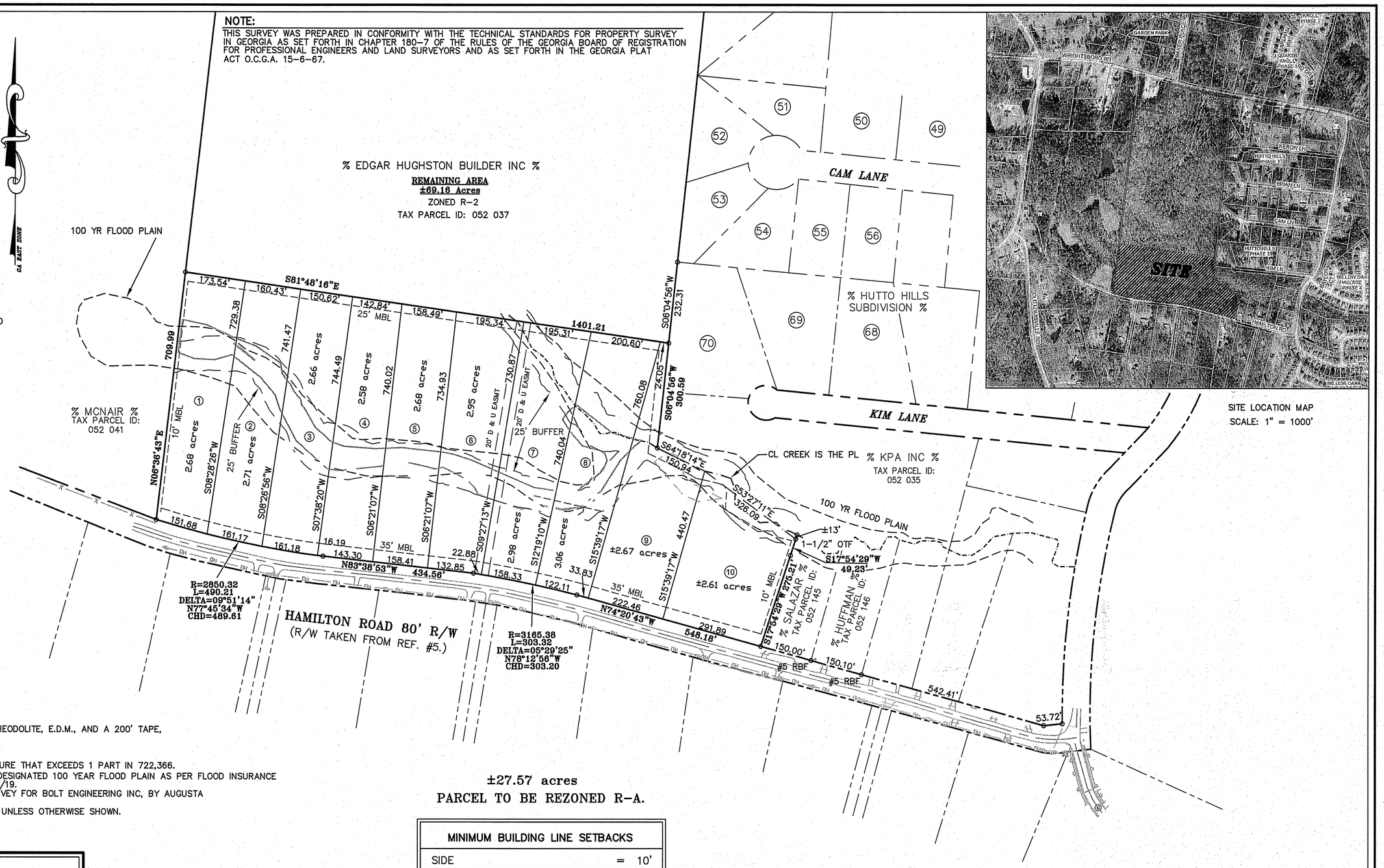
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
   See staff recommendation above. Staff is recommending to approve the request.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
   This proposal is a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.

NOTE:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

LEGEND:

#5RBF	------- 5/8" REBAR FOUND
#4RBF	------- 1/2" REBAR FOUND
OTF	------- OPEN TOP FOUND
CTF	------- CRIMPED TOP FOUND
#5RBS	------- 5/8" REBAR SET
CNS	------- CORNER NOT SET
CMF	------- CONCRETE MONUMENT FOUND



SITE LOCATION MAP
SCALE: 1" = 1000'

NOTES:
1. THIS SURVEY WAS PERFORMED WITH A 5" THEODOLITE, E.D.M., AND A 200' TAPE, ON JUNE 4, 2025.
2. THIS SURVEY WAS PERFORMED RADIALLY. NO ADJUSTMENT PERFORMED.
3. THIS PLAT HAS A RELATIVE ERROR OF CLOSURE THAT EXCEEDS 1 PART IN 722,366.
4. PORTIONS OF THIS TRACT DO LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 13073C0210E, DATED 6/7/19.
5. REFERNCE BOUNDARY & EXISTING TOPO SURVEY FOR BOLT ENGINEERING INC, BY AUGUSTA LAND SURVEYING, LLC, DATED 3/18/21.
6. #5 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.

±27.57 acres
PARCEL TO BE REZONED R-A.

MINIMUM BUILDING LINE SETBACKS	
SIDE	= 10'
REAR	= 25'
FRONT	= 35' FROM R/W

MINIMUM LOT SIZE ------ 2.5 ACRES
MINIMUM LOT FRONTAGE ------ 150 FEET

OWNER/24 HOUR CONTACT:
EDGAR HUGHSTON BUILDER INC
C/O TYLER FINDLEY
6053 VETERANS PKWY, STE 300
COLUMBUS, GA 31909
(706) 573-9345
EMAIL: tfindley@hughstonhomes.com

PROJECT AREA:	±27.57 AC
NUMBER OF LOTS:	10 LOTS
CURRENT ZONING R-2	PROPOSED ZONING R-A
AVG LOT SIZE	2.75 ACS
MIN LOT SIZE	2.58 ACS
TAX MAP: 052 037	

A
ZONING SKETCH
FOR

EDGAR HUGHSTON BUILDER INC

PROPERTY LOCATED WEST OF GROVETOWN, GA IN 1285th G.M.D.

COLUMBIA COUNTY, GEORGIA

SCALE: 1" = 200' OCTOBER 24, 2025

200' 0 200'

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

OWNERS CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT. THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I ADOPT THIS PLAT WITH MY FREE CONSENT.

OWNER DATE

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. As the Registered Land Surveyor, I further certify that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

G.F. "BO" SLAUGHTER GEORGIA REGISTERED
LAND SURVEYOR 2614

GEORGIA REGISTERED No. 2614 PROFESSIONAL LAND SURVEYOR G.F. "BO" SLAUGHTER

10/24/25

PREPARED BY:

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone: (706) 868-8803 Fax: (706) 868-5464

25-011_HAMILTON_GROVE_ROAD_LOTS_PLAT2

Office Use Only
Date Received: _____
Public Hearing Date: _____
File # _____
BOC Meeting Date: _____
Commission District: _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

PLEASE SELECTION ONE

Type of Application: ☒ **Rezoning** ☐ **Plan Revision** ☐ **Variance** ☐ **Variation** ☐ **Conditional Use**

Date of Application: 10/24/25

Rezoning: The undersigned requests that the property described be rezoned from R-2 to R-A.

Plan Revision[1]: The undersigned requests a revision to the current _____ zoning.

Variance[2]: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation[3]: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # 052 Parcel # 037 Address: HAMILTON ROAD / WRIGHTSBORO RD
(For multiple properties, please use a separate sheet of paper.) Road Frontage: 938.66 feet on the North / South / East / West (circle one) side of WRIGHTSBORO RD. Property area is approximately 96.74 acres and is located 0 feet from the intersection of BAKER PLACE RD. The attached plat for the property was prepared by Augusta Land Surveying Inc and dated 3/18/21

PROPOSED USE (for rezoning):
If approved, the property will be used for the following purpose(s):
Single Family Detached Homes (JUST RONING THE 27.57 ACS ON HAMILTON RD)

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: JACK M. HULLSTON, etal.
ADDRESS: 2859 PACERS FERRY ROSE Ste 114
CITY: ATLANTA STATE: GA ZIP: 30339
PHONE #: _____
Email (or) Fax: _____

APPLICANT: Tyler Findley
ADDRESS: 6053 VETERANS PKWY Ste. 300
CITY: Columbus STATE: GA ZIP: 31906
PHONE#: _____
Email (or) Fax: [redacted]

DISCLOSURE
Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official? (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

_____ Owner's Signature

_____ Applicant's Signature

_____ Printed Name

_____ Printed Name

Subscribed and sworn to before me on_____ day of _____ 20_____.
By: _____ Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to *Fee Schedule.*

Date Received: _____
Public Hearing Date: _____
File # _____

ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

ADDITIONAL OWNERSHIP INFORMATION:

OWNER: Michael Moxley
ADDRESS: 2859 Pacers Ferry Rd
CITY: Atlanta STATE: Ga ZIP: 30339
PHONE #: _____
Email (or) Fax: _____

OWNER: Marc J Dearth
ADDRESS: 2859 Pacers Ferry Rd
CITY: Atlanta STATE: Ga ZIP: 30339
PHONE#: _____
Email (or) Fax: _____

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official?_ (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

_____ Owner's Signature

_____ Owner's Signature

_____ Printed Name

_____ Printed Name

Subscribed and sworn to before me on _____day of _____ 20____.

By: _____ Notary Public

ADDITIONAL OWNERSHIP INFORMATION:

OWNER: _____
ADDRESS: _____
CITY: _____ STATE: ____ ZIP: _____
PHONE #: _____
Email (or) Fax: _____

OWNER: _____
ADDRESS: _____
CITY: _____ STATE: ____ ZIP: _____
PHONE#: _____
Email (or) Fax: _____

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of $250 or more within the past two years to any local government official?_ (Yes or No). **If yes, a full written disclosure must be submitted with this application.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

_____ Owner's Signature

_____ Owner's Signature

_____ Printed Name

_____ Printed Name

Subscribed and sworn to before me on _____ day of _____ 20____.

By: _____ Notary Public

052 037

Deed Doc: WD
Recorded 12/30/2022 12:31PM
Georgia Transfer Tax Paid : $0.00
CINDY MASON
Clerk Superior Court, COLUMBIA County, Ga.
Bk 14585 Pg 0161-0162
Penalty: $0.00
Interest: $0.00
Participants: 6431121974
$(PT61)

Return to: The Cooper Law Firm, LLC, 122 Byrd Way, Suite One, Warner Robins, GA 31088

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

This Indenture made this 28th day of December, 2022, between **Edgar Hughston Builder, Inc.**, a Georgia corporation, as party or parties of the first part, hereinafter called Grantor, and **Jack M. Hughston, Michael Moxley, and Marc J. Dearth as Co-Trustees of the Bison Trust dated January 1, 2020.** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land with improvements thereon, situate, lying and being in the County of Columbia, State of Georgia, being sworn and designated Property ID #0032659, recorded in Deed Book 2978, Pages 241-242, on February 25, 2002, #4108 consisting of 100.257 acres, more or less, in Tax District #24.

Formerly known as Tract No. 2., containing 106 acres as shown in the plat of W.W. Hamilton Place which is recorded in the Clerk's Office of Superior Court of Columbia County, Georgia, in Plat Book 19, Page 91. This being the same property conveyed by Deed of Division dated September 1937, executed by Louise H. Verdery, Mrs. Mary H. Norvell, Mrs. Lucy H. Howard and Mrs. Sara Crawford to Marion H. Stauss, which deed is recorded in Clerk's Office in Deed Book 19, Page 1069. Reference is hereby made to said deed and plat and the record thereof for a more complete and accurate description of the property conveyed by this deed and said deed and plat by reference is made a part of and parcel of this description as if fully set forth herein.

Less and except Sell-Off of 4.06 acres, more or less, to Georgia Power Company as evidenced by Deed Book 4727, Page 200, Columbia County, Georgia Real Property Records, as corrected by Deed Book 5320, Page 274, and Deed Book 4727, Page 202, aforesaid records.

Being also referenced as Hamilton Road, Grovetown, Columbia County, Georgia. Tax Parcel ID Number 052 37.

THE SCRIVENER of this deed has not abstracted the subject property and does not certify to the title of same, nor does she certify to the description contained herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Edgar Hughston Builder, Inc., a Georgia corporation

By: (Seal)
Name: Richie Eubanks
Title: President

CORPORATE SEAL Georgia

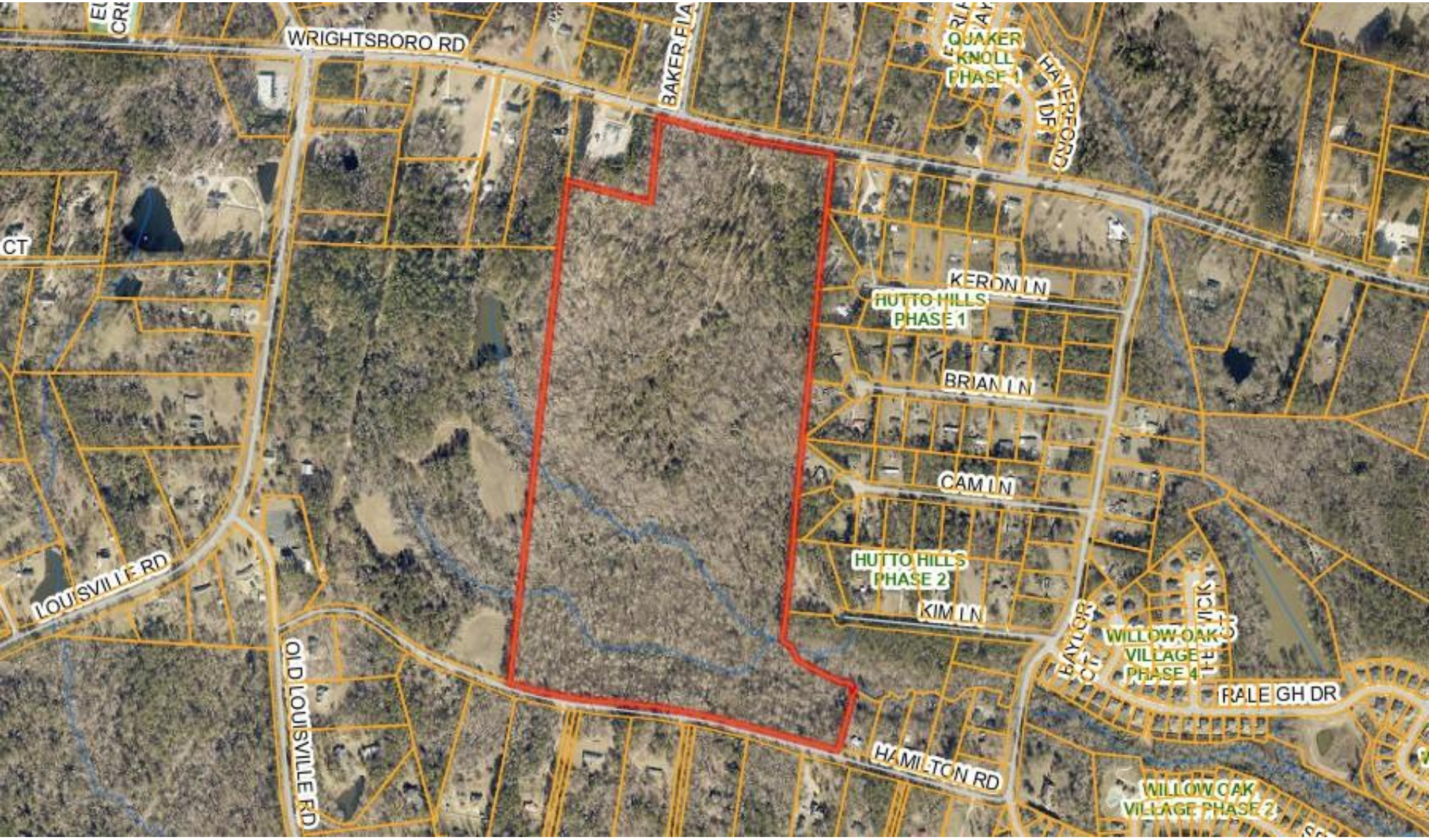
Witness

Notary Public
(My commission expires) My Commiss on Expires March 23, 2025
(Notary Public Seal Affixed)

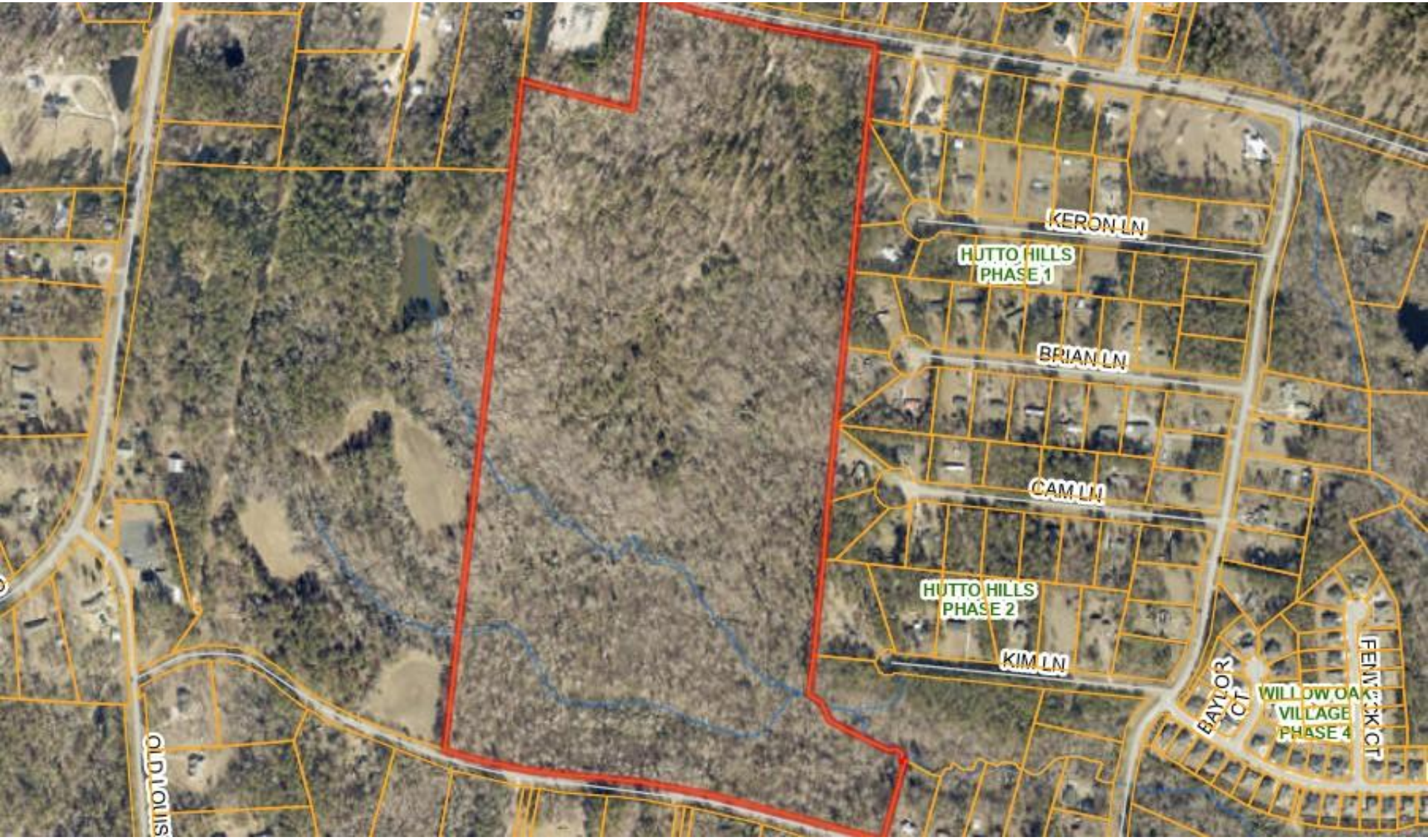
BAKER PLACE ROAD
WRIGHTSBORO ROAD ~ R/W VARIES
LOUISVILLE ROAD
HAMILTON ROAD
HAMILTON ROAD 80' R/W
RALEIGH DRIVE
ALEXANDRIA DRIVE
KERON LANE
BRIAN LANE
CAM LANE
KIM LANE
% HUTTO HILLS SUBDIVISION %
% GA. POWER CO. % (SUB-STATION) TAX PARCEL ID: 052 037A
% TURNER % TAX PARCEL ID: 052 040D
% MCNAIR % TAX PARCEL ID: 052 041
~DETENTION AREA~ TAX PARCEL ID: 052 035
APPROX. LOCATION OF POND
ACCORDING TO FEMA FIRM PANEL NUMBER 13073C0216E, MAP DATE 08/07/2018, PORTIONS OF THIS PROPERTY ARE LOCATED IN A 100 YEAR FLOOD PLAIN
THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASEMENTS NOT SHOWN HEREON BUT MAY BE RECORDED IN THE CLERK OF COURTS OFFICE
THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT FOR DESIGN & TO OBTAIN GOVERNMENT APPROVAL AND PERMITS ONLY AND IS NOT TO BE RECORDED
REFERENCES:
1. DEED BK/PG: 1293G/139
2. PLAT BK/PG: D8/19/94
3. WETLAND DELINEATION REPORT DATED: MARCH 10, 2021 ETC WILDLAND SERVICES, LLC P.O. BOX 489 AUBURN, ALABAMA PHONE: 1-334-381-2005
SURVEY DATA:
FIELD CLOSURE 0.04' (FROM RADIAL LOCATION)
ANGULAR ERROR 5"/ANGLE
NO ADJUSTMENT
PLAT CLOSURE 1 FOOT IN 10,000
TOPCON GTS - 330
Legend
PROPERTY CORNER
REBAR SET
REBAR FOUND
OPEN TOP PIPE FOUND
FENCE
WATER LINES
UNDERGROUND TELE./FIBEROPTIC LINES
OVERHEAD ELEC. LINES
EXISTING CONTOUR
SPOT ELEVATION
SANITARY SEWER LINES
SANITARY SEWER MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT (W/VALVE)
POWER POLE
GENERAL NOTE:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
1 inch = 200 ft.
BOUNDARY & EXISTING TOPOGRAPHIC SURVEY
-OF-
WRIGTHSBORO/HAMILTON ROAD
-FOR-
BOLT ENGINEERING INC.
COLUMBIA COUNTY, GEORGIA
AUGUSTA LAND SURVEYING, LLC
FIELD BF
DRAWN CAM
CHECKED BF
DATE 3/18/2021 (REV. 9/19/21, 7/01/22, 5/22/23, 6/08/23, & 8/16/23)
SCALE 1"=200'
DRAWING NO. 1 of 1

REZONING RZ25-11-07

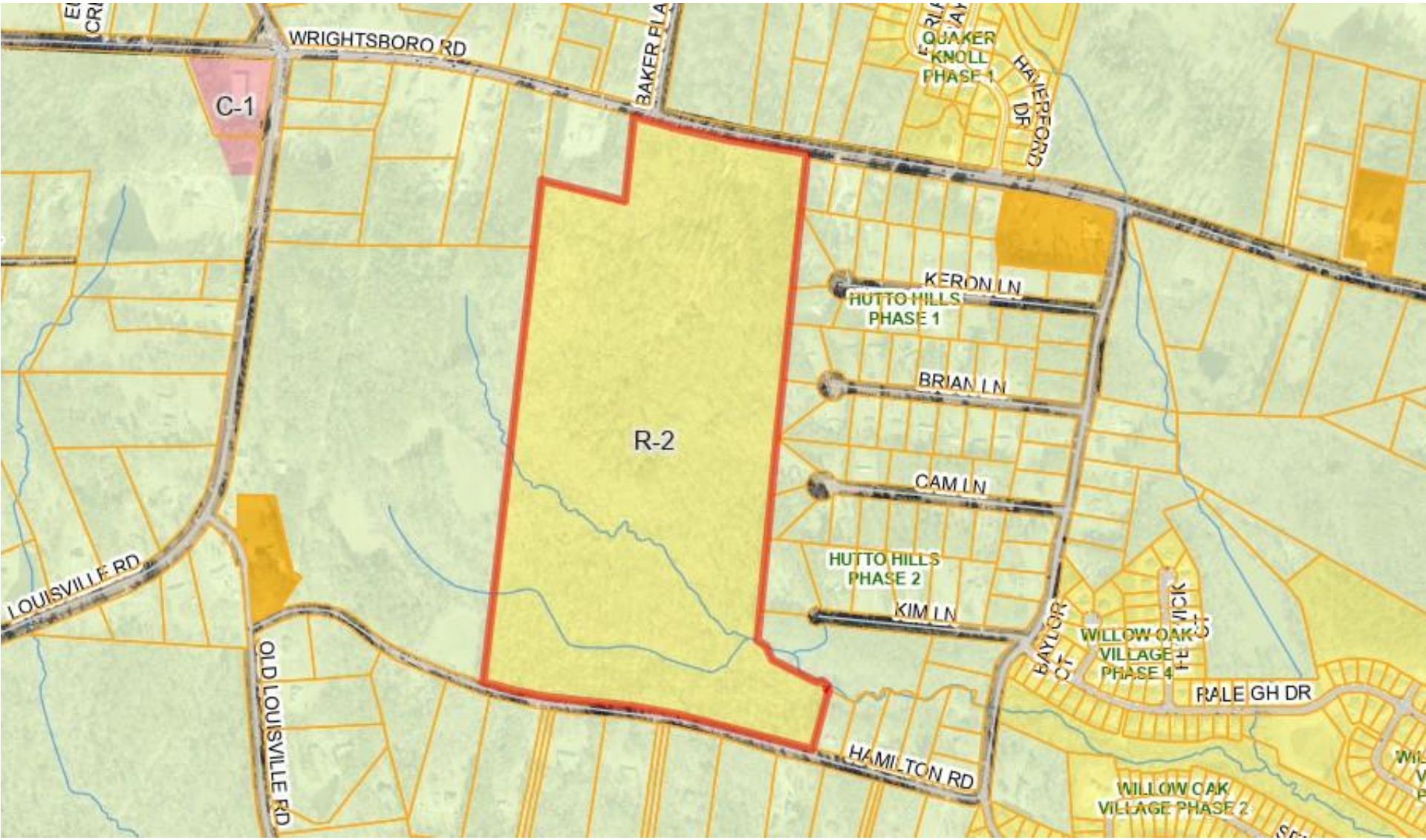
- Portion of Tax Map 052 Parcel ID 037
- Location: 0 Hamilton Road
- Acreage: 27.57 +/- acre portion of 96.49 +/- total
- Current Zoning: R-2 (Single-Family Residential)
- Existing Use: Vacant
- Request: Rezoning to R-A for Single-Family Residential Use
- Applicant: Tyler Findley



RZ25-11-07 LOCATION

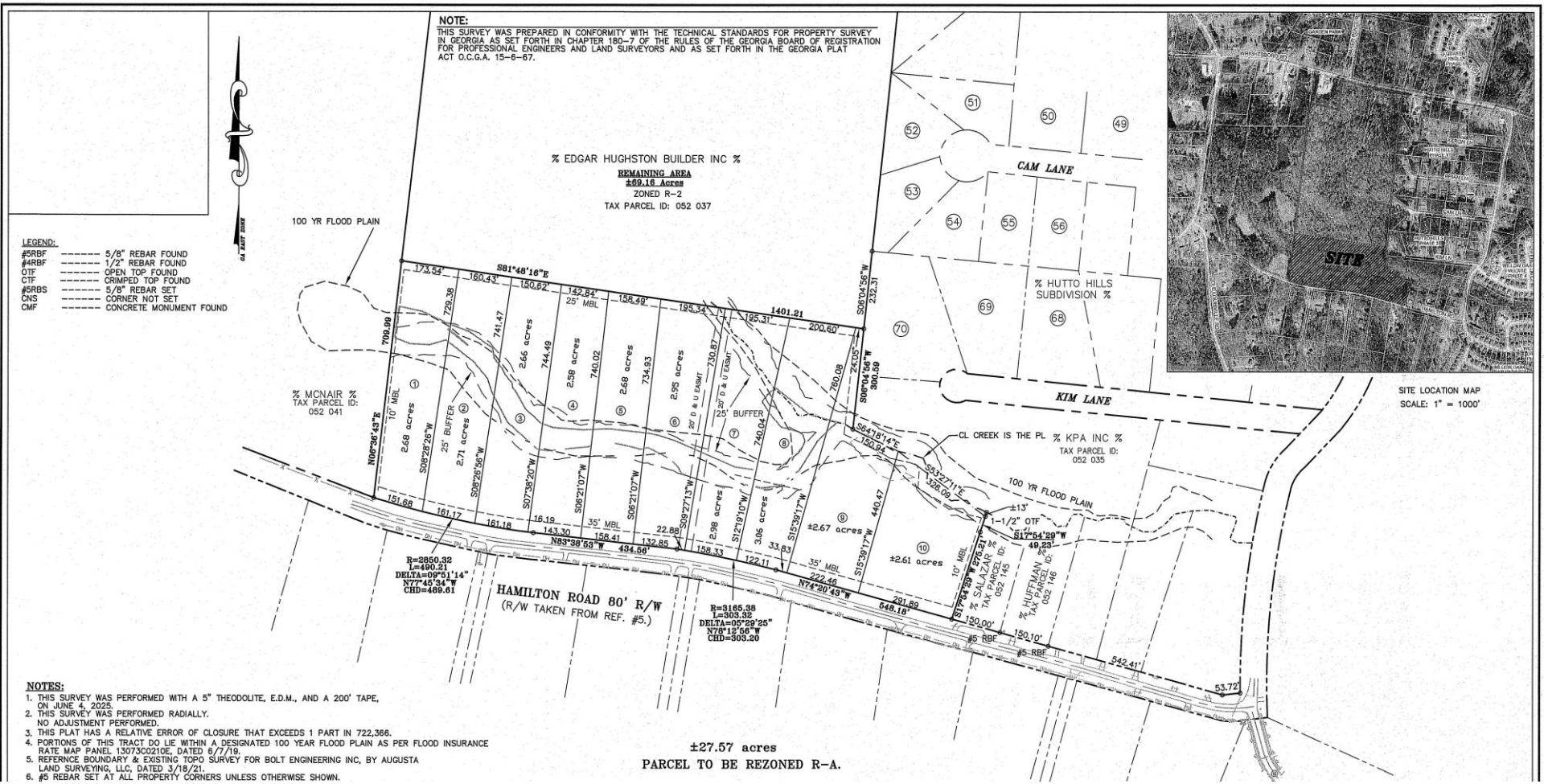


RZ25-11-07 AERIAL



RZ25-11-07 ZONING

RZ25-11-07 PLAT



RZ25-11-07 CONCEPT PLAN

RZ25-11-07 FUTURE DEVELOPMENT