



75 Langley Drive | Lawrenceville, GA 30046-6935 O: 770.822.7000 | F: 770.822.7097 GwinnettCounty.com

> Nicole L. Hendrickson, Chairwoman Kirkland Dion Carden, District 1 Ben Ku, District 2 Jasper Watkins III, District 3 Matthew Holtkamp, District 4

Work Session Agenda Tuesday, September 16, 2025 - 10:00 AM

- I. Call To Order
- II. Approval of Agenda
- III. New Business
 - 1. Commissioners

2025-0925 Approval to appoint Tonya Anderson to the Gwinnett Animal Advisory Council to fill the unexpired term of B. Thassanee Gutter-Parker. Term expires December 31, 2025. District 3/Watkins

2. Multiple Departments

2025-0914 Approval to renew BL064-24, supplemental purchase of public safety uniforms on an annual contract (October 2, 2025 through February 19, 2026), per the attached justification letters, base bid \$270,000.00. (Recommendation: Approval)

2025-0915 Approval to renew BL094-24, purchase of various proteins on a sixmonth contract (September 22, 2025 through March 21, 2026), with Performance Foodservice and Sutherlands Foodservice, Inc., base bid \$271,448.00. (Recommendation: Approval)

2025-0917 Approval to renew BL069-21, comprehensive materials and field testing and miscellaneous services on an annual contract (October 5, 2025 through October 4, 2026), per the attached recommendation letters, base bid \$3,154,500.00. This contract is funded 36.5% by various SPLOST programs. (Recommendation: Approval) (Water and Sewerage Authority approved on September 8, 2025, Vote 4-0.)

III. New Business

3. Community Services/Lindsey Jorstad

2025-0920 Award BL093-25, provision of respite care and personal care services to Gwinnett County residents on an annual contract (September 16, 2025 through September 15, 2026), to Lynette's TLC Home Services, LLC, as the primary service provider, Southern Home Care Services, Inc. dba All Ways Caring HomeCare, as the secondary service provider, and At Home Atlanta, LLC, as the tertiary service provider, base bid, \$365,604.70 and ratification of various purchase orders issued to Aachele Home Care and Hospice, LLC, formerly known as Aachele Home Nursing Services, LLC, under the previous contract (June 22, 2024 through June 21, 2025), \$146,132.03. This contract is funded by the Atlanta Regional Commission. (Recommendation: Award)

4. Human Resources/Adrienne McAllister

2025-0911 Award RP005-25, provision of COBRA and Affordable Care Act administration services on a multi-year contract, to Wex Health, Inc. dba WEX. The initial term of this contract shall be October 1, 2025 through December 31, 2025, base amount \$23,491.40. This contract may be automatically renewed on an annual basis through December 31, 2029, total base amount \$230,864.20. (Recommendation: Award)

2025-0862 Approval to increase RP003-21, provision of a voluntary benefits program on an annual contract for the current contract period (January 1, 2025 through December 31, 2025), with ReliaStar Life Insurance Company, from \$1,167,490.20 to \$1,406,078.16 and approval to renew (January 1, 2026 through December 31, 2026), base amount \$1,406,078.16. This contract is entirely participant funded. (Recommendation: Approval)

5. Information Technology Services/Dorothy Parks

2025-0828 Award SS023-25, purchase of Bi-Directional Amplifier and MACH alert maintenance and support on an annual contract (January 1, 2025 through December 31, 2025), to Motorola Solutions, base amount \$114,996.06. (Recommendation: Award)

2025-0903 Award OS011-25, provision of Palo Alto services and support on an annual contract (October 13, 2025 through October 12, 2026), to Westcott dba Lockstep Technology Group, using a competitively procured State of Georgia contract, base amount \$450,602.80. (Recommendation: Award)

III. New Business

5. Information Technology Services/Dorothy Parks

2025-0905 Award OS010-25, purchase of Proofpoint products and services on a multi-year contract, to CDW Government, LLC, using a competitively procured State of Georgia contract. The initial term of this contract shall be January 1, 2026 through December 31, 2026, base amount \$258,356.06. This contract may be automatically renewed on an annual basis for a total lifetime contract term of 36 months, total base amount \$787,922.18. (Recommendation: Award)

6. Law Department/Michael P. Ludwiczak

2025-0843 Approval/authorization for Declaration of Taking Condemnation proceedings for the property of Thomas B. Glass and Wells Fargo Bank, N.A. consisting of 0.006 acres of fee simple right of way, 0.059 acres of permanent construction easement, and 0.041 acres of permanent drainage easement, Tax Parcel No. R4318 005, 3082 Lee Road, amount \$3,200.00. This project is funded by the 2023 SPLOST Program.

2025-0844 Approval/authorization for Declaration of Taking Condemnation proceedings for the property of Thomas B. Glass and Wells Fargo Bank, N.A. consisting of 0.032 acres of permanent construction easement and 0.007 acres of 36-month temporary driveway easement, Tax Parcel No. R4318 045, 3072 Lee Road, amount \$800.00. This project is funded by the 2023 SPLOST Program.

2025-0845 Approval/authorization for Declaration of Taking Condemnation proceedings for the property of Ann M. Overbeck and Wells Fargo Bank, N.A. consisting of 0.023 acres of permanent drainage easement and 0.190 acres of permanent construction easement, Tax Parcel No. R4318 002, 3052 Lee Road, amount \$5,100.00. This project is funded by the 2023 SPLOST Program.

2025-0927 Approval/authorization of a Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Authority of Gwinnett County for the benefit of Herrington Mill Owner, LP or an affiliate thereof, in an aggregate principal amount not to exceed \$38,000,000, to assist in the financing of the acquisition, rehabilitation and equipping of a multifamily housing project located at 1564 Herrington Road.

III. New Business

6. Law Department/Michael P. Ludwiczak

2025-0928 Approval/authorization for the Chairwoman to execute a letter approving the issuance of revenue bonds by Public Finance Authority for the benefit of Woodgrain, Inc., in an amount not to exceed \$50,000,000, to assist in the financing of the acquisition, construction, installation and equipping of a production facility for the manufacture of windows and doors located at 1295 Progress Center Avenue.

7. Parks and Recreation/Chris Minor

2025-0876 Award BL087-25, Gwinnett aquatic center play structure replacements, to Smith Aquatics, Inc., amount not to exceed \$2,628,558.72. This contract is funded 89% by the 2023 SPLOST Program. (Recommendation: Award)

2025-0902 Award BL086-25, construction of West Gwinnett and Lenora Park pickleball courts, to Place Services, Inc., amount not to exceed \$1,970,000.00. (Recommendation: Award)

8. Support Services/Ron Adderley

2025-0891 Approval to renew OS007-20, provision of fuel cards and fuel management services on an annual contract (October 1, 2025 through September 30, 2026), with WEX Bank, using a competitively procured State of Georgia contract, base amount \$140,000.00. This contract is funded 25% by the Office of National Drug Control Policy. (Recommendation: Approval)

9. Tax Commissioner/Denise R. Mitchell

2025-0861 Approval to renew OS032-22, printing and mailing of vehicle registration renewal notices on an annual contract (October 1, 2025 through September 30, 2026), with Datamatx, Inc., using a competitively procured State of Georgia contract, base amount \$403,200.00. (Recommendation: Approval)

10. Transportation/Edgardo Aponte

2025-0851 Award BL084-25, purchase of traffic signal electrical equipment, material, and line hardware on an annual contract (September 16, 2025 through September 15, 2026), per the attached tabulation, base bid \$1,275,550.00. This contract is funded 27.4% by various SPLOST Programs and 20.4% by the American Rescue Plan Act. (Recommendation: Award)

III. New Business

10. Transportation/Edgardo Aponte

2025-0910 Approval/authorization to apply for and accept, if awarded, grant funding from the Environmental Protection Division of the Georgia Department of Natural Resources up to the amount of \$250,000.00 with no required local match. If awarded, this funding will be used for the resurfacing of Centerville-Rosebud Road with ground tire rubber asphaltic materials. Approval/authorization for the Chairwoman, or designee, to execute grant documents and any other necessary documents. (Recommendation: Approval)

2025-0912 Approval/authorization for the Chairwoman to execute a Third Amendment to Lease Agreement between Gwinnett County, the Gwinnett County Airport Authority, Georgia Jet, LLC., and CCM Company Holdings, Inc. (Recommendation: Approval) (Airport Authority Approved on August 14, 2025, Vote 3-0.)

2025-0913 Approval/authorization of the Assignment and Assumption of Lease and Leasehold Property between Georgia Jet, LLC and CCM Company Holdings, Inc. and Airflow Leasing, LLC. (Recommendation: Approval) (Airport Authority Approved on August 14, 2025, Vote 3-0.)

11. Water Resources/Rebecca Shelton

2025-0775 Award SS009-25, provision of products and services for Patterson pumps on an annual contract (September 16, 2025 through September 15, 2026), to Cornerstone H2O, LLC, base amount \$410,000.00. (Recommendation: Award)

2025-0869 Award BL089-25, restoration of landscape and concrete resulting from utility repairs on an annual contract (October 7, 2025 through October 6, 2026), to The Dickerson Group, Inc., base bid \$1,805,848.75. (Recommendation: Award) (Water and Sewerage Authority Approved on September 8, 2025, Vote 4-0.)

2025-0906 Award BL078-25, Bold Springs water main replacement, to Mid-South Builders, Inc., amount not to exceed \$935,400.00. (Recommendation: Award) (Water and Sewerage Authority Approved on September 8, 2025, Vote 4-0.)

2025-0863 Approval to renew BL080-21, purchase of solids dewatering and thickening polymer on an annual contract (October 19, 2025 through October 18, 2026), with Polydyne, Inc., base bid \$2,250,000.00. (Recommendation: Approval) (Water and Sewerage Authority Approved on September 8, 2025, Vote 4-0.)

III. New Business

11. Water Resources/Rebecca Shelton

2025-0904 Approval of Change Order No. 2 Final to BL034-23 Lanier Filter Plant Pretreatment Improvements with Alberici Constructors, Inc, increasing the contract by \$76,571.00. The contract amount is adjusted from \$2,107,750.00 to \$2,184,321.00. (Recommendation: Approval)

2025-0909 Approval/authorization for the Chairwoman to execute three Contract Item Agreements with the Georgia Department of Transportation for utility relocations associated with GDOT Project SR 316 from Cedars Road to Sugarloaf Parkway for a total of \$2,729,410.50. (Recommendation: Approval) (Water and Sewerage Authority Approved on September 8, 2025, Vote 4-0.)

IV. Adjournment

MEMORANDUM

To: Chairwoman Hendrickson

District 1 Commissioner Carden

District 2 Commissioner Ku

District 3 Commissioner Watkins

District 4 Commissioner Holtkamp

From: Ashia Gallo, Communications Department

The following item(s) will be on the agenda for the BOC business session on <u>September 16, 2025</u>, under the item of business announcements as a resolution of recognition, award, etc., as indicated:

1) **Proclamation**: Recognizing Voting Registration Day

Requested by: Zach Manifold, Voter Registrations and Elections Supervisor

Attendee(s): Representatives from the Gwinnett County Voter Registration and Elections Office

and Deputy Registrars from Gwinnett County Public Schools

Presented by: Chairwoman Nicole Love Hendrickson

2) Proclamation: Recognizing National Preparedness Month

Requested by: Michael Shaw, Emergency Management Director

Attendee(s): Representatives from the Gwinnett County Office of Emergency Management, the

Gwinnett County Department of Fire & Emergency Services, the Gwinnett County Police

Department, and the American Red Cross of Georgia **Presented by:** Chairwoman Nicole Love Hendrickson

cc: Glenn Stephens Betrand Williams

Buffy Rainey Arteen Patterson
Joe Sorenson Hunter Coleman
Heather Sawyer Neshanta Banks

Kimberly Banner Katie Gill

Tina King Tammy Gibson
Carli Primavera Jeanie Donaldson
Lauren Gamel Lindsey Gravitt

Gwinnett County Board of Commissioners Agenda Request

GCID # Group With GCID #:		□ Public Hooring						
20250925					☐ Gran	แร	Public Hearing	
Department:	Com	missioners					Date Submitted:	09/03/2025
Working Session:	09/1	6/2025	Business Sess	sion:	09/16/2025		Public Hearing:	
Submitted By:	tegib	son					Multiple Depts?	
Agenda Type	Appr	oval						
Item of Business:						Lock	ked by Purchasing	No
to appoint Tonya Andersor December 31, 2025. Distri	ct 3/W	/atkins	imal Advisory (Council to fi	ill the unexpired to	erm of	B. Thassanee Gutter-F	Parker. Term expires
Attachments	None)						
Authorization: Chairwo	man's	Signature?	No					
Staff Recommendation								
BAC Action:								
Department Head								
Attorney								
Agenda Purpose Only								
	_			Financia	al Action			
Budgeted		Fund Nan	ne	Curren	nt Balance	R	Requested Allocation	Director's Initials
Finance Comments								FinDir's Initials
							Budget Adjust	Grand Jury
				County Cl	erk Use Only		PH wa	s Held?
Working Session						No	o Action Taken	
Action New	Item						-	
Tabled					Ve	ote		
Motion								
2nd by								

Gwinnett County Board of Commissioners Agenda Request

GCID	#		Group With GC	ID #:		Cr	nto	□ Dublic Hearing	
20250914			20240896				ants	Public Hearing	
Department:		Finar	ncial Services					Date Submitted:	08/28/2025
Working Session:		09/16	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:		Purc	hasing - Brandi	Cantie - CW				Multiple Depts?	Yes
Agenda Type		Appr	oval						
Item of Business:							Lock	ed by Purchasing	lo
to renew BL064-2: the attached justifi	4, supple	ment	al purchase of base bid \$270,	public safety (uniforms	on an annual contr	act (Octo	ober 2, 2025 through Fe	ebruary 19, 2026), per
Attachments		Sumi	mary Sheet, Ju	stification Let	ters				
Authorization:	Chairwon	nan's	Signature?	No					
Staff Recommenda	ition	Appr	oval						
BAC Action:									
Department Head		raroy	ral (9/8/2025)						
Attorney		jjkan	del (9/11/2025)						
Agenda Purpose	Only								
					Financ	cial Action			
Budgeted			Fund Nam	е	Curi	rent Balance	R	equested Allocation	Director's Initials
Yes			General			*		\$180,000	brainey (9/11/2025)
Yes			Police Service	ces		*		\$90,000	
			alance in Supp FY2026, \$125			s are purchased. I et approval.	For FY20	025, \$145,000 is	FinDir's Initials raroyal (9/11/2025)
								Budget Adjust	Grand Jury
Working Sessi Acti Tabl Moti 2nd	led ion	Item			County	Clerk Use Only	No Vote	PH was	Held?

SUMMARY - BL064-24 Supplemental Purchase of Public Safety Uniforms on an Annual Contract To provide uniforms for the Department of Police Services **PURPOSE:** and the Sheriff's Office. LOCATION: Various locations throughout Gwinnett County \$270,000.00 AMOUNT TO BE SPENT: PREVIOUS CONTRACT AWARD AMOUNT: \$999,417.00 \$995,000.00 AMOUNT SPENT PREVIOUS CONTRACT: **UNIT PRICE INCREASE/DECREASE** 2.3% increase (CURRENT CONTRACT VS. PREVIOUS CONTRACT): N/A NUMBER OF BIDS/PROPOSALS DISTRIBUTED: NUMBER OF RESPONSES: N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A This is renewal option one (1) of four (4). **RENEWAL OPTION NUMBER:** An analysis reveals that pricing is comparable to current MARKET PRICES COMPARISON (FOR RENEWALS): market conditions. October 2, 2025 through February 19, 2026* **CONTRACT TERM:**

COMMENTS: *This contract is being co-termed with the primary contract (BL104-23). They will be resolicited as one contract to start upon expiration of this contract.

Line Items A9, A10, A11, A16, A24, A25, A45, A46, A47, and A48 will not be renewed and will be purchased through a separate procurement, if needed.



GWINNETT COUNTY POLICE DEPARTMENT

770 Hi-Hope Road | Lawrenceville, GA 30043 P.O. Box 602 | Lawrenceville, GA 30046-0602 770.513.5000 www.gwinnettcounty.com | www.gwinnettpolice.com

MEMORANDUM

TO:

Chelsey Ward

Purchasing Associate II

THROUGH:

J.D. McClure

Chief of Police

FROM:

Felicia Kemp

Financial Supervisor

SUBJECT:

Recommendation to Renew

BL064-24 Supplemental Purchase of Public Safety Uniforms on an Annual Contract

DATE:

August 28, 2025

REQUESTED ACTION

The Department of Police Services recommends renewal of the above referenced contract with Galls LLC, Dana Safety Supply, Inc., Design Lab Inc., T&T Uniforms, Inc., The Target Group, and Trisports, LLC. in the amount of \$90,000.00.

DESCRIPTION

Public Safety uniforms for the Department of Police Services

FINANCIAL

1. Estimated amount to be spent: \$90,000.00

2. Projected amount to be spent previous contract period \$ 610,000.00

3. Do total obligations agree with "Action Requested"? Yes X No ____

4. Budgeted: Yes X No

5. Contact name: Tina Dones Contact phone: 770-513-5064

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	206	32008	500447			\$45,000.00
2026	206	32008	500447			\$45,000.00
	A.				Total	\$90,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



Gwinnett County Sheriff's Office

2900 University Parkway • Lawrenceville, GA 30043 • 770.619.6500 GwinnettCountySheriff.com | Twitter & Facebook @GwinnettSheriff

Sheriff Keybo Taylor

Chief Cleophas Atwater

MEMORANDUM

TO:

Chelsey Ward

Purchasing Associate II

THROUGH:

Cleophas Atwater

Chief

FROM:

Alicia Carmon

Business Manager

SUBJECT:

Recommendation to Renew BL064-24 Supplemental Purchase of Public Safety

Uniforms on an Annual Contract

DATE:

August 25, 2025

REQUESTED ACTION

The Department of Gwinnett County Sheriff's Office recommends renewal of the above referenced contract with Galls, LLC, Dana Safety Supply, Inc., Design Lab, Inc., The Target Group Trisports, LLC, and T&T Uniforms, Inc. in the amount of \$180,000.00.

DESCRIPTION

This contract is for Uniforms for Sworn and Civilian Staff Members.

FINANCIAL

1.	. Estimated amount to be spent: <u>\$180,000.00</u>		
2.	. Projected amount to be spent previous contract period: \$3	<u>85,000.00</u>	
3.	. Do total obligations agree with "Action Requested"? Yes _	X	No
4.	. Budgeted: Yes X No		
5	Contact name: Deputy Patrick Thacker Contact r	hone 678.	231-6846

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5. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	101	35002	500447			\$100,000.00
2026	101	35002	500447			\$80,000.00
					Total	\$180,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With GO	CID #:							
20250915		20250243			∠ Grar	ilS	Public Hearing			
Department:	Fina	ncial Services					Date Submitted: 0	08/29/2025		
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:			
Submitted By:	Purc	hasing - Brand	i Cantie - SA				Multiple Depts?	/es		
Agenda Type	Аррі	oval								
Item of Business:						Lock	ted by Purchasing No)		
	ttachments Summary Sheet, Justification Letters									
	Щ									
	man's	Signature?	No							
Staff Recommendation	Appı	oval								
BAC Action:										
Department Head	raro	/al (9/8/2025)								
Attorney	jjkan	del (9/11/2025)							
Agenda Purpose Only										
				Financ	ial Action					
Budgeted		Fund Nam	е	Curr	ent Balance	R	equested Allocation	Director's Initials		
Yes		Grants			*		\$86,448	brainey (9/11/2025)		
Yes		General			**		\$185,000			
*Grant t	unding	available. **T	he current ba	lance in S	Supplies is checked	as item	ns are purchased. For	FinDir's Initials		
Finance FY2025 Comments	, \$103	,600 is allocate	ed. For FY202	26, \$81,40	00 is subject to budg	jet app	roval.	raroyal (9/11/2025)		
							Budget Adjust	Grand Jury		
				County (Clerk Use Only		PH was	Held?		
Working Session						No	Action Taken			
Action Nev	/ Item									
Tabled			$\overline{}$		V	ote				
Motion			==							
2nd by										

SUMMARY - BL094-24 Purchase of Various Proteins on a Six-Month Contract This contract provides protein for meal preparation for **PURPOSE:** inmates, employees, and senior citizens. LOCATION: Various locations throughout Gwinnett County \$271,448.00 **AMOUNT TO BE SPENT:** PREVIOUS CONTRACT AWARD AMOUNT: \$235,000.00 AMOUNT SPENT PREVIOUS CONTRACT: \$282,897.17 UNIT PRICE INCREASE/DECREASE 5.5% increase (CURRENT CONTRACT VS. PREVIOUS CONTRACT): N/A NUMBER OF BIDS/PROPOSALS DISTRIBUTED: **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: REASONS FOR LIMITED RESPONSE (IF RELEVANT): N/A **RENEWAL OPTION NUMBER:** This is renewal option two (2) of four (4). An analysis reveals that pricing is comparable to current MARKET PRICES COMPARISON (FOR RENEWALS): market conditions. **CONTRACT TERM:** September 22, 2025, through March 21, 2026

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

446 West Crogan Street | Lawrenceville, GA 30046 770.822.8833 GwinnettCounty.com | GwinnettCommunityServices.com Lindsey Jorstad, Director

MEMORANDUM

TO: Savannah Anderson

Purchasing Associate II

THROUGH: Lindsey Jorstad

Director of Community Services

FROM: Mikhale Pogue Mikhale Pogue

Program Coordinator

SUBJECT: Recommendation to Renew: BL094-24, Purchase of Various Proteins on a Six-Month

Contract

DATE: August 28, 2025

REQUESTED ACTION

The Department of Community Services recommends renewal of the above referenced contract with Performance Foodservice and Sutherlands Foodservice, Inc. in the amount of \$86,448.00.

DESCRIPTION

This contract provides for the purchase of various proteins throughout the county.

FINANCIAL

- 1. Estimated amount to be spent: \$86,448.00
- 2. Projected amount spent previous contract period: \$102,897.17
- 3. Do total obligations agree with "Action Requested"? Yes X No _____
- 4. Budgeted: Yes X No ____
- 5. Contact name: Mikhale Poque Contact phone: 770-822-8861

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	274	P1601	500522	TBD	G-TBD	\$43,224.00
2026	274	P1601	500522	TBD	G-TBD	\$43,224.00
					Total	\$86,448.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



GWINNETT COUNTY DEPARTMENT OF CORRECTIONS

750 Hi-Hope Road | Lawrenceville, GA 30043-4540 678.407.6000 www.gwinnettcounty.com | www.gccorrections.com

MEMORANDUM

TO:

Savannah Anderson

Purchasing Associate II

THROUGH:

Darrell Johnson, Warden

Department of Corrections

FROM:

Darlesa Barron

Business Manager

SUBJECT:

Recommendation to Renew BL094-24

Purchase of Various Proteins on a Six-Month Contract

DATE:

August 26, 2025

REQUESTED ACTION

The Department of Corrections recommends renewal of the above referenced Six-Month Contract with Performance Foodservices and Sutherland's Foodservice, Inc., in the amount of \$185,000.00.

DESCRIPTION

This contract is for the purchase of various types of proteins—like meat, cheese, fish, and poultry—for offenders housed at the Comprehensive Correctional Complex. Protein is an important part of every meal served, and inmates depend on the food program for daily nutrition. Meals are also provided to staff and correctional officers restricted to the building while on duty.

FINANCIAL

1.	Estimated amour	nt to be spent: <u>185,0</u>	00.00	
2.	Projected amoun	t to be spent previou	us contract period: <u>\$180,000.00</u>	
3.	Do total obligation	ns agree with "Actio	on Requested"? Yes X	No
4.	Budgeted: Yes	X No		
5.	Contact name:	Darlesa Barron	Contact phone: 678-407-6	050

Page 2 Recommendation Letter BL094-24

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	101	18001	500522			\$103,600.00
2026	101	18001	500522			\$81,400.00
					Total	\$185,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount

Gwinnett County Board of Commissioners Agenda Request

GCID # Group With GCID #:									
20250917 20240787			☐ Gran	าเร	Public Hearin	9			
Department:		Fina	ncial Services					Date Submitted:	08/29/2025
Working Session	:	09/16/2025 Business Session: 09/16/2025				Public Hearing:			
Submitted By:		Purc	Purchasing - Brandi Cantie - SA					Multiple Depts?	Yes
Agenda Type		Appr	oval						
Item of Business:	:						Lock	ed by Purchasing	No
October 4, 2026) programs. Attachments			mary Sheet, Ju			54,500.00. This	contra	ct is funded 36.5% by	y various SPLOST
Authorization:	Chairwon	nan's	Signature?	No					
Staff Recommend	lation	Appr	oval						
BAC Action:				ge Authority a	oproved on Se	eptember 8, 202	25, Vot	e 4-0.	
Department Head			/al (9/8/2025)		•	<u>'</u>			
Attorney			hroff (9/11/202	5)					
Agenda Purpos	e Only								
					Financial	Action			
Budgeted			Fund Nam	ie	Current E	Balance	R	equested Allocation	Director's Initials
Yes			Various Cap	oital	*			\$3,154,500	brainey (9/11/2025)
									_
Finance Comments	as items	are p	alance in Profe urchased and s 64,500 is subje	services are p	rovided. For f	ices and variou FY2025, \$1,590	s capit 0,000 is	al projects is checked a allocated. For	FinDir's Initials raroyal (9/11/2025)
								Budget Adjust	Grand Jury
Ta Mo	sion New bled btion d by	Item			County Cler		No	PH wood Action Taken	ras Held?

SUMMARY -BL069-21 Comprehensive Materials & Field Testing and Miscellaneous Services on an Annual Contract

PURPOSE:	This multi-departmental contract is used for materials and field-testing purposes.				
LOCATION:	Various locations throughout Gwinnett County				
AMOUNT TO BE SPENT:	\$3,154,500.00				
PREVIOUS CONTRACT AWARD AMOUNT:	\$4,225,000.00				
AMOUNT SPENT PREVIOUS CONTRACT:	\$2,449,824.00				
UNIT PRICE INCREASE/DECREASE (CURRENT CONTRACT VS. PREVIOUS CONTRACT):	1.8% increase				
NUMBER OF BIDS/PROPOSALS DISTRIBUTED:	N/A				
NUMBER OF RESPONSES:	N/A				
PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) IF YES, NUMBER OF FIRMS REPRESENTED:	N/A				
REASONS FOR LIMITED RESPONSE (IF RELEVANT):	N/A				
RENEWAL OPTION NUMBER:	This is renewal option four (4) of four (4).				
MARKET PRICES COMPARISON (FOR RENEWALS):	An analysis reveals that pricing is comparable to current market conditions.				
CONTRACT TERM:	October 5, 2025 through October 4, 2026				
COMMENTS:					

COMMENTS:



GWINNETT COUNTY PARKS AND RECREATION DEPARTMENT

446 West Crogan Street | Lawrenceville, GA 30046 770.822.8840 GwinnettParks.com Chris Minor, Director

MEMORANDUM

TO:	Savannah Anderson
	Purchasing Associate II

THROUGH: Chris Minor

Director of Parks and Recreation

FROM: Mikhale Pogue Mikhale Pogue

Program Coordinator

SUBJECT: Recommendation to Renew: BL069-21, Comprehensive Materials & Field Testing and

Miscellaneous Services on an Annual Contract

DATE: August 29, 2025

REQUESTED ACTION

The Department of Parks and Recreation recommends renewal of the above referenced contract with WSP USA Inc., Accura Engineering and Consulting Services, Inc., United Consulting Group, Ltd. dba United Consulting, Terracon Consultants, Inc., Schnabel Engineering, LLC, Sailors Engineering Associates, Inc., S&ME, Inc., UES Professional Solutions 18, LLC, Nova Engineering & Environmental, LLC., Matrix Engineering Group, Inc., ECS Southeast, LLP, and Atlas Technical Consultants, LLC in the amount of \$215,000.00.

DESCRIPTION

This contract provides services for comprehensive materials and field testing throughout the County.

FINANCIAL

1.	Estimated amount to be spent: \$215,000.00							
2.	Projected amount spent previous contract period: \$150,824.00							
3.	Do total obligations agree with "Action Requested"? Yes X No							
4.	Budgeted: Yes X No							
5.	Contact name: Mikhale Pogue Contact phone: 770-822-8861							

Page 2 Recommendation Letter BL069-21

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	305	P3052	500140	1008	F01605.1.2.2	\$15,000.00
2025	305	P3052	500140	1008	F01601.1.2.2	\$15,000.00
2025	323	P3052	500140	1015	M01388.11.2.2	\$10,000.00
2026	305	P3052	500140	1008	F01604.1.2.2	\$10,000.00
2026	323	P3052	500140	1015	M01388.7.2.2	\$15,000.00
2026	323	P3052	500140	1015	M01388.8.2.2	\$15,000.00
2026	323	P3052	500140	1015	M01388.6.2.2	\$20,000.00
2026	305	P3052	500140	1008	F01602.1.2.2	\$25,000.00
2026	317	P3052	500140	1003	F01267.3.2.2	\$20,000.00
2026	323	P3052	500140	1015	M01388.1.1.2	\$20,000.00
2026	323	P3052	500140	1015	F01247.1.2.2	\$50,000.00
	L				Total	\$215,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



GWINNETT COUNTY DEPARTMENT OF SUPPORT SERVICES

75 Langley Drive | Lawrenceville, GA 30046-6935 770.822.8020 GwinnettCounty.com

MEMORANDUM

To: Savannah Anderson

Purchasing Associate II

From:

Ron Adderley

Director of Support Services

Subject: Recommendation to Renew BL069-21—Comprehensive Materials and Field Testing and

Miscellaneous Services on an Annual Contract

Project Number: Various

Date: August 27, 2025

REQUESTED ACTION

The Department of Support Services recommends renewal of the above referenced contract with Accura Engineering and Consulting, Inc.; Atlas Technical Consultants, LLC; ECS Southeast, LLP; MC Squared, Inc.; Matrix Engineering Group, Inc.; Nova Engineering and Environmental, LLC; S&ME, Inc.; Sailors Engineering Associates, Inc.; Schnabel Engineering, Inc.; Terracon Consultants, Inc.; UES Professional Solutions 18, LLC; United Consulting Group, LTD dba United Consulting; and WSP USA, Inc., in the amount of \$489,500.00.

DESCRIPTION

This is a multi-department contract to provide material and field-testing services for construction projects.

FINANCIAL

- 1. Estimated amount to be spent: \$489,500.00
- 2. Projected amount to be spent previous contract period: \$149,000.00 (10/05/24-10/04/25)
- 3. Do total obligations agree with "Action Requested"? Yes X No ____
- 4. Budgeted: Yes X No
- 5. Contact Name: <u>Jerry W. Dennis II</u> Contact Phone: <u>770.822.7015</u>

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2026	323	P3801	800061	1015	Various	\$ 61,500.00
2026	308	P3801	800061	1004	Various	\$ 10,000.00
2026	301	P3801	800061	1005	Various	\$273,400.00
2026	302	P2301	800061	1006	Various	\$ 76,900.00
2026	306	P3201	800061	1009	Various	\$ 67,700.00
				***************************************	Total	\$489,500.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
						\$
						\$



GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION

446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440 770.822.7400 GwinnettCounty.com

MEMORANDUM

TO:

Savannah Anderson, Purchasing Associate II

Purchasing Division, DOFS

THROUGH:

Edgardo E. Aponte, P.E., Direct

Department of Transportation

FROM:

Erica Brizzee, P.E., Deputy Director

Department of Transportation

SUBJECT:

Recommendation to Renew BL069-21

Comprehensive Materials & Field Testing and Miscellaneous Services on an Annual

Contract

DATE:

August 6, 2025

REQUESTED ACTION

The Department of Transportation recommends renewal of the above referenced contract to Accura Engineering and Consulting, Inc.; Atlas Technical Consultants, LLC; ECS Southeast, LLP; Matrix Engineering Group, Inc.; Nova Engineering and Environmental, LLC; S&ME Inc.; Sailors Engineering Associates, Inc.; Schnabel Engineering, LLC; Terracon Consultants, Inc.; UES Professional Solutions 18, LLC; United Consulting Group, LTD d/b/a United Consulting; and WSP USA, Inc. in the amount of \$950,000.00.

DESCRIPTION

The Department of Transportation utilizes this contract during the engineering and construction of projects throughout the County. The contract includes, but is not limited to, compaction testing, concrete strength testing, soil surveys and general quality assurance monitoring and testing. This is the fourth and final renewal for this contract.

FINANCIAL

- 1. Estimated amount to be spent: \$950,000.00
- 2. Projected amount to be spent previous contract period: \$750,000.00
- 3. Do total obligations agree with "Action Requested"? Yes X No ___
- 4. Budgeted: Yes X No _
- 5. Contact name: <u>Beth Theodros</u> Contact phone: <u>770-822-7470</u>

Page 2 Recommendation Letter BL069-21

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	323	P4101	500180	1015	Various	\$446,500.00
2025	317	P4101	500180	1003	Various	\$19,000.00
2025	301	P4101	500180	1004	Various	\$9,500.00
2025	323	P4101	500180	1015	Various	\$446,500.00
2025	317	P4101	500180	1003	Various	\$19,000.00
2025	323	P4101	500180	1004	Various	\$9,500.00
					Total	\$950,000.00

Budget Adjustments Required: No

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012 678.376.6700 www.gwinnettcounty.com | www.gwinnetth2o.com

MEMORANDUM

TO: Savannah Anderson

Purchasing Associate II, Department of Financial Services

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Kris Campbell, PE

Deputy Director, Department of Water Resources

SUBJECT: Recommendation to Renew BL069-21; Comprehensive Materials & Field Testing and

Miscellaneous Services on an Annual Contract

DATE: August 20, 2025

REQUESTED ACTION

The Department of Water Resources recommends renewal of the above referenced contract with sixteen firms with a departmental allocation of \$1,500,000.00.

Firm Names:

Accura Engineering and Consulting Services, Sailors Engineering Assoc., Inc.

Inc. Schnabel Engineering
Atlas Technical Consultant LLC Terracon Consultants, Inc.

ECS Southeast, LLP UES Professional Solutions 18, LLC

Matrix Engineering Group, Inc.

United Consulting Group, Ltd. Dba United

MC Squared, Inc. Consulting

Nova Engineering & Environmental, LLC Willmer Engineering, Inc.

Professional Service Industries, Inc. WSP USA Environment & Infrastructure, Inc.

S&ME, Inc. WSP USA, Inc

DESCRIPTION

The Department of Water Resources utilizes this contract during the design and construction of projects throughout the County. The contract includes, but is not limited to, subsurface utility engineering, geotechnical reports, compaction testing, concrete strength testing, and general quality assurance monitoring and testing.

This is the fourth of four renewal options.

FINANCIAL

1. Estimated amount to be spent: \$1,500,000.00

2. Projected amount to be spent previous contract period: \$1,400,000.00

3. Do total obligations agree with "Action Requested"? Yes X

4. Budgeted: Yes X No Contact name: Adam Garmon Contact phone: (678) 376-7181

6. Proposed Funding:

Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	502	P4300	500140	1010		\$525,000.00
2025	551	P4300	500140	1014		\$75,000.00
2026	502	P4300	500140	1010		\$825,000.00
2026	551	P4300	500140	1014		\$75,000.00
	\$1,500,000.00					

Curtis Bokey, Section Manager, DWR Cc:

Gwinnett County Board of Commissioners Agenda Request

20250920 Department: Working Session: Submitted By: Agenda Type Item of Business:	Community Services 09/16/2025 Bu Purchasing - Brandi C	isiness Session: Cantie - JS	09/16/2025	Date Submitted: (09/02/2025	
Working Session: Submitted By: Agenda Type	09/16/2025 Bu Purchasing - Brandi C		09/16/2025	Public Hearing:	09/02/2025	
Submitted By: Agenda Type	Purchasing - Brandi C		09/16/2025			
Agenda Type		Cantie - JS		1		
	Award			Multiple Depts?	No	
Item of Business:						
				Locked by Purchasing N	0	
through September 15, 202 All Ways Caring HomeCard \$365,604.70 and ratificatio	26), to Lynette's TLC He, as the secondary send of various purchase of	lome Services, L rvice provider, ar orders issued to	LC, as the primary servi nd At Home Atlanta, LLC Aachele Home Care and	ents on an annual contract (Sepice provider, Southern Home C C, as the tertiary service provided d Hospice, LLC, formerly know 5), \$146,132.03. This contract i	are Services, Inc. dba er, base bid, n as Aachele Home	
Attachments	Summary Sheet, Justi	ification Letter, Ta	abulation			
Authorization: Chairwor	man's Signature?	lo				
Staff Recommendation	Award					
BAC Action:						
Department Head	Igjorstad (9/8/2025)					
Attorney	mpludwiczak (9/12/20					
Agenda Purpose Only						
		Fin	ancial Action			
Budgeted	Fund Name		Current Balance	Requested Allocation	Director's Initials	
Yes	Grants		*	\$365,605	brainey (9/12/2025)	
*A grants	s budget will be establis	shed upon appro	val of award and agreer	ment with the Atlanta Regional	FinDir's Initials	
Finance Commission. For FY2025, \$109,682 will approval.					njwilliams (9/12/2025)	
				Budget Adjust	Grand Jury	
		Cour	ity Clerk Use Only	PH was	Held?	

SUMMARY - BL093-25 Provision of Respite Care & Personal Care Services to Gwinnett County Residents on an Annual Contract This contract provides respite care and personal care services to **PURPOSE:** seniors 60 years and older and their caregivers who live in Gwinnett County. LOCATION: Various locations throughout Gwinnett County \$365,604.70 AMOUNT TO BE SPENT: PREVIOUS CONTRACT AWARD AMOUNT: \$310,000.00 AMOUNT SPENT PREVIOUS CONTRACT: \$556,132.03* UNIT PRICE INCREASE/DECREASE <1% decrease (CURRENT CONTRACT VS. PREVIOUS CONTRACT): 483 NUMBER OF BIDS/PROPOSALS DISTRIBUTED: 108 website viewings 8 **NUMBER OF RESPONSES:** 8 non-responsive** PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) Yes IF YES, NUMBER OF FIRMS REPRESENTED: 14 REASONS FOR LIMITED RESPONSE (IF RELEVANT): N/A N/A **RENEWAL OPTION NUMBER:** MARKET PRICES COMPARISON (FOR RENEWALS): N/A

COMMENTS: *The Purchasing Ordinance states that all purchases where cost is greater than \$100,000.00 require ratification by the Board of Commissioners.

September 16, 2025 through September 15, 2026

CONTRACT TERM:

^{**}Eight (8) vendors were deemed non-responsive for failure to meet reference requirements.



GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

446 West Crogan Street | Lawrenceville, GA 30046 770.822.8833 GwinnettCounty.com | GwinnettCommunityServices.com Lindsey Jorstad, Director

MEMORANDUM

TO:	Jake Scarpone
-----	---------------

Purchasing Associate II

THROUGH: **Lindsey Jorstad**

Director of Community Services

Summer Hamood Summer Hamood FROM:

SUBJECT: Recommendation to Award BL093-25 Provision of Respite Care & Personal Care

to Gwinnett County Residents on an Annual Contract

DATE: August 28, 2025

REQUESTED ACTION

The Department of Community Services recommends award of the above reference contract to Lynette's TLC Home Services, LLC as the primary, Southern Home Care Services, Inc. dba All Ways Caring Home Care as the secondary, and At Home Atlanta, LLC as the tertiary in the amount of \$365,604.70. The Department of Community Services is requesting a ratification for BL100-21 in the amount of \$146,132.03 during the previous term with services being rendered from June 22, 2024- June 21, 2025.

DESCRIPTION

This contract provides respite care and personal care to seniors 60 years and older and their caregivers who live in Gwinnett County.

Re	ferences checked? X Yes No
FIN	NANCIAL
1.	Estimated amount to be spent: \$365,604.70
2.	Projected amount to be spent previous contract period: \$556,132.03
3.	Do total obligations agree with "Action Requested"? Yes X No
4.	Budgeted: Yes X No
5.	Contact name: Summer Hamood Contact phone: 770.822.8856

Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	274	P1601	500140	TBD	G-TBD	\$109,681.41
2026	274	P1601	500140	TBD	G-TBD	\$255,923.29
					Total	\$365,604.70

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With GCID #:		Grants Public Hearing					
20250911									
Department:		Human Resources						Date Submitted:	08/27/2025
Working Session:	:	09/16/2025 Business Sess			sion:	09/16/2025		Public Hearing:	
Submitted By:		Purchasing – Katie Maldonado –			JC			Multiple Depts?	10
Agenda Type		Awaı	·d]	
Item of Business:							Loc	ked by Purchasing No)
initial term of this	contract s	shall b	oe October 1, 2	2025 through [Decemb		ount \$	r contract, to Wex Health, \$23,491.40. This contract	
Attachments Summary Sheet, Justification Let				ter, Sco	re Tabulation, Cost Ta	abulat	tion		
Authorization:		nan's	Signature?	Yes					
Staff Recommendation Award									
BAC Action:			W (0/4/04	205)					
Department Head asmcallister (9/4/2025) Attorney grschroff (9/10/2025)									
Attorney Agenda Purpos	e Only	grsci	11011 (9/10/202	3)					
					Finar	ncial Action			
Budgeted			Fund Nam	ne	Сι	ırrent Balance	F	Requested Allocation	Director's Initials
Yes		Group Self-Insurance			* \$230,864		\$230,864	brainey (9/10/2025)	
Finance Comments *The current balance in Benefit Administrati FY2025, \$23,491 is allocated. For FY2026-				tive Fee 6-29, \$2	s is checked as servi 07,373 is subject to b	ces are	approval.	FinDir's Initials raroyal (9/10/2025)	
							Ш	Budget Adjust	Grand Jury
Ta Mo	sion New bled btion d by	Item			County	r Clerk Use Only V	Note	PH was	Held?

SUMMARY — RP005-25 Provision of COBRA and Affordable Care Act Administration Services on a MultiYear Contract

ī
This contract will provide administration of Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA) and Affordable Care Act (ACA) administrative services.
Department of Human Resources
\$23,491.40 (initial term) \$230,864.20 (total base amount)
N/A*
N/A*
N/A*
707 79 website viewings
2 1 no bid
No
There are a limited number of vendors who provide the services required by this contract.
N/A
N/A
Initial term: October 1, 2025 through December 31, 2025 Full term: October 1, 2025 through December 31, 2029

COMMENTS: *This is a new multi-year contract.



GWINNETT COUNTY DEPARTMENT OF HUMAN RESOURCES

75 Langley Drive | Lawrenceville, GA 30046-6935 (O) 770.822.7915 | (F) 770.822.7929 www.gwinnettcounty.com

MEMORANDUM

TO:	Jenny Coleman Purchasing Associate II
THROUGH:	Adrienne McAllister Director of Human Resources
	Pam Taylor Division Director of Human Resources
FROM:	Tandy Krogh Program Coordinator
SUBJECT:	Recommendation to Award RP005-25, Provision of COBRA and Affordable Care Act Administration on a Multi-Year Contract
DATE:	August 27, 2025
REQUESTED A	ACTION
Health Inc. d/l 31, 2025. Th	ent of Human Resources recommends award of the above referenced contract to Wex b/a WEX., in the amount of \$23,491.40 for the period of October 1, 2025 through December is agreement may be renewed on an annual basis for four (4) additional twelve-month otal lifetime agreement term of five (5) years for a total base amount of \$230,864.20.
DESCRIPTION	l
	will provide administration of COBRA (Consolidated Omnibus Budget Reconciliation Act ACA (Affordable Care Act) administrative services.
References ch	necked? X YesNo
FINANCIAL	
1. Estimated	amount to be spent: \$23,491.40 (initial contract term) \$230,864.20 (full contract term)
2. Projected	amount to be spent previous contract period: N/A
3. Do total o	bligations agree with "Action Requested"? Yes X No
4. Budgeted:	Yes X No
5. Contact na	ame: <u>Tandy Krogh</u> Contact phone: <u>770-822-7942</u>

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	Commitment Item	Project Award	Project Task	Amount
2025	605	24001	500620			\$23,491.40
2026	605	24001	500620			\$51,843.20
2027	605	24001	500620			\$51,843.20
2028	605	24001	500620			\$51,843.20
2029	605	24001	500620			\$51,843.20
					Total	\$230,864.20

Transfer Required:		Yes		NoX		
If Yes, tran	sfer from	າ:				
Fiscal Year (FY)	Fund	Fund Center	Cost Center	Commitment Item	WBS Element	Amount

Gwinnett County Board of Commissioners Agenda Request

### Public Hearing: Date Submitted: Date Su	GCID#	Group With G	CID #:]	_	- B.I. II	
Morking Session: 0916/2025 Business Session: 0916/2025 Public Hearing:	20250862	20240553]	Grants	s Public Hearing	
Submitted By: Purchasing - Katie Maidonado - JC Multiple: Depts? No Agenda Type Approval Item of Business: Locked by Purchasing No Item of Business: Loc	Department:	Human Resources	i			Date Submitted:	08/11/2025
Agenda Type Approval Item of Business: Locked by Purchasing No Attachments Authorization: Chairwoman's Signature? No Staff Recommendation Approval BAC Action: Department Head asmicallister (9/2/2025) Agenda Purpase Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A No N/A N/A brainey (9/10/2025) Finance Comments *No budget impact to the County. Premiums are paid by participants. County Clerk Use Only Working Session Action New Item Tabled *No Action Taken No Action Taken No Action Taken No Action Taken No Action Taken	Working Session:	09/16/2025	Business Ses	sion: 0	9/16/2025	Public Hearing:	
Tem of Business: Locked by Purchasing No to increase RP003-21, provision of a voluntary benefits program on an annual contract for the current contract period (January 1, 2025 through December 31, 2025), with ReliaStar Life Insurance Company, from \$1,167,490.20 to \$1,406,078.16 and approval to renew (January 1, 2026 through December 31, 2026), base amount \$1,406,078.16. This contract is entirely participant funded. Attachments Summary Sheet, Justification Letter Authorization: Chairwoman's Signature? No Staff Recommendation Approval BADAC Action: Department Head asmicallister (9/2/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A	Submitted By: Purchasing – Katie Maldonado – JC					Multiple Depts?	No
to increase RP003-21, provision of a voluntary benefits program on an annual contract for the current contract period (January 1, 2025 through December 31, 2025), with ReliaStar Life Insurance Company, from \$1,167,490.20 to \$1,406,078.16 and approval to renew (January 1, 2026 through December 31, 2026), base amount \$1,406,078.16. This contract is entirely participant funded. Attachments Summary Sheet, Justification Letter Authorization: Chairwoman's Signature? No Staff Recommendation Approval BAC Action: Department Head asmicallister (9/2/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A N/A brainey (9/10/2025) Finance Comments 'No budget impact to the County. Premiums are paid by participants. FinDir's Initials rarroyal (9/10/2025) Budget Adjust Grand Jury Vorking Session New Item Tabled No Action Taken No Action Taken	Agenda Type	Approval					
December 31, 2025), with ReliaStar Life Insurance Company, from \$1,167,490.20 to \$1,406,078.16 and approval to renew (January 1, 2026 through December 31, 2026), base amount \$1,406,078.16. This contract is entirely participant funded. Attachments Summary Sheet, Justification Letter Authorization: Chairwoman's Signature? No Staff Recommendation BAC Action: BAC Action: Barcallister (9/2/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A N/A Physiancy (9/10/2025) FinDir's Initials FinDir's Initials Finance Comments County Clerk Use Only PH was Held? No Action Taken No Action Taken	Item of Business:					Locked by Purchasing	No
Authorization: Chairwoman's Signature? No Staff Recommendation Approval BAC Action: Department Head asmcallister (9/2/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) Finance Comments *No budget impact to the County. Premiums are paid by participants. County Clerk Use Only Working Session Action New Item Tabled No Action Taken No Action Taken	December 31, 2025), with	ReliaStar Life Insura	ance Company	y, from \$1,167,490	0.20 to \$1,406	6,078.16 and approval to re	
BAC Action: Department Head asmcallister (9/2/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. Finance Comments *No budget impact to the County. Premiums are paid by participants. County Clerk Use Only Working Session Action New Item Tabled *No Action Taken Vote	Attachments Authorization: Chairwo			ter			
BAC Action: Department Head asmcallister (9/2/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. Finance Comments *No budget impact to the County. Premiums are paid by participants. County Clerk Use Only Working Session Action New Item Tabled No Action Taken	Staff Recommendation	Approval					
Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) Finance Comments *No budget impact to the County. Premiums are paid by participants. Finance Comments County Clerk Use Only Working Session Action New Item Tabled County Clerk Use Only No Action Taken	BAC Action:						
Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. Finance Comments *No budget impact to the County. Premiums are paid by participants. FinDir's Initials raroyal (9/10/2025) Budget Adjust Grand Jury *Vote No Action Taken No Action Taken Vote	Department Head	asmcallister (9/2/2	025)				
Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. Finance Comments *No budget impact to the County. Premiums are paid by participants. Budget Adjust Grand Jury County Clerk Use Only Working Session Action New Item Tabled Vote	Attorney	grschroff (9/10/202	25)				
Budgeted Fund Name Current Balance Requested Allocation Director's Initials N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. FinDir's Initials raroyal (9/10/2025) Budget Adjust Grand Jury *Working Session Action New Item Tabled Vote Pund Name Current Balance Requested Allocation *NA BrinDir's Initials raroyal (9/10/2025) PH was Held? No Action Taken	Agenda Purpose Only						
N/A * N/A brainey (9/10/2025) *No budget impact to the County. Premiums are paid by participants. *No budget impact to the County. Premiums are paid by participants. FinDir's Initials raroyal (9/10/2025) Budget Adjust Grand Jury Working Session No Action Taken No				Financial Act	tion		
*No budget impact to the County. Premiums are paid by participants. *No budget impact to the County. Premiums are paid by participants. FinDir's Initials raroyal (9/10/2025) Budget Adjust Grand Jury Working Session No Action Taken No Action Taken Tabled Vote Vo	Budgeted	Fund Nan	ne	Current Bala	nce	Requested Allocation	Director's Initials
Finance Comments Budget Adjust Grand Jury County Clerk Use Only PH was Held? No Action Taken Tabled Vote		N/A		*		N/A	brainey (9/10/2025)
Finance Comments Budget Adjust Grand Jury County Clerk Use Only PH was Held? No Action Taken Tabled Vote							
Finance Comments Budget Adjust Grand Jury County Clerk Use Only PH was Held? No Action Taken Tabled Vote							
Comments Budget Adjust Grand Jury County Clerk Use Only PH was Held? No Action Taken Tabled Vote	*No bud	get impact to the Co	unty. Premiur	ns are paid by par	rticipants.		FinDir's Initials
County Clerk Use Only Working Session Action New Item Tabled Vote	Finance Comments						raroyal (9/10/2025)
Working Session Action New Item Tabled Vote						Budget Adjust	Grand Jury
Action New Item Tabled Vote				County Clerk U	se Only	PH wa	is Held?
Action New Item Tabled Vote	Working Session					No Action Taken	
	Action New	Item					
	Tabled				Vot	re	
Modeli							
2nd by							

SUMMARY - RP003-21 **Provision of a Voluntary Benefits Program on an Annual Contract** Hospital indemnity, accident, and critical illness coverage to **PURPOSE:** be provided as a voluntary benefit at the employee's discretion. LOCATION: Department of Human Resources \$1,406,078.16 **AMOUNT TO BE SPENT:** PREVIOUS CONTRACT AWARD AMOUNT: \$1,167,490.20 AMOUNT SPENT PREVIOUS CONTRACT: \$1,406,078.16 **UNIT PRICE INCREASE/DECREASE** 0% (CURRENT CONTRACT VS. PREVIOUS CONTRACT): NUMBER OF BIDS/PROPOSALS DISTRIBUTED: N/A **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A **RENEWAL OPTION NUMBER:** This is renewal option four (4) of four (4). This proposal was awarded based on various evaluation MARKET PRICES COMPARISON (FOR RENEWALS): criteria; therefore, an analysis on cost alone cannot be obtained. **CONTRACT TERM:** January 1, 2026 through December 31, 2026

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF HUMAN RESOURCES

75 Langley Drive | Lawrenceville, GA 30046-6935 (0) 770.822.7915 | (F) 770.822.7929 www.gwlnnettcounty.com

MEMORANDUM

TO:

Jenny Coleman

Purchasing Associate II

THROUGH:

Adrienne McAllister

Director of Human Resources

Pam Taylor

Division Director of Human Resources

FROM:

Tandy Krogh 1

HR Program Coordinator

SUBJECT:

Recommendation for increase and renewal of RP003-21, Provision of a Voluntary

Benefits Program on an Annual Contract

DATE:

August 7, 2025

REQUESTED ACTION

The Human Resources Department recommends an increase to the above referenced annual contract with ReliaStar Life Insurance Company from a base amount of \$1,167,490.20 to \$1,406,078.16 for the period of January 1, 2025, through December 31, 2025.

The Human Resources Department recommends renewal of the above referenced contract with ReliaStar Life Insurance Company, in the amount of \$1,406,078.16 for the period of January 1, 2026, through December 31, 2026.

DESCRIPTION

This contract will allow the service provider to provide critical illness, supplemental, accident and hospital indemnity coverage on an annual contract to active employees. This is an employee paid benefit.

FINANCIAL

1.	Estimated amount to be spent: \$1,406,078.16
2.	Projected amount to be spent previous contract period: \$1,406,078.16
3.	Do total obligations agree with "Action Requested"? Yes X No
4.	Budgeted: Yes X No
5	Contact name: Tandy Krogh Contact phone: 770-822-7042

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With Go	CID #:		☐ Grar	nts	☐ Public Hearing	
20250828								
Department:	Infor	mation Techno	ology Services				Date Submitted:	7/29/2025
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	Purc	hasing - Branc	li Cantie - BW				Multiple Depts?	lo
Agenda Type	Awa	rd						
Item of Business: Locked by Purchasi						cked by Purchasing No)	
SS023-25, purchase December 31, 2025						t on a	an annual contract (January	y 1, 2025 through
Attachments Authorization: C	Sum		ustification Lett	ter, Just	tification Support			
Staff Recommendation			163					
BAC Action:	Awa	iu .						
Department Head	dapa	arks (9/4/2025)						
Attorney		hroff (9/10/202						
Agenda Purpose C	nly							
				Finar	ncial Action			
Budgeted		Fund Nam	ne	Сι	ırrent Balance		Requested Allocation	Director's Initials
Yes		Admin Supp	oort		*		\$114,996	brainey (9/10/2025)
Finance Comments *T	he current b	alance in Tech	nnical Services	is ched	cked as services are p	orovio	ded. Budget Adjust	FinDir's Initials raroyal (9/10/2025) Grand Jury
				County	/ Clerk Use Only		PH was	Held?
Working Session Action Table Motion 2nd b	New Item					ote /	No Action Taken	

SUMMARY - SS023-25 Purchase of Bi-Directional Amplifier and MACH Alert Maintenance and Support on an Annual Contract

air / time	dai oontidot
PURPOSE:	This contract provides support and maintenance services to the GJAC BDA System. This will also provide support for the new equipment deployed as part of the Fire Station Alerting system upgrade and includes new TMDA capable data radios for redundancy between the 31 fire stations and links to the FSA servers and MACH Alert Automated CAD dispatch system. The maintenance includes locations at the Police South and East precincts, Fire Station 18, the GCSO jail, Corrections, and GJAC.
LOCATION:	Various locations throughout Gwinnett County
AMOUNT TO BE SPENT:	\$114,996.06
PREVIOUS CONTRACT AWARD AMOUNT:	N/A*
AMOUNT SPENT PREVIOUS CONTRACT:	N/A*
UNIT PRICE INCREASE/DECREASE (CURRENT CONTRACT VS. PREVIOUS CONTRACT):	N/A*
NUMBER OF BIDS/PROPOSALS DISTRIBUTED:	N/A
NUMBER OF RESPONSES:	N/A
PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) IF YES, NUMBER OF FIRMS REPRESENTED:	N/A
REASONS FOR LIMITED RESPONSE (IF RELEVANT):	N/A
RENEWAL OPTION NUMBER:	N/A
MARKET PRICES COMPARISON (FOR RENEWALS):	N/A
CONTRACT TERM:	January 1, 2025 through December 31, 2025

COMMENTS: *This is a new annual contract.



GWINNETT COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY SERVICES OFFICE OF THE CIO/DIRECTOR

446 West Crogan Street | Lawrenceville, GA 30046-6935 770.822.8900 GwinnettCounty.com

MEMORANDUM

TO:

Bethany White, Purchasing Associate II

Purchasing Division, Department of Financial Services

THROUGH:

Dorothy Parks, Director/CIO

Department of Information Technology Services

FROM:

Tor Yang, Division Director of IT Infrastructure

Department of Information Technology Services

SUBJECT:

Recommendation to Award SS023-25, Purchase of BDA & MACH Alert Maintenance and

Support

DATE:

August 21, 2025

REQUESTED ACTION

The Department of Information Technology Services recommends award of the above referenced contract with Motorola Solutions in the amount of \$114,996.06, including the option for future annual renewals as needed.

DESCRIPTION

The purpose of this contract is to provide comprehensive support and maintenance services for the county-wide Bi-Directional Amplifier (BDA) and MACH Alert Systems. These systems were deployed as part of the Fire Station Alerting (FSA) system upgrade completed on December 31, 2022, and currently serve all 31 county fire stations. The contract covers maintenance of BDA infrastructure that ensures reliable in-building radio coverage for emergency responders, as well as support for the MACH Alert automated Computer-Aided Dispatch (CAD) system, which links directly to the FSA servers for streamlined dispatching of fire and emergency services. The maintenance includes locations at the Police South and East precincts, Fire Station 18, the GCSO jail, Corrections, and GJAC.

The services under this contract will include, but are not limited to:

- Preventative and corrective maintenance of BDAs and MACH Alert Systems at each fire station.
- Technical support and updates for the MACH Alert CAD dispatch interface.
- Coordination with county IT and fire department staff to ensure minimal service disruptions.
- On-site and remote troubleshooting for both hardware and software components.
- Regular performance testing of the systems to ensure compliance with public safety communication standards.

FINANCIAL

1. Estimated amount to be spent: \$114,996.06

2. Projected amount to be spent previous contract period: N/A

3. Do total obligations agree with "Action Requested"? Yes X No

4. Budgeted: Yes X No ___

5. Contact name: Constance Clinkscales

Contact phone: <u>770 822-8987</u>

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	601	25009	500183			\$114,996.06
					Total	\$114,996.06

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



500 W Monroe St Chicago, IL 60661 (800) 247-2346

Date: 24-MAR-2025

Company Name: Gwinnett County, Georgia

Attn.: Tor Yang

Billing Address: 75 Langley Dr 2nd Floor West Room

2w664

City, State, Zip Code: Lawrenceville, GA 30045

Customer Contact: Tor Yang Phone: 770-822-8806 SERVICE AGREEMENT

Contract Number: USC000751991

Contract Modifier: R16-MAY-24

P.O.#: N/A

Customer #: 1000054700

Bill to Tag#: 0071

Contract Start Date: 01-JAN-2025

Contract End Date: 31-DEC-2025

Payment Cycle: ANNUALLY

Currency: USD

QTY	MODEL/OPTION	SERVICES DESCRIPTI	ON	EXTENDED AMT	
		**** Recurring Services ****			
	SVC01SVC1102C	ASTRO DISPATCH SERVICE		\$693.90	
	SVC01SVC2007C	ONSITE INFRA RESP-CUSTOM SO)W	\$19,175.17	
	SVC01SVC2012C	CONTRACT ADMINISTRATION SE	ERVICE	\$26,175.10	
	SVC02SVC0493A	DCR-SUA II		\$68,951.89	
			Sub Total	\$114,996.06	
-			Taxes	\$0.00	
SPECIA	L INSTRUCTIONS - ATT	ACH STATEMENT OF WORK FOR	Grand Total	\$114,996.06	
PERFORMANCE DESCRIPTIONS		THIS SERVICE AMOUNT IS SUBJECT TO STATE AN			
			LOCAL TAXING JURISDICTIONS WHERE		
GWINN	ETT COUNTY 2025 GJA	AC, FS13 BDA & DCR SUAII	APPLICABLE, TO BE VERIFIED BY MOTOROLA		
RENEW	AL.		SOLUTIONS		
01411111	ETT COUNTY's seconds	d an antique de manage de a Compila a			
GWINN	EII COUNTY is granted	d an option to renew the Service	1		

WINNETT COUNTY is granted an option to renew the Service Agreement upon the same terms and conditions for up to an additional three (3) consecutive one (1) year terms (each a "Renewal Term"). GWINNETT COUNTY shall exercise each option by issuing a purchase order, or other written instruction to Motorola Solutions, for such Renewal Term.

Gwinnett County Board of Commissioners Agenda Request

Department: Information Technology Services Date Submitted: 08/26/2025 Working Session: 09/16/2025 Business Session: 09/16/2025 Public Hearing: Submitted By: Purchasing - Brandi Cantie - BW Multiple Depts? No Agenda Type Award	GCID#	Group With GCID #:	Cranto	Dublic Hearing	
Working Session: 09/16/2025 Business Session: 09/16/2025 Public Hearing: Submitted By: Purchasing - Brandi Cantle - BW Multiple Depts? No Agenda Type Award	20250903		Grants	Public Hearing	
Submitted By: Purchasing - Brandi Cantie - BW Agenda Type Award Item of Business: Locked by Purchasing No OS011-25, provision of Palo Alto services and support on an annual contract (October 13, 2025 through October 12, 2026), to Westcott dbs Lockstep Technology Group, using a competitively procured State of Georgia contract, base amount \$450,602.80. Attachments Summary Sheet, Justification Letter, Justification Support Authorization: Chairworm's Signature? No Staff Recommendation Award BAC Action: Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/2025) The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. Finance Comments **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval.	Department:	Information Technology Services		Date Submitted: 0	08/26/2025
Agenda Type	Working Session:	09/16/2025 Business Ses	sion: 09/16/2025	Public Hearing:	
Attachments Summary Sheet, Justification Letter, Justification Support Attachments Summary Sheet, Justification Letter, Justification Support Attachments Authorization: Chairwoman's Signature? No Staff Recommendation Award BAC Action: Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Attorney Graph Suspines Support Signature Requested Allocation Support Signature Requested Allocation Support Signature	Submitted By:	Purchasing - Brandi Cantie - BW		Multiple Depts?	No
Attachments Summary Sheet, Justification Letter, Justification Support Authorization: Chairworm's Signature? No Saff Recommendation Award BAC Action: Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Press Admin Support **The current balance in Technical Services is checked as services are provided. For FY2025, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. **The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$112,651 is allocated. For FY2026, \$112,651 is allocated. For FY2026, \$112,	Agenda Type	Award			
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Authorization: Chairworn's Signature? No Staff Recommendation Award BAC Action: Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/2025) Finance Comments *The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. Finance Comments	OS011-25, provision of Pa Lockstep Technology Grou	o Alto services and support on an p, using a competitively procured	n annual contract (October 13, 2 State of Georgia contract, base	025 through October 12, 202 amount \$450,602.80.	6), to Westcott dba
Staff Recommendation Award BAC Action: Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/2025) Finance Comments *The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. Finance Comments	Attachments	Summary Sheet, Justification Let	ter, Justification Support		
BAC Action: Department Head	Authorization: Chairwor	man's Signature? No			
Department Head daparks (9/4/2025) Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/202	Staff Recommendation	Award			
Attorney grschroff (9/10/2025) Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/202 Finance Comments *The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. Finance Comments	BAC Action:				
Agenda Purpose Only Financial Action Budgeted Fund Name Current Balance Requested Allocation Director's Initial Yes Admin Support * \$450,603 brainey (9/10/202) Finance Comments *The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. Finance Comments *The current balance in Technical Services is checked as services are provided. For FY2025, arroyal (9/10/202)	Department Head	daparks (9/4/2025)			
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*The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. *Tranyal (9/10/202 frame)	Budgeted	Fund Name	Current Balance	Requested Allocation	Director's Initials
Finance Comments The current balance in Technical Services is checked as services are provided. For FY2025, \$112,651 is allocated. For FY2026, \$337,952 is subject to budget approval. raroyal (9/10/20	Yes	Admin Support	*	\$450,603	brainey (9/10/2025)
Finance Comments Finance Comments Comments Comments Finance Comments Finance Comments Finance Comments Commen					
Budget Adjust Grand Jury	Finance \$112,651			al.	FinDir's Initials raroyal (9/10/2025)
					,
Working Session Action New Item Tabled Vote Motion 2nd by	Action New Tabled Motion			No Action Taken	Held?

SUMMARY - 0S011-25 Provision of Palo Alto Services and Support on an Annual Contract Palo Alto firewalls are used to secure the Demilitarized Zone within GJAC and E911 data centers. Palo Alto licenses are for all County employees to securely connect to internal networks via VPN connection. These devices are crucial for **PURPOSE:** maintaining a secure environment by permitting only approved traffic into the network and blocking unapproved or suspicious activities. LOCATION: Various locations throughout Gwinnett County \$450,602.80 **AMOUNT TO BE SPENT:** PREVIOUS CONTRACT AWARD AMOUNT: N/A* AMOUNT SPENT PREVIOUS CONTRACT: N/A* **UNIT PRICE INCREASE/DECREASE** N/A* (CURRENT CONTRACT VS. PREVIOUS CONTRACT): NUMBER OF BIDS/PROPOSALS DISTRIBUTED: N/A **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: REASONS FOR LIMITED RESPONSE (IF RELEVANT): N/A N/A **RENEWAL OPTION NUMBER:** MARKET PRICES COMPARISON (FOR RENEWALS): N/A **CONTRACT TERM:** October 13, 2025 through October 12, 2026

COMMENTS: *This is a new annual contract.



GWINNETT COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY SERVICES OFFICE OF THE CIO/DIRECTOR

446 West Crogan Street | Lawrenceville, GA 30046-6935 770.822.8900 GwinnettCounty.com

MEMORANDUM

TO:

Bethany White, Purchasing Associate II

Purchasing Division, Department of Financial Services

THROUGH:

Dorothy Parks, CIO/Director

Department of Information Technology Services

FROM:

Tor Yang, Division Director of IT Infrastructure

Department of Information Technology Services

SUBJECT:

Recommendation to Award OS011-25 Provision of Palo Alto Services and Support on an

Annual Contract

DATE:

August 15, 2025

REQUESTED ACTION

The Department of Information Technology Services (DoITS) recommends award of the above referenced contract for the period of October 13, 2025 through October 12, 2026 to Westcott dba Lockstep Technology Group in the base amount of \$450,602.80.

DESCRIPTION

The products covered in this contract include 2 Palo Alto PA-5250 firewalls, which are used to secure the DMZ (Demilitarized Zone) within our GJAC and E911 data centers set up in High Availability (HA) failover for site redundancy. It also covers the licenses for all County employees to securely connect to internal networks via VPN connection (PA Prisma/GlobalProtect). Additionally, it includes advanced security that flags potential threats.

These devices are crucial for maintaining a secure environment by permitting only approved traffic into the network and blocking unapproved or suspicious activities through the Advanced Threat Prevention subscription. This system aligns with numerous other customers who monitor and flag nefarious traffic, sending blocks/alerts when such traffic is detected in the environment.

Gwinnett County is leveraging the State of Georgia Software Contract for Networking Equipment and Related Services 99999-SPD-SPD0000219-0010. These services were originally procured in 2020 using CARES Act grant funds.

FINANCIAL

1. Estimated amount to be spent: \$450,602.80

2. Projected amount to be spent previous contract period: N/A

3. Do total obligations agree with "Action Requested"? Yes X No ____

4. Budgeted: Yes X No ___

4. Budgeted: Yes X No ___
5. Contact name: Constance Clinkscales Contact phone: 770-822-8987

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	601	25009	500183			\$112,650.70
2026	601	25009	500183			\$337,952.10
					Total	\$450,602.80

Budget Adjustments Required:

Fiscal Year Fund	Cost Center	GL	Project Award	Project/Task	Amount
				,	



Quote # 045464

Issued On: 08.14.2025 Valid Until: 11.10.2025

Gwinnett County Government - Palo Alto

Prepared For:

Gwinnett County Government

Tor Yang tor.yang@gwinnettcounty.com 750 South Perry Street Lawrenceville, 30046

Prepared By:

Westcott dba Lockstep Technology Group

Leslie Daniel leslie.daniel@lockstepgroup.com 190 Technology Pkwy NW, Ste 125 Peachtree Corners, GA 30092

State Contract

Palo Alto Statewide Contract GA# 99999-SPD-SPD0000219-0010

12 Month PA Firewall Renewals

	Part#	Description	Price	Qty	Ext. Price
1	PAN-PA-5250-DNS- HA2-R	DNS Security subscription for device in an HA pair renewal, PA-5250	\$18,508.27	1	\$18,508.27
2	PAN-PA-5250-DNS- HA2-R	DNS Security subscription for device in an HA pair renewal, PA-5250	\$18,508.27	1	\$18,508.27
3	PAN-PA-5250-GP- HA2-R	GlobalProtect subscription for device in an HA pair renewal, PA-5250	\$18,508.27	1	\$18,508.27
4	PAN-PA-5250-GP- HA2-R	GlobalProtect subscription for device in an HA pair renewal, PA-5250	\$18,508.27	1	\$18,508.27
5	PAN-PA-5250- ADVURL-HA2-R	Subscription Advanced URL Filtering, 1-year, PA-5250, HA Pair Renewal	\$27,749.41	1.	\$27,749.41
6	PAN-PA-5250- ADVURL-HA2-R	Subscription Advanced URL Filtering, 1-year, PA-5250, HA Pair Renewal	\$27,749.41	1	\$27,749.41
7	PAN-PA-5250-AWF- HA2-R	Advanced WildFire subscription for device in an HA pair renewal, PA-5250	\$27,749.41	1	\$27,749.41
8	PAN-PA-5250-AWF- HA2-R	Advanced WildFire subscription for device in an HA pair renewal, PA-5250	\$27,749.41	1	\$27,749.41



Quote # 045464

Issued On: 08.14.2025 Valid Until: 11.10.2025

12 Month PA Firewall Renewals

	Part#	Description	Price	Qty	Ext. Price
9	PAN-SVC-PREM-5250 -R	Premium support renewal, PA-5250	\$24,450.38	1	\$24,450.38
10	PAN-SVC-PREM-5250 -R	Premium support renewal, PA-5250	\$24,450.38	1	\$24,450.38
11	PAN-PA-5250-ATP- HA2-R	Advanced Threat Prevention subscription for device in an HA pair renewal, PA-5250	\$27,749.41	1	\$27,749.41
	PAN-PA-5250-ATP- HA2-R	Advanced Threat Prevention subscription for device in an HA pair renewal, PA-5250	\$27,749.41	1	\$27,749.41
		Term Date - 10/12/2026			
12		PO is acceptable in place of signature.			
	4. 2. 2. 4. 4. 4. 4. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			Subtotal:	\$289,430.30

12 Month PA Prisma

	Part#	Description.	Price	Qty	Ext. Price
1	PAN-PRISMA- ACCESS-MU- ENTERPRISE	Prisma Access Mobile User Enterprise Edition includes private app access and outbound internet security for mobile users, premium security subscription, worldwide service locations, 5 service connections, and standard success per mobile user per year	\$96.35	1150	\$110,802.50
2	PAN-PRISMA- ACCESS-MU-SAAS- INLINE	Prisma Access MU SaaS Inline add-on, includes SaaS Inline Security for Prisma Access Mobile Users, Standard Success Plan per unit per year	\$0.00	1150	\$0.00
3	PAN-PRISMA- ACCESS-MU-ADEM- AIOPS	Prisma Access Al-powered Autonomous Digital Experience Management add-on , includes DEM for mobile user to application monitoring, predictive analytics & Access Analyzer powered by Al/ML/Formal and standard customer success per unit per year	\$43.80	1150	\$50,370.00



Quote # 045464

Issued On: 08.14.2025 Valid Until: 11.10.2025

12 Month PA Prisma

	Part#	Description	Price	Qty	Ext. Price
	PAN-PRISMA- ACCESS-SEB-UPG	Prisma Access Secure Enterprise Browser Add-on to Prisma Access includes the Secure Enterprise Browser for Internet/SaaS and private app access, Management Console, and Standard Success Plan per unit per year	\$0.00	1150	\$0.00
4		Co-Termed: 10/12/26 PO is acceptable in place of signature.			
				Subtotal:	\$161,172.50

Quote Summary	Amount
12 Month PA Firewall Renewals	\$289,430.30
12 Month PA Prisma	\$161,172.50
Total:	\$450,602.80

Proprietary and Confidential information of Lockstep Technology Group.

PRICE AND PAYMENT TERMS: Quotations are valid for 15 days unless otherwise indicated. Prices are based on costs and conditions existing on the date of quotation and are subject to change by the Seller before final acceptance. State & Local sales tax (when applicable) will be applied upon invoice. Delivery times may vary based on product and resource availability. Payment is due 30 days from Invoice date. Some services will require the execution of a Master Services Agreement.

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With GO	CID #:		☐ Gran	ite	☐ Public Hearing	
20250905								
Department:	Infor	mation Techno	logy Services				Date Submitted:	08/26/2025
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	Purc	hasing - Brand	i Cantie - BW				Multiple Depts?	No
Agenda Type	Awa	rd						
Item of Business:						Lock	ked by Purchasing	No
State of Georgia cont	tract. The ir	nitial term of thi	s contract sha	ıll be January	1, 2026 through	Dece	ernment, LLC, using a c ember 31, 2026, base a 5 months, total base am	mount \$258,356.06. This
Attachments Authorization: Ch		mary Sheet, Ju Signature?	stification Let	ter, Justificati	on Support			
Staff Recommendation	n Awa	rd						
BAC Action:	7,114							
Department Head	dana	arks (9/9/2025)						
Attorney		hroff (9/10/202	 5)					
Agenda Purpose On		,	,					
				Financial	Action			
Budgeted		Fund Nam	е	Current	Balance	R	Requested Allocation	Director's Initials
Yes		Admin Supp	ort	*	*		\$787,922	brainey (9/10/2025)
								_
Finance pro Comments	ne current b	alance in Tech FY2026-28, \$7	nical Services 787,922 is sub	is checked a ject to budge	as items are purc et approval.	chased	d and services are	FinDir's Initials raroyal (9/10/2025)
							Budget Adjust	Grand Jury
Working Session Action Tabled Motion	New Item			County Cle	rk Use Only Vo	No	PH was	s Held?
2nd by								

SUMMARY - 0S010-25 Purchase of Proofpoint Products and Services on a Multi-Year Contract This contract includes licensing, implementation, and support for products and services that will address cyber security risks **PURPOSE:** associated with malicious emails and will allow the department to provide phishing email training. LOCATION: Department of Information Technology Services \$258,356.06 (initial term) AMOUNT TO BE SPENT: \$787,922.18 (full contract term) PREVIOUS CONTRACT AWARD AMOUNT: \$258,356.06 AMOUNT SPENT PREVIOUS CONTRACT: \$258,356.06 **UNIT PRICE INCREASE/DECREASE** 0% (CURRENT CONTRACT VS. PREVIOUS CONTRACT): NUMBER OF BIDS/PROPOSALS DISTRIBUTED: N/A **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A **RENEWAL OPTION NUMBER:** N/A MARKET PRICES COMPARISON (FOR RENEWALS): N/A **CONTRACT TERM:** January 1, 2026 through December 31, 2028

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY SERVICES OFFICE OF THE CIO/DIRECTOR

446 West Crogan Street | Lawrenceville, GA 30046-6935 770.822.8900 GwinnettCounty.com

MEMORANDUM

TO:

Bethany White, Purchasing Associate II

Purchasing Division, Department of Financial Services

FROM:

Dorothy Parks, CIO/Director (

Department of Information Technology Services

THROUGH:

Matthew Puckett, Chief Information Security Officer

Department of Information Technology Services

SUBJECT:

Recommendation to Award OS010-25 Purchase of Proofpoint Products and Services on

a Multi-Year Contract

DATE:

August 15, 2025

REQUESTED ACTION

The Department of Information Technology Services (DoITS) recommends award of the above referenced contract for the period of January 1, 2026 through December 31, 2028 to CDW Government LLC in the base amount of \$787,922.18.

DESCRIPTION

Gwinnett County uses Proofpoint products and services to address cyber security risk associated with malicious emails, and to provide phishing email training. This contract includes licensing, implementation, and support. This will allow DoITS to better protect the County from malicious emails, have better insights into the attacks we are facing, and continue to provide end user training around social engineering attacks.

Gwinnett County is leveraging the State of Georgia Software Contract 9999-SPD-SPD0000060-0004. As the County continues its efforts to mature its cybersecurity program to protect services and data from the constantly increasing volume of attacks, it is in the County's best interest to procure cybersecurity software and services as quickly and efficiently as possible by leveraging this state contract.

FINANCIAL

1. Estimated amount to be spent: \$787,922.18

2. Projected amount to be spent previous contract period: \$258,356.06

Do total obligations agree with "Action Requested"? Yes X No ____
 Budgeted: Yes X No ____

4. Budgeted: Yes <u>X</u> No ___
5. Contact name: <u>Constance Clinkscales</u> Contact phone: <u>770-822-8987</u>

6. Proposed Funding:

Fiscal Year	Fund	-Cost Center	GL	Project Award	Prôject Task	Amount
2026	601	25013	500183			\$258,356.06
2027	601	25013	500183			\$258,356.06
2028	601	25013	500183			\$271,210.06
					Total	\$787,922.18

Budget Adjustments Required:

⊮Riscal _{Fu} Year	nd Cost Center	εί . GL	Project Award	Project Task	Amount
		Company of the Compan		 And the second se	

PRICE QUOTE



Customer: GWINNETT COUNTY GOVERNMENT 75- LANGLEY DR LAWRENCEVILLE, GA 30046

Proofpoint 3 Year PFPT

Quote ID: 58072226 Customer ID: 2010690 Quote Date: 7.24.2025

Account Manager: Robert Sullivan

Phone: 866,245,8105

Email: robesul@cdwg.com

Contract: State of G	eorgia Software (99999-SPD-SPD0000060-0004)			Total Solution Cost	\$	787,922.18
Part Number	Description	Qty		Unit Net Price		Extended Net Price
PFPT-M-VET-V-A-2	PFPT Virtual Edition Technology-PFPT Virtual Edition		\$	7,933.40	\$	7,933.40
	Technology-12mo	1	1			
PFPT-B-P1PF-S-A-2	PFPT Enterprise P1 Plus-F-Secure-S-NPRE, Email Protection,		\$	39.58	\$	250,422.66
	TAP URL & Attachment Defense, TAP URL Iso. (All Users),		1	0.79(1) 0.51(.4)	3.80	
	Threat Response Auto Pull, ZenGuide-Enterprise & EFD360	6327	1			
	Unlimited-F Secure-SaaS-12mo		1			
PP-SUP-PS-2	PFPT Platinum Level Support - Tier 1 to 999999999 - Term 12	2.3	\$	-	\$	=
	Months	1	ľ	9		
	Coverage Date 01/01/2026-12/31/2026		\top			
			T	Year 1 Sub Total	\$	258,356.06
			T		Ė	then girty • All totales into the
PFPT-M-VET-V-A	PFPT Virtual Edition Technology-PFPT Virtual Edition		\$	7,933.40	\$	7,933.40
	Technology-12mo	1	ľ	7,000.10	Ĭ	7,000110
PFPT-B-P1PF-S-A	PFPT Enterprise P1 Plus-F-Secure-S-NPRE, Email Protection,		\$	39.58	\$	250,422.66
	TAP URL & Attachment Defense, TAP URL Iso. (All Users),		1	33,33		
	Threat Response Auto Pull, ZenGuide-Enterprise & EFD360	6327				
	Unlimited-F Secure-SaaS-12mo					
PP-SUP-PS	PFPT Platinum Level Support - Tier 1 to 999999999 - Term 12		\$	-	\$	
	Months	1			8.	
	Coverage Date 01/01/2027-12/31/2027					
			T	Year 2 Sub Total	\$	258,356.06
			+		Ė	•
PFPT-M-VET-V-A	PFPT Virtual Edition Technology-PFPT Virtual Edition		\$	8,133.40	\$	8,133.40
1111111111111	Technology-12mo	1	"	0,100.40	۱۳	0,100.40
PFPT-B-P1PF-S-A	PFPT Enterprise P1 Plus-F-Secure-S-NPRE, Email Protection,		\$	41.58	\$	263,076.66
	TAP URL & Attachment Defense, TAP URL Iso. (All Users),			12.00	ľ	200,070,00
	Threat Response Auto Pull, ZenGuide-Enterprise & EFD360	6327	1			
	Unlimited-F Secure-SaaS-12mo		1			
PP-SUP-PS	PFPT Platinum Level Support - Tier 1 to 999999999 - Term 12		\$	•	\$	
	Months	1				
	Coverage Date 01/01/2028-12/31/2028		T			
			\top	Year 3 Sub Total	\$	271,210.06
			+		<u> </u>	ADDISE COM NOVEMBRICANO
	Proofpoint Billing Schedule		+			
	Year 1 2026 - \$258,356.06		+		\vdash	
	Year 2 2027 - \$258,356.06		+		-	
			+			
	Year 3 2028 - \$271,210.06		+			
			\perp			
			Tot	al Solution Cost	\$	787,922.18

Gwinnett County Board of Commissioners Agenda Request

GCID#	t .	Group With G	CID #:			4	Dublic Heading	
20250843					Gra	ints	Public Hearing	
Department:	Law	Department					Date Submitted:	08/06/2025
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	Mich	nael P. Ludwicz	zak				Multiple Depts?	
Agenda Type	Арр	roval/authoriza	tion					
Item of Business:						Lock	ked by Purchasing	No
of fee simple right of	of way, 0.059	acres of perm	anent construc	ction ea		cres of	permanent drainage e	consisting of 0.006 acres asement, Tax Parcel No.
Attachments	Just	ification Memo	, Maps, and Re	esolutio	n			
Authorization: (Chairwoman's	Signature?	Yes					
Staff Recommendat	ion							
BAC Action:								
Department Head	jenn	yscarter (8/28/	2025)					
Attorney	mplu	udwiczak (9/11	/2025)					
Agenda Purpose (Only							
				Finai	ncial Action			
Budgeted		Fund Nam	ne	Сι	urrent Balance	F	Requested Allocation	Director's Initials
Yes		2023 SPLC	ST		*		\$3,200	brainey (9/11/2025)
								5: 5: 1: 1: 1:
Finance */	Amount avail	able in Lee Ro	ad - Centerville	e Rosel	oud Road project.			FinDir's Initials
Comments								raroyal (9/10/2025)
							Budget Adjust [Grand Jury
			(County	y Clerk Use Only		PH wa	s Held?
Working Session	on					N	o Action Taken	
Actio	New Item							
Table	ed				\	/ote		
Motic			$\overline{}$					
2nd k	-		==					
Zilu k	7 9							



GWINNETT COUNTY DEPARTMENT OF LAW

75 Langley Drive | Lawrenceville, GA 30046-6935 (0) 770.822.8700 | (F) 770.822.8790 www.gwinnettcounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Michael P. Ludwiczak M 2

County Attorney

FROM:

Tracy L. Lettsome

Senior Assistant County Attorney

SUBJECT:

Declaration of Taking - GCID 2025-0843

DATE:

August 28, 2025

ITEM OF BUSINESS

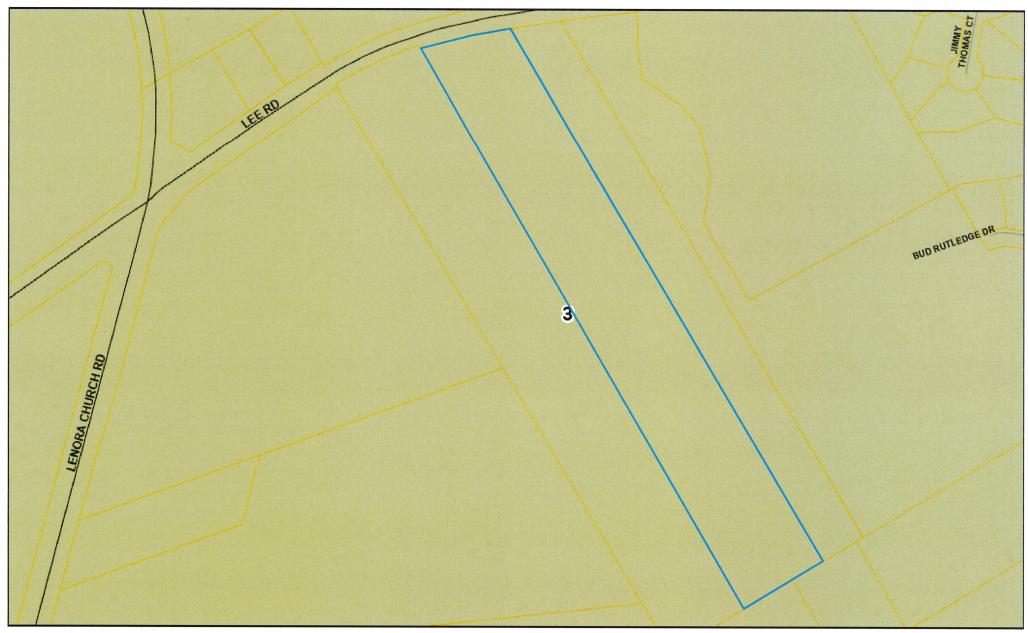
Approval/Authorization for Declaration of Taking Condemnation proceedings for the property of Thomas B. Glass and Wells Fargo Bank, N.A. consisting of 0.006 acres of fee simple right of way, 0.059 acres of permanent construction easement, and 0.041 acres of permanent drainage easement, Tax Parcel No. R4318 005, 3082 Lee Road, amount \$3,200.00. This project is funded by the 2023 SPLOST Program.

BACKGROUND AND DISCUSSION

Through this agenda item, the Law Department requests that the Board of Commissioners approve the execution of the attached Resolution which authorizes the filing of a Declaration of Taking proceeding to acquire 0.006 acres of fee simple right of way, 0.059 acres of permanent construction easement, and 0.041 acres of permanent drainage easement. The acquisition of the right of way and easements is necessary for the project named Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road. The subject property is zoned R-100, and the parcel is within Commission District 3. The estimated amount of just and adequate compensation for the acquisition is \$3,200.00.

If you have any questions with regard to this matter, please do not hesitate to contact me at extension 8791.

GWINNETT COUNTY GIS MAP





Project Name: Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road

GCID: 2025-0843

Commission District: 3

Parcel: 3





0 0.01 0.03 0.05







F-1571-01 LEE ROAD SIDEWALK LENORA CHURCH ROAD TO CENTERVILLE-ROSEBUD ROAD THOMAS B. GLASS AND WELLS FARGO BANK, N.A. PIN 4318 005

0.041 ACRES PERMANENT DRAINAGE EASEMENT
 0.059 ACRES PERMANENT CONSTRUCTION EASEMENT
 0.006 ACRES FEE SIMPLE RIGHT OF WAY





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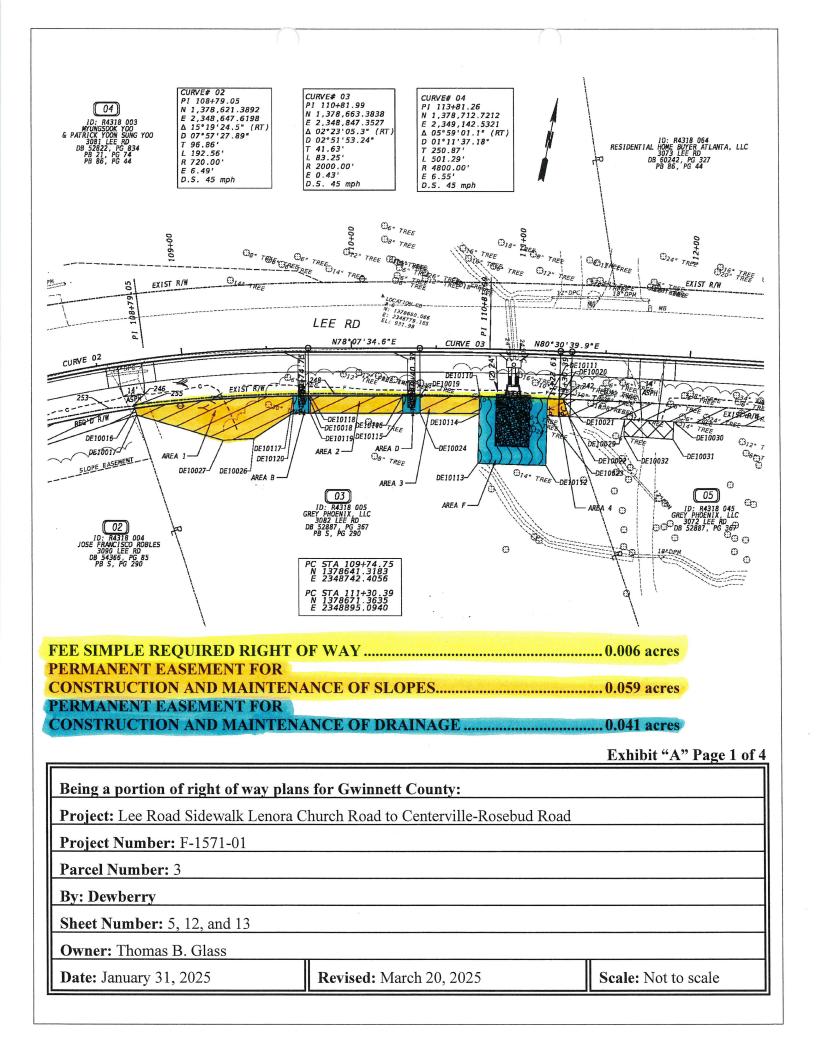




F-1571-01 LEE ROAD SIDEWALK LENORA CHURCH ROAD TO CENTERVILLE-ROSEBUD ROAD THOMAS B. GLASS AND WELLS FARGO BANK, N.A. PIN 4318 005



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(03)

GREY PHOEN	IX, LLC; 3082	LEE RD **************	*****	PARCEL 3		OR CONSTRUCTION NANCE OF SLOPES	DE10003A AREA 1
PARCEL 3	REQ'D R/W				AND MAINIC	************	
		******	*****	PNT	OFFSET/	STATION/	ALIGNMENT
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT		DIST	BEARING	
				DE10016	28.00 R	108+68.24	LEE RD
246	25.80 R	108+67.86	LEE RD	ARC LENGTH =	93.54		
ARC LENGTH	I = 118.13			CHORD BEAR =	N73°31'20.6	"E	
CHORD BEAR	$= N74^{\circ}48'44.$	5"E		LNTH CHORD =	93.46		
LNTH CHORD				RADIUS =	692.00		
	i = 906.38			DEGREE =	8°16'47.05"		
DEGREE	= 6°19'16.89	п		DE10117	28.00 R	109+65.56	LEE RD
248	26.61 R	109+89.92	LEE RD		10.00	S11°41'36.7"E	
ARC LENGTH	i = 134.87			DE10120	38.00 R	109+65.39	LEE RD
CHORD BEAR	$R = N79^{\circ}25'36.$	5"E			27.61	S45°54'41.9"W	
LNTH CHORE	0 = 134.87			DE10026	52.00 R	109+40.00	LEE RD
RADIUS	6 = 4385.90				18.12	574°33'54.0"W	
DEGREE	= 1°18'22.90) N		DE10027	52.01 R	109+20.47	LEE RD
242	27.87 R		LEE RD		52.48	N85°51'00.1"W	
	0.14	S30°05'22.9"E		DE10017	32.00 R	108+68.93	LEE RD
DE10021	28.00 R	111+25.98	LEE RD		4.05	N29°42'34.7"W	
	2.37	580°30'39.9"W		DE10016	28.00 R	108+67.99	LEE RD
DE10020	28.00 R	111+23.61	LEE RD		= 1561.54		
ARC LENGTH	H = 82.08			REQD EASMT		ACRES	
CHORD BEAR	$R = 579^{\circ}19'07.$.3"W					
LNTH CHORL	0 = 82.08						
RADIUS	5 = 1972.00			THE RESERVE OF THE PARTY OF THE		******	
DEGREI	$E = 2^{\circ}54'19.68$	3"		PARCEL 3		FOR CONSTRUCTION	
DE10019	28.00 R	110+40.37	LEE RD	8	AND MAINT	ENANCE OF SLOPES	AREA 2
	65.61	578°07'34.6"W				*****	
DE10018	28.00 R	109+74.75	LEE RD	PNT	OFFSET/	STATION/	ALIGNMENT
ARC LENGTI	H = 102.37				DIST	BEARING	
CHORD BEA	$R = 573^{\circ}53'17$.6"W					
LNTH CHOR	D = 102.28			DE10118	28.00 R	109+75.92	LEE RD
	5 = 692.00				54.25		
DEGRE	$E = 8^{\circ}16'47.05$	5"		DE10116	28.00 R	110+30.17	LEE RD
DE10016	28.00 R	108+68.24	LEE RD		10.00	S11°52'25.4"E	
	1.48	N29°42'34.7"W		DE10115	38.00 R	110+30.17	LEE RD
255	26.54 R	108+67.99	LEE RD		54.28	578°07'34.6"W	
	0.74	N29°42'34.7"W		DE10119	38.00 R	109+75.89	LEE RD
246	25.80 R	108+67.86	LEE RD		10.00	N11°41'36.7"W	
	W = 251.21			DE10118	28.00 R	109+75.92	LEE RD
		ACRES			= 542.65		
REMAINDER				REQD EASMT	= 0.012	ACRES	
· tomate to the decimal t							

Exhibit "A" Page 3 of 4

AND MAINTENANCE OF SLOPES ***********************************	AND DESCRIPTION OF THE PARTY OF
**************************************	E10003E
PNT OFFSET/ STATION/ ALL DIST BEARING DE10019 28.00 R 110+40.37 LE ARC LENGTH = 35.19 CHORD BEAR = N78°37'14.8"E LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110 28.00 R 110+76.05 LE 10.00 510°06'24.8"E DE10114 38.00 R 110+75.92 LE 34.88 578°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	REA 3
DIST BEARING DE10019 28.00 R 110+40.37 LE ARC LENGTH = 35.19 CHORD BEAR = N78°37'14.8"E LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110 28.00 R 110+76.05 LE 10.00 S10°06'24.8"E DE10114 38.00 R 110+75.92 LE 34.88 S78°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	****
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ARC LENGTH = 35.19 CHORD BEAR = N78°37'14.8"E LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110	
ARC LENGTH = 35.19 CHORD BEAR = N78°37'14.8"E LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110	
CHORD BEAR = N78°37'14.8"E LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110	E RD
LNTH CHORD = 35.19 RADIUS = 1972.00 DEGREE = 2°54′19.68" DE10110	
RADIUS = 1972.00 DEGREE = 2°54'19.68" DE10110	
DEGREE = 2°54'19.68" DE10110	
DE10110 28.00 R 110+76.05 LE 10.00 510°06'24.8"E DE10114 38.00 R 110+75.92 LE 34.88 578°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	
10.00 510°06'24.8"E DE10114 38.00 R 110+75.92 LE 34.88 578°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	
DE10114 38.00 R 110+75.92 LE 34.88 578°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	E RD
34.88 578°38'08.0"W DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	
DE10024 38.00 R 110+40.37 LE 10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	E RD
10.00 N11°52'25.4"W DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	
DE10019 28.00 R 110+40.37 LE REQD EASMT = 352.12 SF	E RD
REQD EASMT = 352.12 SF	
	E RD
BEAD CACIFE A AGA ACOFC	
REQD EASMT = 0.008 ACRES	

		DE10003G AREA 4
*****	******	******
DIST	STATION/ BEARING	ALIGNMENT
28.00 R	111+16.62	LEE RD
6.89		
N80°24'39.4'	"E	
6.89		
1972.00		
2°54'19.68"		
28.00 R	111+23.61	LEE RD
2.37	N80°30'39.9"E	
	111+25.98	LEE RD
10.68	S30°05'22.9"E	
		LEE RD
		LEE RD
		LEE RD
Approximate the second second second second		LLL ND
= 0.003	ACRES	
	AND MAINTEL ************** DIST 28.00 R 6.89 N80°24'39.4 6.89 1972.00 2°54'19.68" 28.00 R 2.37 28.00 R 10.68 38.00 R 6.13 38.00 R 10.00 28.00 R = 110.96	DIST BEARING 28.00 R 111+16.62 6.89 N80°24'39.4"E 6.89 1972.00 2°54'19.68" 28.00 R 111+23.61 2.37 N80°30'39.9"E 28.00 R 111+25.98 10.68 S30°05'22.9"E 38.00 R 111+29.74 6.13 S80°30'39.9"W 38.00 R 111+23.61 10.00 N10°06'24.8"W 28.00 R 111+16.62 = 110.96 SF

AND MAINTENANCE OF SLOPES = 2567.27

ACRES

AND MAINTENANCE OF SLOPES = 0.059

TOTAL EASEMENT FOR CONSTRUCTION

TOTAL EASEMENT FOR CONSTRUCTION

PARCEL 3	EASEMENT F	OR CONSTRUCTION	DE10003B
	AND MAINTE	NANCE OF DRAINAGE	AREA B
*****	*****	*******	******
PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10117	28.00 R	109+65.56	LEE RD
ARC LENGTH :	= 8.84		
CHORD BEAR =	= N77°45'37.7	7	
LNTH CHORD :	= 8.84		
RADIUS :	= 692.00		
DEGREE :	= 08°16'47.0	5"	
DE10018	28.00 R	111+18.74	LEE RD
	1.16	N78°07'34.6"E	
DE10118	28.00 R	109+75.92	LEE RD
	10.00	511°41'36.7"W	
DE10119	38.00 R	109+75.89	LEE RD
	10.00	S77°47'45.5"W	
DE10120	38.00 R	109+65.39	LEE RD
	10.00	N11°41'36.7"W	
DE10117	28.00 R	109+65.56	LEE RD
REQD EASMT	= 100.12	SF	
REOD EASMT	= 0.002	ACRES	

PARCEL 3	THE TOTAL PROPERTY AND ADDRESS OF THE PARTY	OR CONSTRUCTION ENANCE OF DRAINAGE	DE10003F AREA F
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10110 ARC LENGTH = CHORD BEAR =	40.00	110+76.05 9"E	LEE RD
	= 40.00 = 1972.00 = 2°54'19.68'	•	
DE10111	28.00 R 39.00	111+16.62 510°06'24.8"E	LEE RD
	40.00	111+16.91 579°43'52.1"W	LEE RD
DE10113	67.00 R 39.00	110+75.53 N10°06'24.8"W	LEE RD
DE10110 REQD EASMT REQD EASMT	28.00 R = 1562.73 = 0.036	110+76.05 SF ACRES	LEE RD

TOTAL EASEMENT FOR CONSTRUCTION

AND MAINTENANCE OF DRAINAGE = 1764.85 SF

TOTAL EASEMENT FOR CONSTRUCTION

AND MAINTENANCE OF DRAINAGE = 0.041 ACRES

Exhibit "A" Page 4 of 4

******	*****	*******	*****
PARCEL 3	EASEMENT F	OR CONSTRUCTION	DE10003D
	AND MAINTE	NANCE OF DRAINAGE	AREA D
********	******	*********	*****
PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10116	28.00 R	110+30.17	LEE RD
	10.02	N78°07'34.6"E	
DE10019	28.00 R	110+40.37	LEE RD
	10.00	S11°52′25.4"E	
DE10024	38.00 R	110+75.92	LEE RD
	10.00	<i>578°07′34.6</i> "W	
DE10115	38.00 R	110+30.17	LEE RD
	10.00	N11°52'24.4"W	
DE10116	28.00 R	110+30.17	LEE RD
REQD EASMT	= 102.00	SF	
REQD EASMT	= 0.002	ACRES	

GCID: 2025-0843

APPENDIX "A" TO EXHIBIT "A"

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED; Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: SEPTEMBER 16, 2025

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name

Present

Vote

Nicole L. Hendrickson, Chairwoman Kirkland Carden, District I Ben Ku, District 2 Jasper Watkins III, District 3 Matthew Holtkamp, District 4

On motion of Commissioner ____ and carried by a ____ vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby adopted:

WHEREAS, the Gwinnett County Department of Transportation has laid out and determined to construct Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road as part of the Gwinnett County Road System of the State of Georgia, known and designated as Project F-1571-01, and being more fully shown on a map and drawing on file in the office of the Gwinnett County Department of Transportation, 446 West Crogan Street, Lawrenceville, Georgia; and

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property, the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project.

Parcel Number: 3

GCID: 2025-0843

0.006 acres of fee simple right of way 0.059 acres of permanent construction easement 0.041 acres of permanent drainage easement

Owners: Thomas B. Glass and Wells Fargo Bank, N.A.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney for Gwinnett County is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

This day of	, 20	25.
	Gwinn	ETT COUNTY BOARD OF COMMISSIONERS
	By:	NICOLE L. LIEUS PLOYON
ATTEST:		NICOLE L. HENDRICKSON, CHAIRWOMAN
Ву:		_ (SEAL)
TINA KING, COUNTY CLERK		
APPROVED AS TO FORM:		
Ву:		· · · · · · · · · · · · · · · · · · ·
SENIOR ASSISTANT COUNTY AT	TTORNEY	

Gwinnett County Board of Commissioners Agenda Request

GCID	#		Group With GO	CID #:		C		Dublic Hearing	
20250844						Gra	nts	Public Hearing	
Department:	I	Law Department				Date Submitted:	08/06/2025		
Working Session:	(09/16	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	I	Michael P. Ludwiczak					Multiple Depts?		
Agenda Type	,	Appro	oval/authorizat	ion					
Item of Business:	tem of Business: Locked by Purchasing No								
	struction e	easer	ment and 0.007	7 acres of 36-r	month te	mporary driveway e			consisting of 0.032 acres 8 045, 3072 Lee Road,
			·	Marrayala					
Attachments		JUSTIT	ication Memo,	Maps, and Re	esolution	1			
Authorization:	Chairwom	nan's	Signature?	Yes					
Staff Recommenda	ition								
BAC Action:									
Department Head	j	jenny	scarter (8/28/2	2025)					
Attorney	1	mplu	dwiczak (9/11/	2025)					
Agenda Purpose	Only								
					Finan	cial Action			
Budgeted			Fund Nam	е			R	equested Allocation	Director's Initials
Yes			2023 SPLO	ST	*			\$800	brainey (9/11/2025)
Finance	*Amount a	availa	able in Lee Roa	ad - Centervill	e Roseb	ud Road project.			FinDir's Initials
Comments									raroyal (9/10/2025)
								Budget Adjust	Grand Jury
County Clerk Use Only PH was Held?									
Working Sessi	ion						No	Action Taken	
Acti	ion New I	tem							
Tabl	led					\	/ote		
Moti									
2nd	БУ								





75 Langley Drive | Lawrenceville, GA 30046-6935 (0) 770.822.8700 | (F) 770.822.8790 www.gwinnettcounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Michael P. Ludwiczak

County Attorney

FROM:

Tracy L. Lettsome

Senior Assistant County Attorney

SUBJECT:

Declaration of Taking - GCID 2025-0844

DATE:

August 28, 2025

ITEM OF BUSINESS

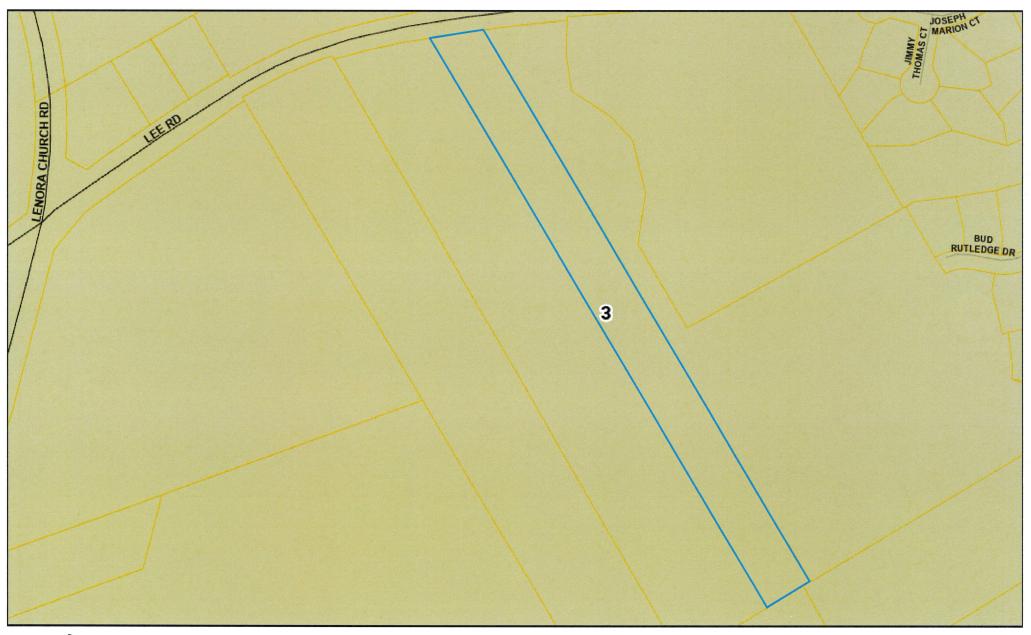
Approval/Authorization for Declaration of Taking Condemnation proceedings for the property of Thomas B. Glass and Wells Fargo Bank, N.A., consisting of 0.032 acres of permanent construction easement and 0.007 acres of 36-month of temporary driveway easement, Tax Parcel No. R4318 045, 3072 Lee Road, amount \$800.00. This project is funded by the 2023 SPLOST Program.

BACKGROUND AND DISCUSSION

Through this agenda item, the Law Department requests that the Board of Commissioners approve the execution of the attached Resolution which authorizes the filing of a Declaration of Taking proceeding to acquire 0.032 of acres of permanent construction easement and 0.007 acres of 36-month temporary driveway easement. The acquisition of the easements is necessary for the project named Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road. The subject property is zoned R-100, and the parcel is within Commission District 3. The estimated amount of just and adequate compensation for the acquisition is \$800.00.

If you have any questions with regard to this matter, please do not hesitate to contact me at extension 8791.

GWINNETT COUNTY GIS MAP





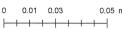
Project Name: Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road

GCID: 2025-0844

Commission District: 3

Parcel: 5









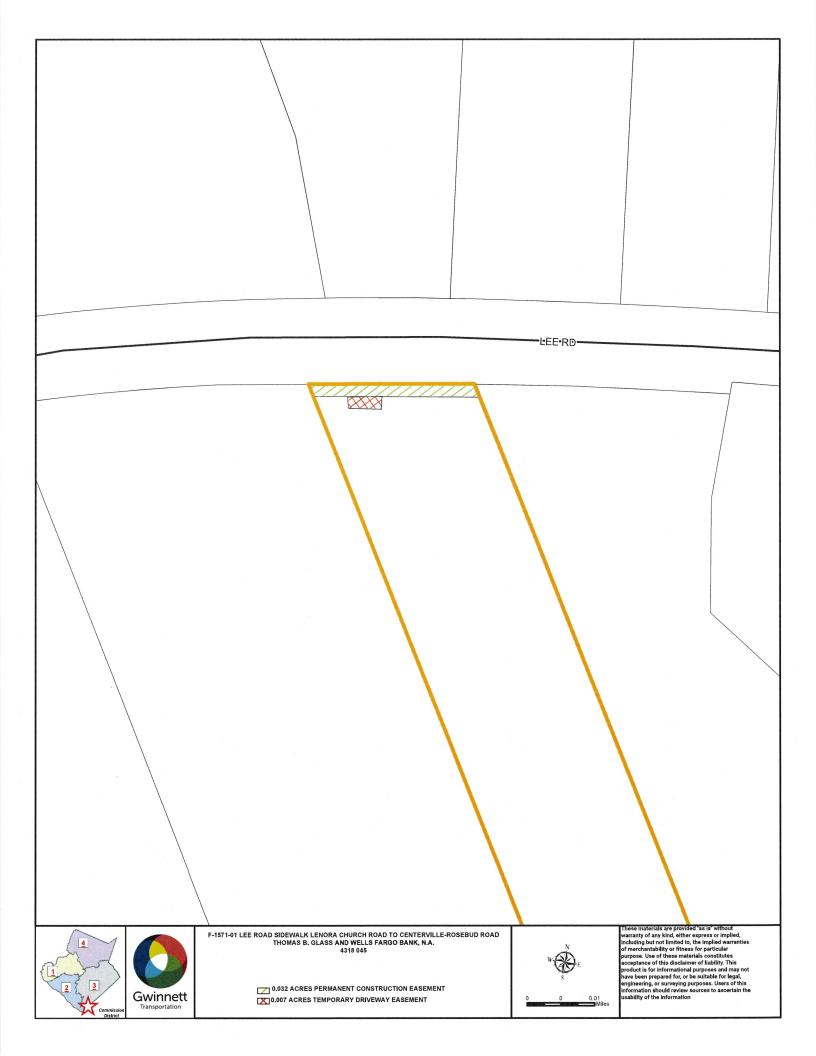


F-1571-01 LEE ROAD SIDEWALK LENORA CHURCH ROAD TO CENTERVILLE-ROSEBUD ROAD THOMAS B. GLASS AND WELLS FARGO BANK, N.A. PIN 4318 045

0.032 ACRES PERMANENT CONSTRUCTION EASEMENT
O.007 ACRES TEMPORARY DRIVEWAY EASEMENT



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F-1571-01 LEE ROAD SIDEWALK LENORA CHURCH ROAD TO CENTERVILLE-ROSEBUD ROAD THOMAS B. GLASS AND WELLS FARGO BANK, N.A. PIN 43818 045



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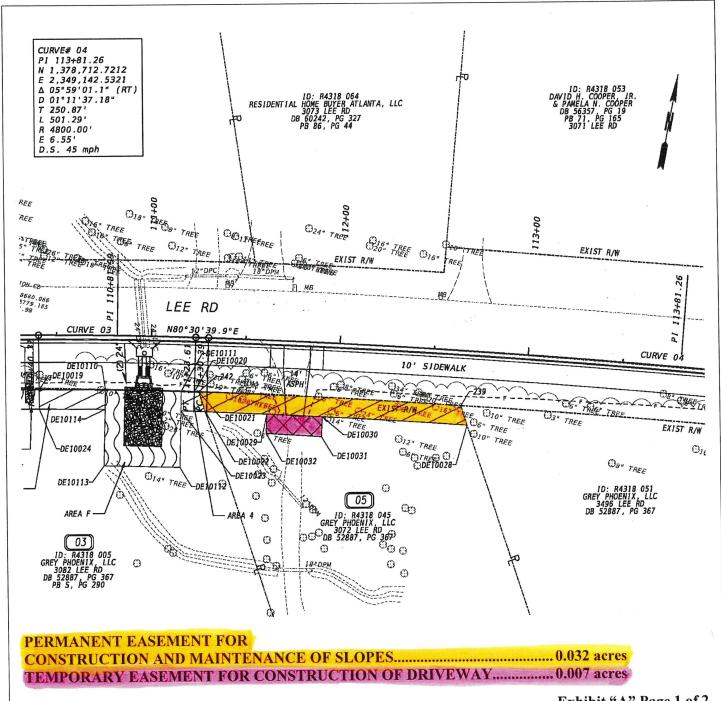


Exhibit "A" Page 1 of 2

Being a portion of right of way plans for Gwinnett County:						
Project: Lee Road Sidewalk Lenora C	hurch Road to Centerville-Rosebud	Road				
Project Number: F-1571-01						
Parcel Number: 5						
By: Dewberry						
Sheet Number: 5 and 13						
Owner: Thomas B. Glass						
Date: January 31, 2025	Revised: March 20, 2025	Scale: Not to scale				

Exhibit "A" Page 2 of 2

(05)

GREY PHOENIX, LLC; 3072 LEE RD

******	*****	******	******
PARCEL 5	EASEMENT F	OR CONSTRUCTION	DE10005
	AND MAINTE	NANCE OF SLOPES	

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
		111+25.93	LEE RD
ARC LENGTH			
	= N81°27'54.1	3"E	
LNTH CHORD			
	= 4385.73	·	
	= 1°18'23.09"		LEE RD
239	20.29 K 10.49	530°05'27.8"E	LLL NO
0510020	10.49 20 00 D	112+69.63	LEE RD
ARC LENGTH		112703.03	LLL /ID
	$= 581^{\circ}32'02.3$?"W	
LNTH CHORD		. "	
	= 4762.00		
	= 1°12'11.47'	1	
DE10029	38.00 R	111+62.53	LEE RD
ARC LENGTH			
CHORD BEAR	= 580°41'56.9	9 "W	
LNTH CHORD	= 32.53		
	= 4765.66		
	= 1°12'08.15		
DE10022	38.00 R	111+29.74	LEE RD
		N30°05'22.9"W	
242	27.87 R	111+25.93	LEE RD
REQD EASM	T = 1380.74	SF	
REQD EASM	T = 0.032	ACRES	

*	******	******	********	********
	PARCEL 5	EASEMENT I	FOR CONSTRUCTION	DE10005A
		OF DRIVEWA	AY /	
*	*****	****	*****	******
	PNT	OFFSET/	STATION/	ALIGNMENT
		DIST	BEARING	
-	DE10029	38.00 R	111+62.53	LEE RD
	RC LENGTH			
		= N81°04'15.	2# F	
-	NTH CHORD		ia be-	
L				
		= 4762.00	_	
	DEGREE	= 1°12'11.47	н	
	DE10030	38.00 R	111+92.04	LEE RD
		10.26	508°45′10.9″E	
	DE10031	48.26 R	111+92.04	LEE RD
		29.21	S81°47'04.4"E	
	DE10032	47.89 R	111+62.53	LEE RD
	DL 10032	9.89	N09°06'18.8"W	
	DE10029	38.00 R	111+62.53	LEE RD
	THE RESERVE THE PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO		MINISTER AND ADDRESS OF THE PARTY OF THE PAR	LLL NO
1	REQD EASMT		SF	
	REQD EASMT	= 0.007	ACRES	

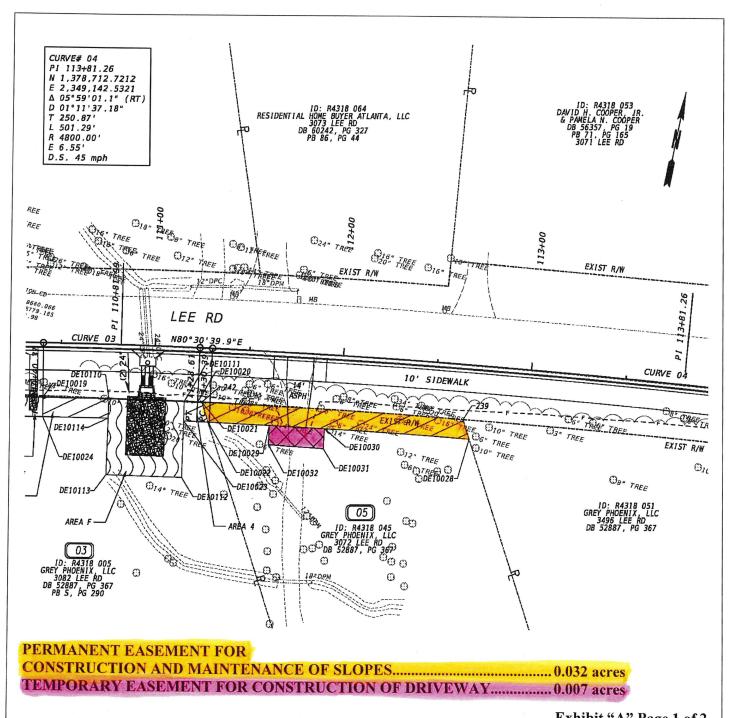


		Exhibit "A" Page I of			
Being a portion of right of way plans for Gwinnett County:					
Project: Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road					
Project Number: F-1571-01					
Parcel Number: 5					
By: Dewberry					
Sheet Number: 5 and 13					
Owner: Thomas B. Glass					
Date: January 31, 2025	Revised: March 20, 2025	Scale: Not to scale			

Exhibit "A" Page 2 of 2

(05)

GREY PHOENIX, LLC; 3072 LEE RD

*****	******	*******	*****
PARCEL 5	EASEMENT FO	OR CONSTRUCTION	DE10005
Company of the Parket of the P		NANCE OF SLOPES	
******		*****	
PNT	5.00.101.101.101.101	STATION/	ALIGNMENT
	DIST	BEARING	
242	27 07 0	111+25.93	
Z4Z ARC LENGTH		111+25.93	LEE KU
	1 = 136.91 R = N81°27'54.1	3# <i>E</i>	
	(1 - 138.90) = 138.90	JL	
	5 = 4385.73		
	$= 1^{\circ}18'23.09"$		
		112+65.63	LEE RD
		530°05'27.8"E	
DE10028		112+69.63	LEE RD
ARC LENGTI	H = 106.25		
CHORD BEAL	$R = S81^{\circ}32'02.3$	B"W	
LNTH CHOR	0 = 106.25		
	5 = 4762.00		
	E = 1°12'11.47"		
	38.00 R	111+62.53	LEE RD
ARC LENGT			
	$R = 580^{\circ}41'56.9$) "W	
LNTH CHOR			
	S = 4765.66		
	$E = 1^{\circ}12'08.15'$	111+29.74	LEE RD
DE 10022	38.00 K 10.82	N30°05'22.9"W	LLL NO
242		111+25.93	LEE RD
	MT = 1380.74		W
	MT = 0.032		

*****	*****	*****	*******	*****
PARCEL .	EASEM.	ENT FO	R CONSTRUCTION	DE10005A
		IVEWAY		
*****	*****	****	*****	*****
PNT	OFFSET/		STATION/	ALIGNMENT
	DIST		BEARING	
DE 10029	38.00	R	111+62.53	LEE RD
ARC LENG	TH = 29.27			
CHORD BE	$AR = N81^{\circ}04$	15.2"	E	
LNTH CHO	RD = 29.27			
RAD I	US = 4762.0	0		
DEGR	EE = 1°12'1	1.47"		
DE 10030	38.00	R	111+92.04	LEE RD
	10.26		508°45'10.9"E	
DE10031	48.26	R	111+92.04	LEE RD
	29.21		581°47'04.4"E	
DE10032	47.89	R	111+62.53	LEE RD
	9.89		N09°06'18.8"W	
DE10029	38.00	R	111+62.53	LEE RD
REQD EA	SMT = 295	.05	SF	
REQD EA	ASMT = 0.0	107	ACRES	
Commence of the Commence of th				

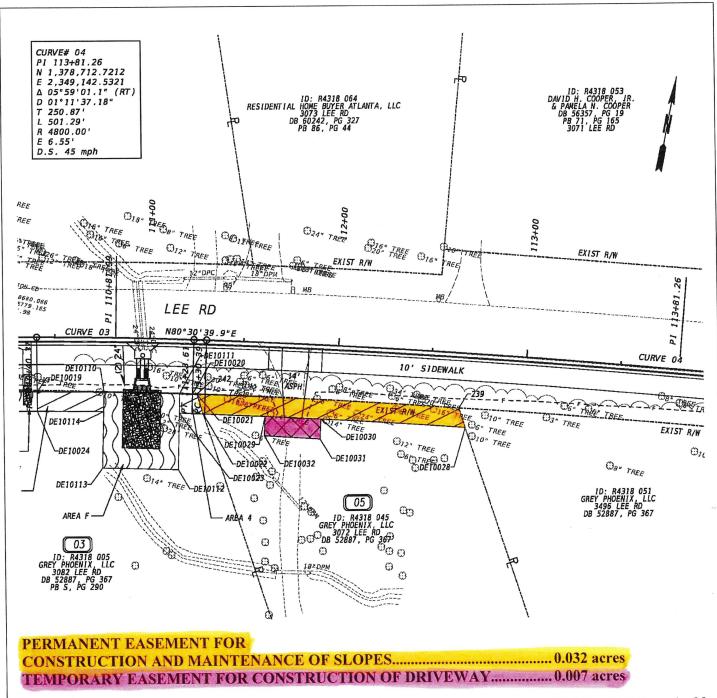


Exhibit "A" Page 1 of 2

Being a portion of right of way plans for Gwinnett County:					
Project: Lee Road Sidewalk Lenora C	hurch Road to Centerville-Rosebud Road				
Project Number: F-1571-01					
Parcel Number: 5	Parcel Number: 5				
By: Dewberry					
Sheet Number: 5 and 13					
Owner: Thomas B. Glass					
Date: January 31, 2025	Revised: March 20, 2025	Scale: Not to scale			

Exhibit "A" Page 2 of 2

(05)

GREY PHOENIX, LLC; 3072 LEE RD

PARCEL 5		R CONSTRUCTION	DE 10005
*****		ANCE OF SLOPES	*****
		STATION/	
, 111		BEARING	
242	27.87 R	111+25.93	LEE RD
ARC LENGTH =			
	N81°27'54.13	3"E	
LNTH CHORD =	138.90		
RADIUS =			
	1°18'23.09"		
239		112+65.63	LEE RD
		S30°05'27.8"E	
		112+69.63	LEE RD
ARC LENGTH =			
	: S81°32'02.3	"W	
LNTH CHORD =			
	4762.00		
	: 1°12'11.47"		
	38.00 R	111+62.53	LEE RD
ARC LENGTH =		x ·	
	= 580°41'56.9	"W	
LNTH CHORD =			
	= 4765.66		
	= 1°12'08.15"		LEE DE
DE10022		111+29.74	LEE RD
		N30°05'22.9"W	155 00
242	27.87 R	111+25.93	LEE KD
	= 1380.74		
REQD EASMT	= 0.032	ACKES	

*******	*******	***********	*****
PARCEL 5	EASEMENT FO	OR CONSTRUCTION	DE10005A
	OF DRIVEWA	Y	
*****	******	****	*****
PNT (OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10029	38.00 R	111+62.53	LEE RD
ARC LENGTH =	29.27		
CHORD BEAR =	N81°04'15.2	"E	
LNTH CHORD =	29.27		
RADIUS =	4762.00		
DEGREE =	1°12'11.47"		
DE10030	38.00 R	111+92.04	LEE RD
	10.26	S08°45'10.9"E	
DE10031	48.26 R	111+92.04	LEE RD
	29.21	S81°47'04.4"E	
DE10032	47.89 R	111+62.53	LEE RD
	9.89	N09°06'18.8"W	
DE10029	38.00 R	111+62.53	LEE RD
REQD EASMT	= 295.05	SF	
REQD EASMT	= 0.007	ACRES .	

GCID: 2025-0844

APPENDIX "A" TO EXHIBIT "A"

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED; Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: SEPTEMBER 16, 2025

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name

Present

Vote

Nicole L. Hendrickson, Chairwoman Kirkland Carden, District I Ben Ku, District 2 Jasper Watkins III, District 3 Matthew Holtkamp, District 4

On motion of Commissioner ____ and carried by a ____ vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby adopted:

WHEREAS, the Gwinnett County Department of Transportation has laid out and determined to construct Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road as part of the Gwinnett County Road System of the State of Georgia, known and designated as Project F-1571-01, and being more fully shown on a map and drawing on file in the office of the Gwinnett County Department of Transportation, 446 West Crogan Street, Lawrenceville, Georgia; and

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property, the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project.

Parcel Number: 5

GCID: 2025-0844

0.032 acres of permanent construction easement 0.007 acres of 36-month temporary driveway easement

Owners: Thomas B. Glass and Wells Fargo, N.A.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney for Gwinnett County is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

	This day of	, 2025	
		GWINN	ETT COUNTY BOARD OF COMMISSIONERS
	l	By:	NICOLE L LIENDRICKOON CHARRACTAN
ATTES	т:		NICOLE L. HENDRICKSON, CHAIRWOMAN
By:	TINA KING, COUNTY CLERK		_ (SEAL)
Appro	OVED AS TO FORM:		
By:	SENIOR ASSISTANT COUNTY AT	TORNEY	_

Gwinnett County Board of Commissioners Agenda Request

GCID) #		Group With G	CID #:	1	□ Gr	ants	☐ Public Hearing	7
20250845							ants		
Department:		Law Department		Date Submitted:	08/06/2025				
Working Session:		09/16/2025 Business Session: 09/16/2025			Public Hearing:				
Submitted By:		Mich	ael P. Ludwicz	zak				Multiple Depts?	
Agenda Type		Appr	oval/authoriza	tion					
Item of Business:							Locl	ked by Purchasing	No
	inage eas	emer	nt and 0.190 a	cres of permar	nent cons				consisting of 0.023 acres :052 Lee Road, amount
Attachments Authorization:	Chairwor		fication Memo	, Maps, and Re	esolution	n			
Staff Recommend	ation								
BAC Action:									
Department Head		jenny	scarter (8/28/	2025)					
Attorney		mplu	dwiczak (9/11	/2025)					
Agenda Purpose	e Only								
					Finan	cial Action			
Budgeted			Fund Nam	ne	Cu	rrent Balance	F	Requested Allocation	Director's Initials
Yes			2023 SPLC	ST		*		\$5,100	brainey (9/11/2025)
Finance	*Amount	availa	able in Lee Ro	ad - Centervill	e Roseb	ud Road project.			FinDir's Initials
Comments									raroyal (9/10/2025)
								Budget Adjust	Grand Jury
					County	Clerk Use Only		PH wa	as Held?
Working Sess	sion						N	o Action Taken	
Ac	tion New	Item							
	bled			\equiv			Vote		
				=					
	tion			=					
2nd	d by								



GWINNETT COUNTY DEPARTMENT OF LAW

75 Langley Drive | Lawrenceville, GA 30046-6935 (0) 770.822.8700 | (F) 770.822.8790 www.gwinnettcounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Michael P. Ludwiczak M2

County Attorney

FROM:

Tracy L. Lettsome

Senior Assistant County Attorney

SUBJECT:

Declaration of Taking - GCID 2025-0845

DATE:

August 28, 2025

ITEM OF BUSINESS

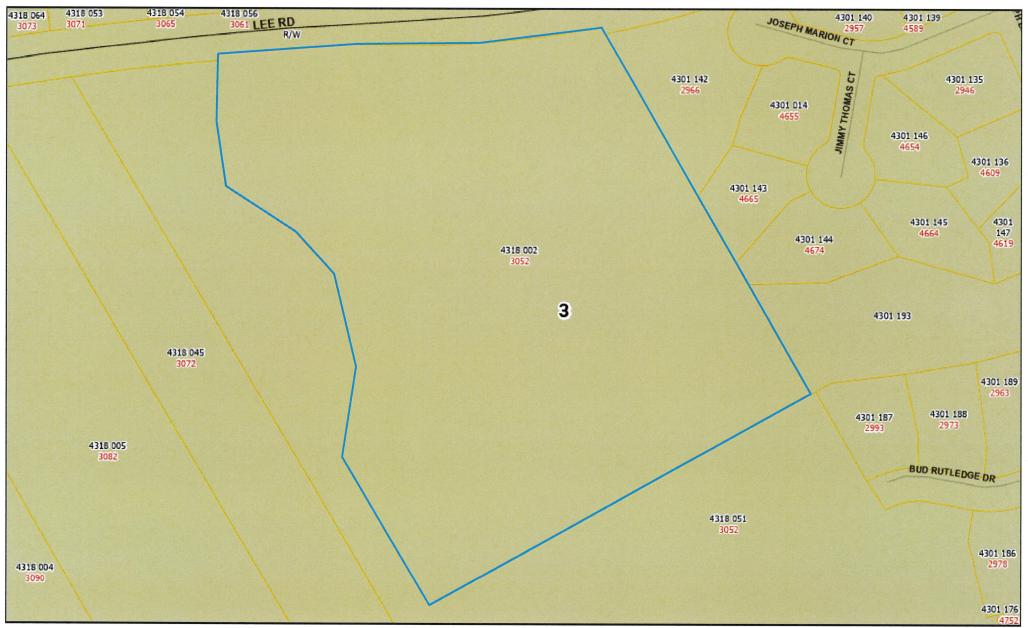
Approval/Authorization for Declaration of Taking Condemnation proceedings for the property of Ann M. Overbeck and Wells Fargo Bank, N.A. consisting of 0.023 acres of permanent drainage easement and 0.190 acres of permanent construction easement, Tax Parcel No. R4318 002, 3052 Lee Road, amount \$5,100.00. This project is funded by the 2023 SPLOST Program.

BACKGROUND AND DISCUSSION

Through this agenda item, the Law Department requests that the Board of Commissioners approve the execution of the attached Resolution which authorizes the filing of a Declaration of Taking proceeding to acquire 0.023 acres of permanent drainage easement and 0.190 acres of permanent construction easement. The acquisition of the easements is necessary for the project named Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road. The subject property is zoned R-100, and the parcel is within Commission District 3. The estimated amount of just and adequate compensation for the acquisition is \$5,100.00.

If you have any questions with regard to this matter, please do not hesitate to contact me at extension 8791.

GWINNETT COUNTY GIS MAP



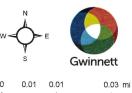


Project Name: Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road

GCID: 2025-0845

Commission District: 3

Parcel: 6





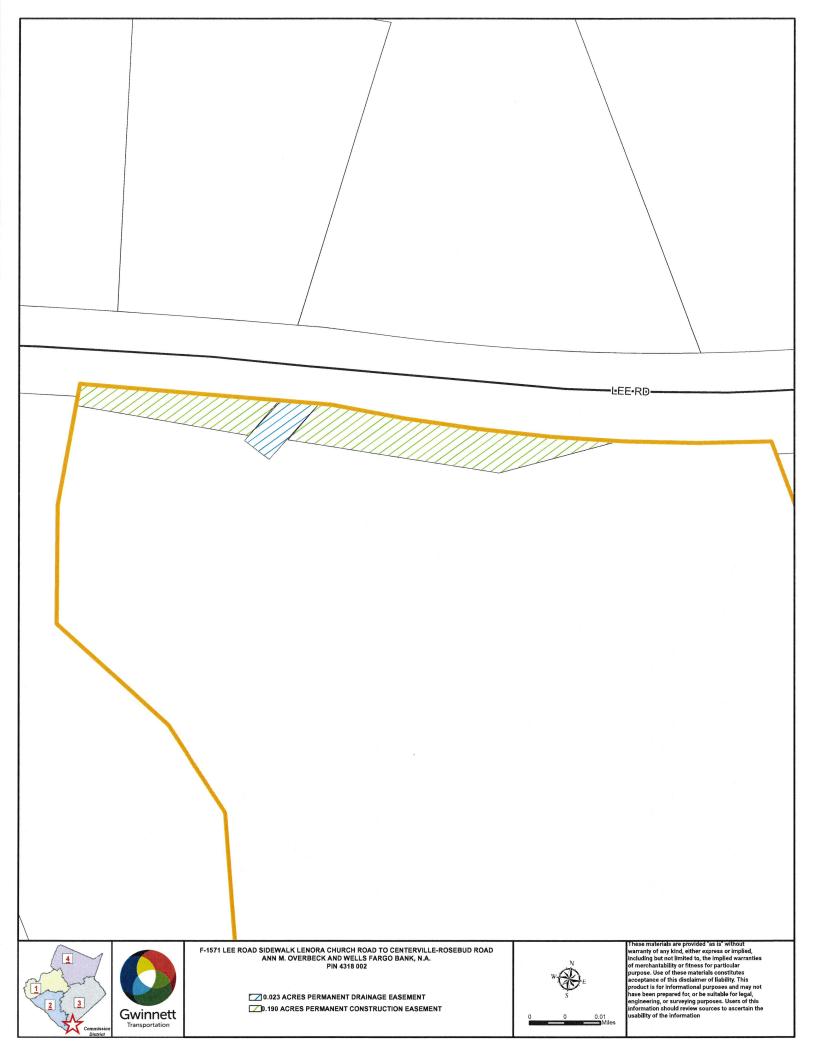




0.023 ACRES PERMANENT DRAINAGE EASEMENT

◯ 0.190 ACRES PERMANENT CONSTRUCTION EASEMENT













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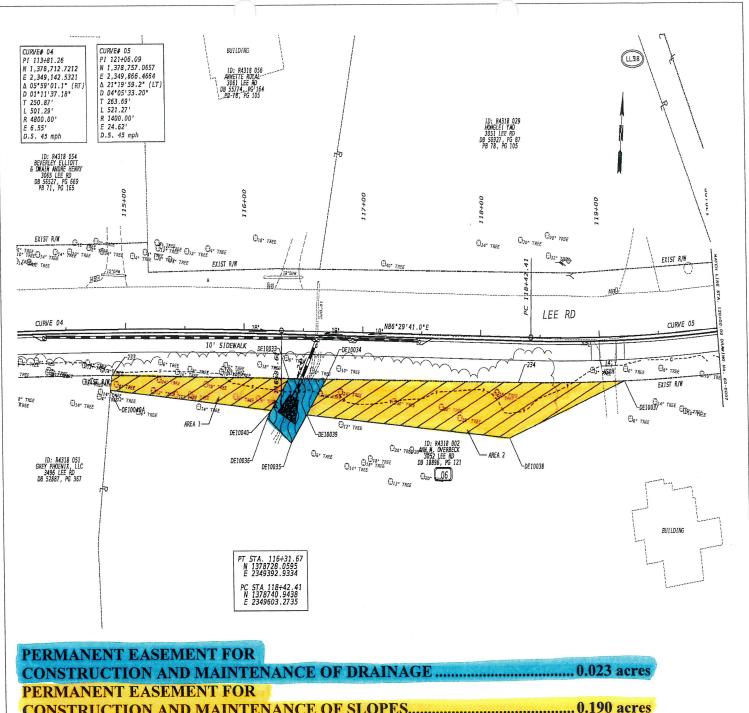


Exhibit "A" Page 1 of 3

Being a portion of right of way plans for Gwinnett County:						
Project: Lee Road Sidewalk Len	ora Church Road to Centerville-Rosebud Road					
Project Number: F-1571-01						
Parcel Number: 6						
By: Dewberry	By: Dewberry					
Sheet Number: 6, 7, and 13						
Owner: Ann M. Overbeck						
Date: January 31, 2025	Revised: Sheet No. 13 on March 20, 2025	Scale: Not to scale				

Exhibit "A" Page 2 of 3 PT STA 123+63.67 N 1378867.8297 E 2350105.7608 CURVE# 05 P.O.T. 5TA 125+00.00 N 1378924.7886 E 2350229.6184 BUILDING PI 121+06.09 N 1,378,757.0657 E 2,349,866.4664 Δ 21°19'59.2" (LT) D 04°05'33.20" T 263.69' BUILDING ID: R4301 094 ERICK HAI LE & LINH PHUONG BUI 2983 LEE RD DB 60867, PG 1 PB 46, PG 291A ID: R4301 026 KEVIN G. COLE & KRISTEN L. POWELL 293 LEE RD DB 55815, PG 289 PB 82, PG 153 L 521.27' R 1400.00' E 24.62' D.S. 45 mph LL301) 122+00 120+00.00 DRAWING No. 60-0006 <u></u> EXIST R/W MBO 0 MATCH LINE STA. SURVE 05 10' SIDEWALK sidewalk EXIST RIN TREE 60 EXIST R/W TO. NO ACCESS EVE LL318) LL301) 121+061 48 LF-3' WOOD FENCE ID: R4301 142 MELISSA DOYLE 2966 JOSEPH MARION - DB 59590, PG 736 PB 121, PG 147 PB 130, PG 136 BUILDING

Exhibit "A" Page 3 of 3

1		
"	~ ~	7
11	116	
11	UU	

ANN M. OVERBECK; 3052 LEE RD

PARCEL 6	EASEME	ENT FO	OR CONSTRUCTION	DE10006A
			NANCE OF SLOPES	AREA 1
*******	*****	****	*****	*****
PNT	OFFSET/		STATION/	ALIGNMENT
	DIST		BEARING	
233	27.91	R	114+87.42	LEE RD
	149.74		N86°04'02.9"E	
DE10033	28.95	R	116+38.02	LEE RD
	24.40		S32°56'40.6"W	
DE10040	48.57	R	116+23.43	LEE RD
	136.52		N89°33'45.8"W	
DE10040A	37.00	R	114+86.17	LEE RD
	9.18		NO2°29'38.3"E	
233	27.91	R	114+87.42	LEE RD
REQD EASMT	= 208	7.64	SF	
REQD EASMT	= 0.0	48	ACRES	

PARCEL 6		FOR CONSTRUCTION	DETOUDER
	And the second s	ENANCE OF DRAINAGE	
*****	********	******	
PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10033	28.95 R	116+38.02	LEE RD
	31.25	N86°04'02.9"E	
DE10034	28.71 R	116+69.27	LEE RD
	48.74	S32°56′40.6″W	
DE10035	67.91 R	116+40.31	LEE RD
	25.00	N57°03'19.4"W	
DE10036	53.05 R	116+20.08	LEE RD
	29.98	N32°56'40.6"E	
DE10033	48.95 R	116+38.02	LEE RD
REQD EASMI	= 983.96	SF	
REQD EASMI	= 0.023	ACRES	

PARCEL 6			OR CONSTRUCTION	
			NANCE OF SLOPES	
*****			**********	
PNT	OFFSET/		STATION/	ALIGNMENT
	DIST		BEARING	
DE10034	28.71	R	116+69.27	LEE RD
	165.84		N86°04'02.9"E	
234			118+31.98	LEE RD
ARC LENGTH				
CHORD BEAR	= N84°44	32.1	"E	
LNTH CHORD	= 89.52			
RADIUS	= 1935,3	0		
DEGREE	= 2°57'3	8.05"		
DE10037	26.95	R	119+20.00	LEE RD
	103.11		S65°48'02.0"W	
DE10038	61.20	R	118+25.00	LEE RD
	172.27		589°59'52.3"W	
DE10039	50.67	R	116+53.05	LEE RD
	27.30		N32°56'40.6"E	
			116+69.27	LEE RD
REQD EASM	T = 617	7.59	SF	
REQD EASM	T = 0.1	42	ACRES	
TOTAL EASE	Contract to the Contract of th	Control of the Contro		
			F $SLOPES = 8265.$	23 SF
TOTAL EASE	MENT FOR	CON5	TRUCTION	

AND MAINTENANCE OF SLOPES = 0.190

ACRES

GCID: 2025-0845

APPENDIX "A" TO EXHIBIT "A"

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED; Declaration of Taking for a Condemnation Proceeding

ADOPTION DATE: SEPTEMBER 16, 2025

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name Present Vote

Nicole L. Hendrickson, Chairwoman Kirkland Carden, District I Ben Ku, District 2 Jasper Watkins III, District 3 Matthew Holtkamp, District 4

On motion of Commissioner ____ and carried by a ____ vote, the Resolution entitled, Declaration of Taking for a Condemnation Proceeding, as set forth below, is hereby adopted:

WHEREAS, the Gwinnett County Department of Transportation has laid out and determined to construct Lee Road Sidewalk Lenora Church Road to Centerville-Rosebud Road as part of the Gwinnett County Road System of the State of Georgia, known and designated as Project F-1571-01, and being more fully shown on a map and drawing on file in the office of the Gwinnett County Department of Transportation, 446 West Crogan Street, Lawrenceville, Georgia; and

WHEREAS, in order to maintain the projected schedule of road construction of Gwinnett County, it is necessary that the property, the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel to be acquired, the right of way and other rights as herein described and as listed below, shown of record as owned by the persons named herein, all as described in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project.

Parcel Number: 6

GCID: 2025-0845

0.023 acres of permanent drainage easement0.190 acres of permanent construction easement

Owners: Ann M. Overbeck and Wells Fargo, N.A.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated, Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Gwinnett County proceed to acquire the title, estate, or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney for Gwinnett County is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

I his day of, 202	b.
G\	WINNETT COUNTY BOARD OF COMMISSIONERS
Ву	<i>/</i> :
ATTECT:	NICOLE L. HENDRICKSON, CHAIRWOMAN
ATTEST:	
By:	(SEAL)
TINA KING, COUNTY CLERK	
APPROVED AS TO FORM:	
By:	
SENIOR ASSISTANT COUNTY ATTOR	NEY

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With G	CID #:			-4-	Dublic Heavi		
20250927			Grants		Public Hearing				
Department:	Law Department					Date Submitted:	0	9/03/2025	
Working Session:	09/1	09/16/2025 Business Session:			09/16/2025		Public Hearing:	$oldsymbol{ol}}}}}}}}}}}}}}}}$	
Submitted By:	Iprac	losta					Multiple Depts?	$oxed{oxed}$	
Agenda Type Approval/authorization									
Item of Business:	tem of Business: Locked by Purchasing No								
of a Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Authority of Gwinnett County for the benefit of Herrington Mill Owner, LP or an affiliate thereof, in an aggregate principal amount not to exceed \$38,000,000, to assist in the financing of the acquisition, rehabilitation and equipping of a multifamily housing project located at 1564 Herrington Road.									
Attachments Justification Memo; Resolution									
Authorization: Chairwo	man's	Signature?	Yes						
Staff Recommendation									
BAC Action:									
Department Head	jenn	yscarter (9/3/2	025)						
Attorney	jenn	yscarter (9/10/	2025)						
Agenda Purpose Only									
				Financial	Action				
Budgeted		Fund Nam	ne	Current	Balance	F	Requested Allocation		Director's Initials
		N/A		*			N/A		brainey (9/10/2025)
								_	
*No bud								\dashv	FinDir's Initials
Finance Comments	get im	paci							raroyal (9/10/2025)
							Budget Adjust		Grand Jury
				County Cle	rk Use Only		PH v	vas I	Held?
Working Session						N	o Action Taken		
Action New	Item								
Tabled					V	ote			
Motion									
2nd by									



GWINNETT COUNTY DEPARTMENT OF LAW

75 Langley Drive | Lawrenceville, GA 30046-6935 (O) 770.822.8700 | (F) 770.822.8790 www.gwinnettcounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Michael P. Ludwiczak M ?

County Attorney

FROM:

Jenny S. Carter 🗽 🧠

Deputy County Attorney

SUBJECT:

Multifamily Housing Revenue Bonds of Housing Authority of Gwinnett County- Herrington

Mill Owner, LP GCID 2025-0927

DATE:

September 3, 2025

ITEM OF BUSINESS:

Approval/authorization of a Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Authority of Gwinnett County for the benefit of Herrington Mill Owner, LP or an affiliate thereof, in an aggregate principal amount not to exceed \$38,000,000, to assist in the financing of the acquisition, rehabilitation and equipping of a multifamily housing project located at 1564 Herrington Road.

BACKGROUND AND DISCUSSION:

Herrington Mill Owner, LP ("Borrower") has requested that the Housing Authority of Gwinnett County (the "Housing Authority") issue up to \$38,000,000 in Multifamily Housing Revenue Bonds, and the Housing Authority has consented to such request. These bonds will be issued to assist Borrower in financing the rehabilitation and equipping of an existing multifamily housing development known as "Herrington Mill Apartments," located at 1564 Herrington Road, near I-85 and along State Route 316, in Gwinnett County, Georgia, and consisting of approximately 292 units to be preserved as affordable housing for at least the next 30 years.

In order to accomplish this bond issue, Section 147(f) of the Internal Revenue Code requires that the Board of Commissioners, as the governmental unit having jurisdiction over the issuer of revenue bonds and the multifamily housing development, approve the issuance of such revenue bonds. Accordingly, the Housing Authority has requested that the Board of Commissioners approve the issuance of these bonds. The bonds will not constitute an indebtedness or obligation of Gwinnett County. The Housing Authority held a public hearing regarding this matter, as required by law, on September 5, 2025.

This agenda item approves the issuance of the bonds and authorizes the Chairwoman to execute a Resolution providing such approval.

If you have any questions with regard to this matter, please contact me at 770.822.8710.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF GWINNETT COUNTY, GEORGIA, APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE HOUSING AUTHORITY OF GWINNETT COUNTY FOR THE BENEFIT OF HERRINGTON MILL OWNER, LP

WHEREAS, the Housing Authority of Gwinnett County (the "Issuer") has considered the application of Herrington Mill Owner, LP or an affiliate thereof (the "Borrower"), requesting the Issuer's assistance in the financing, in whole or in part, the cost of the acquisition, rehabilitation and equipping of a multifamily housing project located at 1564 Herrington Road, Lawrenceville, Georgia 30043 and known as "Herrington Mill Apartments" (the "Project") for the benefit of the Borrower, through the issuance of up to \$38,000,000 in aggregate maximum stated principal amount of its multifamily housing revenue bonds (the "Bonds"), to be owned by the Borrower, and the Hearing Officer of the Authority held a public hearing on behalf of Gwinnett County, Georgia (the "Governmental Unit"), with respect to such proposed financing of the Project on September 5, 2025, and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facilities financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Issuer issues its revenue bonds on behalf of Gwinnett County, Georgia (the "County"), the Project is located in Gwinnett County, Georgia, and within the jurisdiction of the Housing Authority of Gwinnett County, and the Board of Commissioners of Gwinnett County, Georgia, constitutes the applicable elected legislative body of the County; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Gwinnett County, Georgia, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. Solely for the purposes of Section 147(f) of the Code, the issuance of the Bonds by the Issuer for the benefit of the Borrower in an aggregate maximum stated principal amount up to \$38,000,000 by the Issuer to assist in the financing of the Project is hereby approved to the extent required by said Section 147(f) of the Code.

Section 2. Such approval by this Board of Commissioners does not constitute an endorsement to a prospective purchaser of the Bonds or the creditworthiness of the Borrower or the Project, and the Bonds shall not constitute an indebtedness or obligation of the County, the State of Georgia or of any county, municipal corporation or political subdivision thereof. The Bonds shall be payable solely from the revenues derived from the Borrower and pledged to the payment thereof and no owner of any of the Bonds shall ever have the right to compel any exercise of the taxing power of said County, State or of

any county, municipal corporation or political subdivision thereof, nor to enforce the payment thereof against any property of said County, State or of any county, municipal corporation or political subdivision.

<u>Section 3</u>. This resolution shall take effect immediately upon its adoption.

ADOPTED this 16th day of September, 2025.

GWINNETT COUNTY, GEORGIA

	By:Nicole L. Hendrickson, Chairwoman
	Board of Commissioners
Attest:	
Clerk, Board of Commissioners	
	APPROVED AS TO FORM:
	County Attorney

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Gwinnett County, Georgia,
DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and
correct copy of the Resolution, adopted on September 16, 2025, by the Board of Commissioners
of Gwinnett County, Georgia, and that the original of said Resolution appears of record in the
Minute Book of the Board of Commissioners which is in my custody and control.

GIVEN under my hand September, 2025.	and the official seal of Gwinnett County, Georgia, this day of
	Clerk, Board of Commissioners
(COUNTY SEAL)	

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With Go	CID #:]	□ Cror	at a	□ Dublic Hearing	
20250928				Grants		Public Hearing		
Department:	Law Department					Date Submitted: (09/03/2025	
Working Session:	09/1	9/16/2025 Business Session			09/16/2025		Public Hearing:	
Submitted By:	Iprac	dosta					Multiple Depts?	
Agenda Type Approval/authorization								
tem of Business: Locked by Purchasing No								
for the Chairwoman to execute a letter approving the issuance of revenue bonds by Public Finance Authority for the benefit of Woodgrain, Inc., in an amount not to exceed \$50,000,000, to assist in the financing of the acquisition, construction, installation and equipping of a production facility for the manufacture of windows and doors located at 1295 Progress Center Avenue.								
Attachments	Justi	fication Memo;	; Financing Ap	proval Let	ter			
Authorization: Chairwe	oman's	Signature?	Yes					
Staff Recommendation								
BAC Action:								
Department Head	jenn	yscarter (9/3/2	025)					
Attorney	jenn	yscarter (9/10/2	2025)					
Agenda Purpose Only								
				Financ	ial Action			
Budgeted		Fund Nam	пе	Curre	ent Balance	R	equested Allocation	Director's Initials
		N/A			*		N/A	brainey (9/10/2025)
	-							-
*****		1						FinDir's Initials
Finance Comments *No bud	iget im	раст						
								raroyal (9/10/2025)
							Budget Adjust	Grand Jury
Working Session				County C	Clerk Use Only		PH was	Held?
	ı İta					No	Action Taken	
Action Nev	vicem							
Tabled					V	ote		
Motion								
2nd by								



GWINNETT COUNTY DEPARTMENT OF LAW

75 Langley Drive | Lawrenceville, GA 30046-6935 (O) 770.822.8700 | (F) 770.822.8790 www.gwinnettcounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Michael P. Ludwiczak 1

County Attorney

FROM:

Jenny S. Carter

Deputy County Attorney

SUBJECT:

Revenue Bonds of Public Finance Authority- Woodgrain, Inc.

GCID 2025-0928

DATE:

September 3, 2025

ITEM OF BUSINESS:

Approval/authorization for the Chairwoman to execute a letter approving the issuance of revenue bonds by Public Finance Authority for the benefit of Woodgrain, Inc., in an amount not to exceed \$50,000,000, to assist in the financing of the acquisition, construction, installation and equipping of a production facility for the manufacture of windows and doors located at 1295 Progress Center Avenue.

BACKGROUND AND DISCUSSION:

Woodgrain, Inc. ("Woodgrain") currently owns and operates an approximately 180,000 square-foot production facility for the manufacture of windows and doors with over 350 employees located at 1301 Progress Center Avenue in Gwinnett County, Georgia. Due to increased business volume, Woodgrain is planning to expand production by investing an estimated \$14,000,000 in the acquisition and construction of an approximately 138,000 square-foot production facility at 1295 Progress Center Avenue on property that adjoins the existing facility. Woodgrain has requested that Public Finance Authority ("PFA"), a bond issuing governmental entity created under the laws of the State of Wisconsin, issue revenue bonds in an amount not to exceed \$50,000,000, a portion of which would assist in financing the proposed expansion of Woodgrain's operations in Gwinnett County.

In order to accomplish this bond issue, Section 66.0304(11)(a) of the Wisconsin Statutes provides that the Chairwoman of the Board of Commissioners, as the highest ranking executive of the political subdivision within whose boundaries the project is to be located, approve the financing of the project. Accordingly, Woodgrain has requested that the Chairwoman execute a letter approving the issuance of these bonds. The bonds will not constitute an indebtedness or obligation of Gwinnett County.

This agenda item approves the issuance of the bonds and authorizes the Chairwoman to execute a letter providing such approval.

If you have any questions with regard to this matter, please contact me at 770.822.8710.



GWINNETT COUNTY BOARD OF COMMISSIONERS

75 Langley Drive | Lawrenceville, GA 30046-6935 O: 770.822.7000 | F: 770.822.7097 GwinnettCounty.com

> Nicole L. Hendrickson, Chairwoman Kirkland Dion Carden, District 1 Ben Ku, District 2 Jasper Watkins III, District 3 Matthew Holtkamp, District 4

September ____, 2025

Public Finance Authority 22 E. Mifflin Street, Suite 900 Madison, WI 53703

Re: Public Finance Authority bond issue to finance certain projects located in

Lawrenceville, Georgia

Ladies and Gentlemen:

I have been informed that the Public Finance Authority, a bond issuing joint powers commission created and existing under the laws of the State of Wisconsin (the "<u>PFA</u>"), proposes to issue its revenue bonds in the approximate amount of not to exceed \$50,000,000 (the "<u>PFA Bonds</u>"), the proceeds of which will finance and refinance a project located in Gwinnett County, Georgia (the "<u>Project Jurisdiction</u>") consisting of the acquisition, construction, installation and equipping of an approximately 138,000-square-foot production facility for the manufacturing of windows and doors located at 1295 Progress Center Ave., Lawrenceville, Georgia, 30043 in the Project Jurisdiction and owned by Woodgrain Inc. ("<u>Woodgrain</u>"), as well as the associated costs of issuance of the PFA Bonds.

I have been further informed that Section 66.0304(11)(a) of the Wisconsin Statutes provides that PFA may not issue bonds to finance a capital improvement project unless the highest-ranking executive or administrator of a political subdivision within whose boundaries the project is to be located has approved the financing of the project by PFA.

The potential benefits to the Project Jurisdiction from the proposed project include the economic development benefits associated with the continued location of the Woodgrain manufacturing facilities in the Project Jurisdiction.

I am the highest-ranking executive of the Project Jurisdiction. Solely for purposes of satisfying the requirements of Section 66.0304(11)(a) of the Wisconsin Statutes, I hereby provide this letter as evidence of approval of the above-described financing by the PFA, but in no other way provide any opinion or endorsement with respect to the project or the issuance of the PFA Bonds.

This letter shall not be referred to in connection with the marketing and sale of the PFA Bonds, and the Project Jurisdiction shall have no responsibility or liability of any kind, direct or indirect, with respect to the terms, sale, issuance, security for, or payment of the PFA Bonds, which shall be the sole responsibility of the PFA. This letter does not constitute a commitment by the Project Jurisdiction, or any other governmental body, to provide any other approvals that may be required in connection with the above-described project, or an undertaking of any responsibility of any kind with respect to the PFA Bonds. No opinion is given as to whether this letter is sufficient to satisfy the requirements of the above-referenced Wisconsin Statute.

Sincerely,

Nicole Love Hendrickson Chairwoman, Gwinnett County Board of Commissioners

Gwinnett County Board of Commissioners Agenda Request

GCID #	#	Group With GO	CID #:	_	- Cranta	Dublic Hearing		
20250876					Grants	Public Hearing		
Department:	Pa	Parks and Recreation				Date Submitted:	08/14/2025	
Working Session:	09	/16/2025	Business Ses	ssion: 09/1	6/2025	Public Hearing:		
Submitted By:	Pt	ırchasing – Katie	Maldonado –	JS		Multiple Depts?	No	
Agenda Type	A۱	Award						
tem of Business: Locked by Purchasing No								
BL087-25, Gwinne funded 89% by the			ire replaceme	nts, to Smith Aquatio	s, Inc., amoun	t not to exceed \$2,628,5	58.72. This contract is	
Attachments		ımmary Sheet, Ju		tter, Tabulation				
		n's Signature?	Yes					
Staff Recommendat	tion A	vard						
BAC Action: Department Head		minor (9/10/2025	1					
Attorney		minor (8/19/2025 cauthen (9/10/20						
Agenda Purpose		icautilett (9/10/20	23)					
				Financial Action	n			
Budgeted		Fund Nam	е	Current Balanc	e f	Requested Allocation	Director's Initials	
No		2023 SPLO	ST	*		\$2,328,559	brainey (9/10/2025)	
Yes		Recreation	n	**				
*Upon approval, transfer appropriations fr current balance in Repairs & Maintenance provided. For FY2025, \$2,178,559 is allo approval.						\$300,000	-	
Finance Comments C	current bala provided. I	nce in Repairs &	Maintenance	is checked as items	are purchased \$450,000 is su	agement project. **The and services are bject to budget	FinDir's Initials raroyal (8/22/2025)	
Finance Comments C	current bala provided. I	nce in Repairs &	Maintenance 78,559 is allo	is checked as items cated. For FY2026,	are purchased \$450,000 is su	agement project. **The		
Finance Comments p a	on New Ite	nce in Repairs & For FY2025, \$2,1	Maintenance 78,559 is allo	is checked as items	are purchased \$450,000 is su	agement project. **The and services are bject to budget	raroyal (8/22/2025) Grand Jury	

SUMMARY – BL087-25 Gwinnett Aquatic Center Play Structure Replacements				
PURPOSE:	This contract provides for the replacement of the aquatic play structures at Best Friend Park Pool, Collins Hill Aquatic Center and West Gwinnett Aquatic Center.			
LOCATION:	Best Friend Park Collins Hill Aquatic Center West Gwinnett Aquatic Center			
AMOUNT TO BE SPENT:	\$2,628,558.72			
PREVIOUS CONTRACT AWARD AMOUNT:	N/A			
AMOUNT SPENT PREVIOUS CONTRACT:	N/A			
UNIT PRICE INCREASE/DECREASE (CURRENT CONTRACT VS. PREVIOUS CONTRACT):	N/A			
NUMBER OF BIDS/PROPOSALS DISTRIBUTED:	594 10 plan holders 38 website viewings			
NUMBER OF RESPONSES:	1 2 no bids			
PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) IF YES, NUMBER OF FIRMS REPRESENTED:	Yes 5			
REASONS FOR LIMITED RESPONSE (IF RELEVANT):	Limited response was due to vendors not having the time and/or resources required to provide services within the timeframe specified.			
RENEWAL OPTION NUMBER:	N/A			
MARKET PRICES COMPARISON (FOR RENEWALS):	N/A			
CONTRACT TERM:	300 consecutive calendar days from the issuance of Notice to Proceed			

COMMENTS:



GWINNETT COUNTY PARKS AND RECREATION DEPARTMENT

446 West Crogan Street | Lawrenceville, GA 30046 770.822.8840 GwinnettParks.com Chris Minor, Director

MEMORANDUM

Jake Scarpone Purchasing Associate II						
Chris Minor Director of Parks and Recreation						
Mikhale Pogue Program Coordinator						
Recommendation to Award: BL087-25, Gwinnett Aquatic Center Play Structure Replacements						
August 29, 2025						
ACTION						
ent of Parks and Recreation recommends award of the above referenced contract to Smith in the amount of \$2,628,558.72.						
I						
provides for the replacement of the aquatic play structures at Collins Hill Park Aquatic riend Park Pool, and West Gwinnett Park Aquatic Center.						
checked? Yes X No						
amount to be spent: \$2,628,558.72 bligations agree with "Action Requested"? Yes <u>X</u> No Yes No <u>X</u> ame: <u>Mikhale Pogue</u> Contact phone: <u>770-822-8861</u>						

5. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	205	30578	500229			\$300,000.00
2025	323	P3052	500556	1015	M01388.6.3.3	\$1,878,558.72
2026	323	P3052	500556	1015	M01388.1.1.2	\$450,000.00
					Total	\$2,628,558.72

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	323	P3052		1015	F01580.1.1.2	(\$690,633.76)
2025	323	P3052		1015	M01388.6.3.3	\$690,633.76

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With GO	CID #:		Cranta	Dublic Hearing		
20250902				Grants	Public Hearing			
Department:	Park	s and Recreati	on			Date Submitted:	08/26/2025	
Working Session:	09/1	09/16/2025 Business Session:			25	Public Hearing:		
Submitted By:	Purc	hasing – Katie	Maldonado –	JS		Multiple Depts?	No	
Agenda Type Award								
Item of Business:	tem of Business: Locked by Purchasing No							
BL086-25, construction of West Gwinnett and Lenora Park pickleball courts, to Place Services, Inc., amount not to exceed \$1,970,000.00.								
Attachments	Sum	mary Sheet, Ju	ıstification Let	ter, Tabulation				
Authorization: Ch	nairwoman's	Signature?	Yes					
Staff Recommendatio	n Awa	rd						
BAC Action:								
Department Head	cnmi	nor (9/4/2025)						
Attorney	abca	uthen (9/10/20	25)					
Agenda Purpose Only								
				Financial Action				
Budgeted		Fund Nam	ie	Current Balance	R	equested Allocation	Director's Initials	
No		Capital Proj	ect	*		\$1,970,000	brainey (9/10/2025)	
							-	
Upon approval, transfer appropriations from Park Pickleball and Lenora Park Pickleball FY2026, \$689,500 is subject to budget app				projects. For FY2025, \$	I jency proje 1,280,500	ect to West Gwinnett is allocated. For	FinDir's Initials raroyal (9/10/2025)	
					~	Budget Adjust	Grand Jury	
Working Session County Clerk Use Only					PH was	Held?		
Action New Item					INC	Action Taken		
Tabled					Vote			
Motion								
2nd by								

SUMMARY - BL086-25 Construction of West Gwinnett and Lenora Park Pickleball Courts This contract provides for the construction of two sets of six **PURPOSE:** pickleball courts at West Gwinnett Park and Lenora Park. LOCATION: West Gwinnett Park & Lenora Park \$1,970,000.00 AMOUNT TO BE SPENT: PREVIOUS CONTRACT AWARD AMOUNT: N/A AMOUNT SPENT PREVIOUS CONTRACT: N/A UNIT PRICE INCREASE/DECREASE N/A (CURRENT CONTRACT VS. PREVIOUS CONTRACT): 1,028 NUMBER OF BIDS/PROPOSALS DISTRIBUTED: 19 plan holders 80 website viewings 2 NUMBER OF RESPONSES: PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) Yes IF YES, NUMBER OF FIRMS REPRESENTED: 4 There are a limited number of vendors who provide the services **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** required by this contract. **RENEWAL OPTION NUMBER:** N/A MARKET PRICES COMPARISON (FOR RENEWALS): N/A 180 consecutive calendar days from the issuance of Notice to CONTRACT TERM: Proceed

COMMENTS:



GWINNETT COUNTY PARKS AND RECREATION DEPARTMENT

446 West Crogan Street | Lawrenceville, GA 30046 770.822.8840 GwinnettParks.com Chris Minor, Director

MEMORANDUM

T0:	Jake Scarpone Purchasing Associate II
THROUGH:	Chris Minor Director of Parks and Recreation
FROM:	Mikhale Pogue Program Coordinator
SUBJECT:	Recommendation to Award BL086-25, West Gwinnett and Lenora Park Pickleball Courts
DATE:	August 29, 2025
REQUESTED A	ACTION
•	ent of Parks and Recreation recommends award of the above-referenced contract to Place in the amount of \$1,970,000.00.
DESCRIPTION	
This contract Lenora Park.	provides for the construction of two sets of six pickleball courts at West Gwinnett Park and
References o	hecked? Yes X No
FINANCIAL	
 Do total ob Budgeted: 	amount to be spent: \$1,970,000.00 Digations agree with "Action Requested"? Yes <u>X</u> No Yes No <u>X</u> Ame: <u>Mikhale Pogue</u> Contact phone: <u>770-822-8861</u>

Page 2 Recommendation Letter BL086-25

5. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	305	P3052	500556	1008	F01601.1.3.3	\$566,461.02
2025	305	P3052	500556	1008	F01605.1.3.3	\$714,038.98
2026	305	P3052	500556	1008	F01601.1.3.3	\$305,017.48
2026	305	P3052	500556	1008	F01605.1.3.3	\$384,482.52
					Total	\$1,970,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	305	P3003		1008	000004.1.1.2	(\$1,280,500.00)
2025	305	P3003		1008	F01601.1.3.3	\$566,461.02
2025	305	P3003		1008	F01605.1.3.3	\$714,038.98
2026	305	P3003		1008	000004.1.1.2	(\$689,500.00)
2026	305	P3003		1008	F01601.1.3.3	\$305,017.48
2026	305	P3003		1008	F01605.1.3.3	\$384,482.52

Gwinnett County Board of Commissioners Agenda Request

GCII	D#		Group With GO	CID #:		- C	4-	Dublic Heaving	
20250891			20240797		☑ Grants			Public Hearing	
Department:		Supp	oort Services					Date Submitted: 0	8/22/2025
Working Session	:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:		Purc	hasing - Brand	i Cantie - AM				Multiple Depts?	10
Agenda Type		Appr	oval						
Item of Business:	:						Lock	ked by Purchasing No)
2026), with WEX	to renew OS007-20, provision of fuel cards and fuel management services on an annual contract (October 1, 2025 through September 30, 2026), with WEX Bank, using a competitively procured State of Georgia contract, base amount \$140,000.00. This contract is funded 25% by the Office of National Drug Control Policy.								
Attachments		Sum	mary Sheet, Ju	stification Let	ter				
Authorization:	Chairwor	man's	Signature?	No					
Staff Recommend	dation	Appr	oval						
BAC Action:									
Department Head	l	rgad	derley (9/3/202	25)					
Attorney		nlwo	od (9/10/2025)						
Agenda Purpos	e Only								
					Financial A	Action			
Budgeted			Fund Nam	ie	Current B	alance	R	Requested Allocation	Director's Initials
Yes			Grants		*\$1,062	2,964		\$36,000	brainey (9/10/2025)
Yes			Various Oper	ating	**			\$104,000	
	*Amount	ovoile	oblo in EV2024		TA) Crant Bro	icat **The our	ont ho	alance in Fuel is	FinDir's Initials
Finance Comments	checked	as ite	ems are purcha ,600 is subject	sed and service	ces are provide	ed. For FY2025	, \$33,4	400 is allocated. For	raroyal (9/10/2025)
								Budget Adjust	Grand Jury
					County Clerk	Use Only		PH was	Held?
Working Ses	sion						No	o Action Taken	
Ac	ction New	Item							
Та	ıbled					Vo	ote		
Mo	otion								
2n	d by								

SUMMARY -0S007-20 Provision of Fuel Cards and Fuel Management Services on an Annual Contract This contract enables authorized card holders to purchase **PURPOSE:** fuel within a network of authorized merchants while traveling on business. Various locations throughout the State of Georgia and LOCATION: Southeastern United States \$140,000.00 **AMOUNT TO BE SPENT:** \$146,000.00 PREVIOUS CONTRACT AWARD AMOUNT: **AMOUNT SPENT PREVIOUS CONTRACT:** \$122,300.00 **UNIT PRICE INCREASE/DECREASE** 0% (CURRENT CONTRACT VS. PREVIOUS CONTRACT): NUMBER OF BIDS/PROPOSALS DISTRIBUTED: N/A **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A **RENEWAL OPTION NUMBER:** N/A MARKET PRICES COMPARISON (FOR RENEWALS): N/A **CONTRACT TERM:** October 1, 2025 through September 30, 2026

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF SUPPORT SERVICES

75 Langley Drive | Lawrenceville, GA 30046-6935 770.822.8020 GwinnettCounty.com

MEMORANDUM

TO:

Alexis Mckennery

Purchasing Associate II

FROM:

Ron Adderley

Director of Support Services

SUBJECT:

Recommendation to Renew OS007-20—Provision of Fuel Cards and Fuel Management

Services on an Annual Contract

DATE:

August 27, 2025

REQUESTED ACTION

The Department of Support Services recommends renewal of the above-referenced contract with WEX Bank, in the amount of \$140,000.00.

DESCRIPTION

The use of fuel cards enables authorized card holders to purchase fuel within a network of authorized merchants. This contract was competitively procured by the State of Georgia and allows local government to take advantage of the buying volume of the agreement. Fuel cards will be used to purchase fuel for the Sheriff's Office, Fire and Emergency Services, Police Department, Board of Commissioners, Department of Water Resources, Department of Transportation, Department of Support Services, and the Atlanta-Carolinas High Intensity Drug Trafficking Area (HIDTA) Program. The projected fuel card expenditures are subject to change due to the volatility of fuel costs.

FINANCIAL

- 1. Estimated amount to be spent: \$140,000.00
- 2. Projected amount to be spent previous period \$122,300.00 (10/01/2024 09/30/2025)
- 3. Do total obligations agree with "Action Requested"? Yes X No ____
- 4. Budgeted: Yes X No ___
- 5. Contact Name: <u>Brinston Williams</u> Contact Phone: <u>678.442.3303</u>

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	610	38004	800017			\$ 250.00
2025	101	35001	800017			\$ 19,500.00
2025	202	23001	800017			\$ 1,500.00
2025	206	32021	800017			\$ 1,250.00
2025	274	P2201	800017	2159	G00608.5.1	\$ 9,000.00
2025	501	43011	800017			\$ 275.00
2025	101	41006	800017			\$ 275.00
2025	101	11002	800017			\$ 600.00
2025	610	38004	800017			\$ 750.00
2026	101	35001	800017			\$ 67,600.00
2026	202	23001	800017			\$ 4,500.00
2026	206	32021	800017			\$ 3,750.00
2026	274	P2201	800017	2159	G00608.5.1	\$ 27,000.00
2026	501	43011	800017			\$ 750.00
2026	101	41006	800017			\$ 750.00
2026	101	11002	800017			\$ 2,250.00
					Total	\$ 140,000.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
		100000000000000000000000000000000000000		to 30 of Francisco Congress and the order 1900 to America Science Applications and the conference of t		\$
						\$

Gwinnett County Board of Commissioners Agenda Request

GCID # Group With GCID #:			□ Dublic Hearing					
20250861		20240834			Grant	S	Public Hearing	
Department:	Tax	Commissioner					Date Submitted:	08/11/2025
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	Purc	hasing – Katie	Maldonado –	JC			Multiple Depts?	No
Agenda Type	Appr	oval						
Item of Business:						Lock	ked by Purchasing No	0
to renew OS032-22, printing 2026), with Datamatx, Inc.	, usin	g a competitive		ate of Georg	jia contract, base			hrough September 30,
Authorization: Chairwo	man's	Signature?	No					
Staff Recommendation	Appr	oval						
BAC Action:								
Department Head	drmi	tchell (9/8/202	5)					
Attorney	mfwi	lson (9/10/202	5)					
Agenda Purpose Only								
				Financial	Action			
Budgeted		Fund Nam	пе	Current	Balance	R	Requested Allocation	Director's Initials
Yes		General			*		\$403,200	brainey (9/10/2025)
Finance For FY20	ent ba 025, \$	lances in Cou 104,832 is allo	rt Services and ocated. For FY	d Communica 2026, \$298,	ations are checked 368 is subject to b	d as s oudge	services are provided. et approval.	FinDir's Initials raroyal (9/10/2025)
							B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	_						Budget Adjust	Grand Jury
Working Session Action New	Item			County Cle	rk Use Only	No	o Action Taken	Held?
Tabled					Vo	te		
Motion 2nd by			==					
Ziid by								

SUMMARY - 0S032-22 Printing and Mailing of Vehicle Registration Renewal Notices on an Annual Contract This contract is for the printing and mailing of vehicle **PURPOSE:** registration renewal notices. The contract includes postage as well as printing services. LOCATION: Office of the Tax Commissioner \$403,200.00 **AMOUNT TO BE SPENT:** PREVIOUS CONTRACT AWARD AMOUNT: \$384,000.00 **AMOUNT SPENT PREVIOUS CONTRACT:** \$362,938.00 **UNIT PRICE INCREASE/DECREASE** 2.9% increase (CURRENT CONTRACT VS. PREVIOUS CONTRACT): NUMBER OF BIDS/PROPOSALS DISTRIBUTED: N/A **NUMBER OF RESPONSES:** N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A **RENEWAL OPTION NUMBER:** N/A MARKET PRICES COMPARISON (FOR RENEWALS): N/A **CONTRACT TERM:** October 1, 2025 through September 30, 2026

COMMENTS:



Elaine Melvin-Morgan

Director, Department of Motor Vehicles

MEMORANDUM

To:

Jenny Coleman

Purchasing Associate II

Through:

Jeremy Collins

Chief Deputy Tax Commissioner

FROM:

Elaine Melvin-Morgan, Director of Department of Motor Vehicles &

Office of the Tax Commissioner

SUBJECT:

Recommendation to renew OS032-22 for Datamatx to continue

production and mailing of registration renewal notices.

Date:

May 5, 2025

Requested Action

The Office of the Tax Commissioner recommends renewal of the above referenced procurement to Datamatx, Inc., in the amount of \$403,200.00. The cost breakdown is postage of \$333,900 and print services of \$69,300.00 annually. This a vendor is contracted by the Georgia Department of Revenue.

Description

This contract is for the printing and mailing of vehicle registration notices. Datamatx is an Atlanta based service provider focused on the management and distribution of critical communications and has been in business for over 40 years under the same ownership. They have completed several State of Georgia contracts for annual 1099-G forms.





Elaine Melvin-Morgan

Director, Department of Motor Vehicles

Financial

1. I	Estimated	amount to	be spent:	\$403,200.00
------	-----------	-----------	-----------	--------------

2. Estimated amount spent previous contract period: \$362,938.00

3. Do total obligations agree with "Action Requested"? Yes X No____

4. Budgeted: Yes X No ____

5. Contact Name: Elaine Melvin-Morgan Contact Phone (770)-822-7337

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	101	39001	500100			\$16,128.00
2025	101	39001	500310			\$88,704.00
2026	101	39001	500100			\$60,480.00
2026	101	39001	500310			\$237,888.00
	•		•		Total	\$403,200.00

Budget Adjustments Required:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount



eRFP# 47400-DOR0000111 Print Fulfillment Services DATAMATX Pricing Schedule Unit Cost Details

Item/Description	(Current		New	Adju	ustment	Unit
Preprocessing (1) - IS	\$	0.00435	\$	0.00447	\$	0.00013	Image ⁽⁴⁾
Laser Printing (Black) – IS	\$	0.01526	\$	0.01571	\$	0.00044	Image ⁽⁴⁾
Secure MICR Check Printing (Black)	\$	0.04770	\$	0.04908	\$	0.00138	Image ⁽⁴⁾
Full Color Variable Printing (5)	\$	0.07049	\$	0.07253	\$	0.00204	Image ⁽⁴⁾
Full Color Inkjet Printing	\$	0.04452	\$	0.04581	\$	0.00129	Image ⁽⁴⁾
Intelligent Fold & Insert- IS	\$	0.01643	\$	0.01691	\$	0.00048	Sheet
Offline Insert Static Pieces (# 9 BRE, Flyer, etc.)* - IS	\$	0.00212	\$	0.00218	\$	0.00006 i	insert
Seal / Meter (Inline) - IS	\$	0.00212	\$	0.00218	\$	0.00006 I	Envelope
Standalone Presort and Mail (Bundle/Presort * Qualifying jobs) - IS	\$	0.00742	\$	0.00764	\$	0.00022 I	Envelope
Co-mingled Presort Option For Unqualified - IS	\$	0.01696	\$	0.01745	\$	0.00049 I	Envelope
Certified Handling	\$	0.01696	\$	0.01745	\$	0.00049 I	Envelope
Hand Insert	\$	0.01643	\$	0.01691	\$	0.00048	Sheet/Insert
Seal / Meter (Offline)	\$	0.10600	\$	0.10907	\$	0.00307 I	Envelope
IMB Tracing – Origination / Destination (single direction tracking)	\$	0.00371	\$	0.00382	\$	0.00011 I	Record
Enhanced NCOA 18 Month Move Update Processing (Per Record Passed)	\$	0.00318	\$	0.00327	\$	0.00009	Record ⁽⁶⁾
NCOA Basic 18 Month Move Update Processing (Per Record Passed) - IS		No Charge		No Charge		ſ	Record
* Offline static inserting fee does not include paper, envelope and/or printing cost							
Other Bindery (RFX insert)	•	0.00554	•	0.00507	•	0.00040.1	D . D'
Cutting/Trimming To Finished Size Offline Folding Static Simplex Tri-fold Insert or Inserts	\$	0.00551	\$	0.00567	\$	0.00016 1	Per Piece
Shipped Flat Print set up fee for inserts (finished insert document volumes	\$	0.00742	\$	0.00764	\$	0.00022 I	Per Piece
of less than 5,000)	\$	26.500	\$	27.269	\$	0.769 I	Per Insert Run
Standard Paper Stock							
White, 24 lb, 8.5" x 11, Plain	\$	0.01144	\$	0.01177	\$	0.00033	Sheet
White, 24 lb, 8.5" x 11, Perforated	\$	0.01544	\$	0.01589	\$	0.00045	Sheet
Colored, 24 lb, 8.5" x 11, No Perforation (Hammermill pastel colors)	\$	0.02288	\$	0.02354	\$	0.00066	Sheet
White, 24 lb, 8.5 x 14", Plain	\$	0.02116	\$	0.02178	\$	0.00061	Sheet
White, 24 lb, 8.5 x 14", Perf	\$	0.02116	\$	0.02178	\$	0.00061	Sheet
White, 70 lb, 8.5" x 11, Plain (Inserts)	\$	0.01487	\$	0.01530	\$	0.00043	Sheet
White, 70 lb, 8.5" x 14", Plain	\$	0.01945	\$	0.02001	\$	0.00056	Sheet
White, 70 lb, 11" x 17" Plain (Inserts)	\$	0.02974	\$	0.03061	\$	0.00086	Sheet
Custom Paper Stock (3)							
Item/Description				Unit			
White, 24 lb, 8.5" x 11, 3.5" Perf, Tag Renewal - IS	\$	0.01979	\$	0.02037	\$	0.00057	Sheet
White, 28 lb, 8.5" x 11" Perforated Security Check Stock	\$	0.05148	\$	0.05297	\$	0.00149	Check
Custom Envelopes (3) Item/Description							
#10 White, 24 lb. #10 Double Window, Printed 1/0 (Tag Renewal) - IS	\$	0.02025	\$	0.02084	\$	0.00059 I	Envelope
#9 Blue, #9 Double Window (Decals) - IS	\$	0.05606	\$	0.05768	\$	0.00163 I	Envelope
#9 Blue, #9 Single Window (Tag Renewal) - IS	\$	0.02391	\$	0.02460	\$	0.00069 I	Envelope
#10 White, 24 lb, Pistol Window	\$	0.04576	\$	0.04709	\$	0.00133 I	Envelope
#10 White, 24 lb, Custom Large 3 x 4" Window, Printed 1/1	\$	0.05056	\$	0.05203		0.00147 I	

Quantity Basis is the minimum order quantity required to secure the listed price. The price per unit						
IS indicates in-scope services and supplies. Pricing for any ad-hoc or out of scope services requested during the contract will be based on this schedule.						
Standard Envelopes						
Item/Description 2922 #10 White, 24 lb, Standard Double Window Envelope	\$	0.02048	\$	0.02107	\$	0.00059 Envelope
3620 #10 White, 24 lb, Window Certified Mail Envelope	\$	0.05297	\$	0.05450	\$	0.00154 Envelope
1514 #9 White, Single Left or Right Security Window Envelope	\$	0.01922	\$	0.01978	\$	0.00056 Envelope
3634 White, 24 lb, 6 X 9" Double Window Envelope (6-13 pages)	\$	0.05411	\$	0.05568	\$	0.00157 Envelope
3049 White, 24 lb, 9 X 12" Double Window Catalog Envelope (14-33 pages)	\$	0.24024	\$	0.24721	\$	0.00697 Envelope
3050 White, 24 lb, 9 x 12" Double Window Accordion Envelope (34+ pages)	\$	0.78078	\$	0.80342	\$	0.02264 Envelope
Programming and Setup						
Initial Programming & Setup - 9 input Formats Completed	\$	7,287.500	\$	7,498.838	\$	211.338
NA Initial Programming & Setup - Additional Page Template per record formats Completed N/A	\$	265.000		272.685		7.685
Post implementation Programming (New Work, Maintenance & Changes)	\$	185.500	\$	190.880	\$	5.380
eTRAX Client Internet Job Tracking and Reporti						
(Track jobs in production, create ad-hoc production to	otal re	eports, secu	rely	upload/dov	vnlo	oad files)
Monthly Access for up to 5 users Additional users over 5	\$	27.083	\$	27.868	\$	0.785
eAPPROVE Service for Check Processing				b b:!!		. For a registra sal
(Enables your authorized staff to remotely review live Setup Fee	samp	oies and reie	ease	e each bill c	усте	for printing)
Monthly Access Fee (up to 2 users)	\$	159.000	\$	163.611	\$	4.611
Additional users	\$	27.083	\$	27.868	\$	0.785
eVIEW Service Document Storage						
(Enables your authorized staff to remotely access live	docu	uments thro	ugh	Secure We	b P	ortal – 29-days included)
Setup Fee						
Additional Document Image Storage > 29-days	\$	0.00127	\$	0.00131	\$	0.00004 Per Document Ir
Optional CD/DVD or FTP PDF Archival Processing						
1- time set up fee per application	\$	159.000	\$	163.611	\$	4.611 one-time set up 1
PDF File Conversion and Indexing	\$	0.00975				0.00028 Per Image
Media Fee	\$	54.166		55.737		1.571
Additional Copies	\$	64.999	\$	66.884	\$	1.885
Additional Services						
Courier Century Blvd office	\$	21.666	\$	22.295	\$	0.628 Scheduled Trip
Bulk Material Delivery Processing Fee	\$	10.833	\$	11.147	\$	0.314 Request + shipp
Shipping Prep Fee	\$	10.833	\$	11.147	\$	0.314 Request + shipp
Manual Document/Check Pulls	\$	2.708	\$	2.787	\$	0.079 Document
Manual Handling/Special Requests	\$	37.916	\$	39.016	\$	1.100 Hour

Gwinnett County Board of Commissioners Agenda Request

GCII	D #		Group With GO	CID #:				Doublie Heading	
20250851						∠ Grant	ıs	Public Hearing	
Department:		Tran	sportation					Date Submitted:	08/07/2025
Working Session	:	09/1	6/2025	Business Ses	ssion:	09/16/2025		Public Hearing:	
Submitted By:		Purc	hasing – Katie	Maldonado -	MM		Multiple Depts?	No	
Agenda Type		Awa	rd						
Item of Business	:						Lock	ed by Purchasing	No
	.026), per t	he at	tached tabulati					ual contract (Septembe ed 27.4% by various S	er 16, 2025 through PLOST Programs and
Attachments		Sum	mary Sheet, Ju	stification Le	tter, Tabulation				
Authorization:	Chairwon	nan's	Signature?	No					
Staff Recommend	dation	Awa	rd						
BAC Action:									
Department Head	l	eeap	onte (9/8/2025	5)					
Attorney		mplu	dwiczak (9/12/	(2025)					
Agenda Purpos	e Only								
					Financial A	Action			
Budgeted			Fund Nam	ie	Current B	Balance	R	equested Allocation	Director's Initials
Yes			General		*	*		\$665,000	brainey (9/12/2025)
Yes			Various SPL	TSC	**			\$350,000	
Yes			Grants		***\$367	7,183		\$260,550	
Finance								nt available in various Y2025, \$365,000 is	FinDir's Initials
Comments	allocated	and t		50,000 is sub	ject to budget			available in the Public	njwilliams (9/12/2025)
								Budget Adjust [Grand Jury
					County Cleri	k Use Only		PH wa	s Held?
Working Ses							No	Action Taken	
	ction New	item					4.		
	ibled					Vo	ote		
Mo	otion								
2n	d by								

Purchase of Traffic Signal Electrical Equipment, Material, and Line Hardware on an **Annual Contract** This annual contract will be used for the purchase of materials necessary for the maintenance and installation of traffic signals, **PURPOSE:** flashing beacons, traffic communications system, and other facilities to support our traffic signals and management system. LOCATION: Department of Transportation \$1,275,550.00 AMOUNT TO BE SPENT: PREVIOUS CONTRACT AWARD AMOUNT: \$1,590,768.00 AMOUNT SPENT PREVIOUS CONTRACT: \$1,033,782.29 **UNIT PRICE INCREASE/DECREASE** 3.9% decrease (CURRENT CONTRACT VS. PREVIOUS CONTRACT): 255 NUMBER OF BIDS/PROPOSALS DISTRIBUTED: 22 website viewings **NUMBER OF RESPONSES:** 10 PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) Yes IF YES, NUMBER OF FIRMS REPRESENTED: 4 REASONS FOR LIMITED RESPONSE (IF RELEVANT): N/A **RENEWAL OPTION NUMBER:** N/A MARKET PRICES COMPARISON (FOR RENEWALS): N/A **CONTRACT TERM:** September 16, 2025 through September 15, 2026

SUMMARY - BL084-25

COMMENTS: Line items 9A, 12, 24, 35E, and 63 are being rejected and will be purchased through a separate procurement as needed.



GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION

446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440 770.822.7400 GwinnettCounty.com

MEMORANDUM

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Т	$^{-}$	
	U	

Michael Milstein, Purchasing Associate II

Purchasing Division, DOFS

THROUGH:

Edgardo Aponte, P.E., Director

Department of Transportation

FROM:

Kristin Phillips, P.E., Division Director

Department of Transportation

SUBJECT:

Recommendation to Award BL084-25

Purchase of Traffic Signal Electrical Equipment, Material, and Line Hardware on

Annual Contract

DATE:

August 8, 2025

REQUESTED ACTION

The Department of Transportation recommends award of the above referenced contract to 360 Network Solutions, LLC; CDK Enterprises, Inc. dba Southern Lighting & Traffic Systems, LLC; Control Technologies, Inc.; Cubic ITS, Inc.; General Traffic Equipment Corporation; ITS Plus, Inc.; Temple, Inc.; Universal Signs and Accessories; Utilicom Supply Associates, LLC; and Wavetronix, LLC according to the attached tabulation, base bid \$1,275,550.00.

DESCRIPTION

This annual contract is used for the purchase of materials necessary for the maintenance and installation of traffic signals, flashing beacons, traffic communications system, and other facilities to support our traffic signals and management system. This annual contract has four options to renew.

References checked? Yes	X	No	
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FINANCIAL

- 1. Estimated amount to be spent: \$1,275,550.00
- Projected amount to be spent previous contract period: \$1,033,782.29
 Do total obligations agree with "Action Requested"? Yes X No _____

- 4. Budgeted: Yes X No _____
 5. Contact name: Paul Brown Contact phone: 770.822.7558

6. Proposed Funding:

Fiscal Year	Fund	Cost Center	GL	Project Award	Project Task	Amount
2025	101	41005	500401			\$215,000.00
2025	317			1003	Various	\$100,000.00
2025	323			1015	Various	\$50,000.00
2026	101	41005	500401			\$450,000.00
2026	317			1003	Various	\$100,000.00
2026	323			1015	Various	\$100,000.00
2026	277	P3201	500401	2089	G00592.1.5	\$260,550.00
					Total	\$1,275,550.00

Gwinnett County Board of Commissioners Agenda Request

GCID#	CID #:		Cront	•	Dublic Hearing				
20250910					☑ Grants	5	Public Hearing		
Department:	Tran	sportation					Date Submitted: (08/27/2025	
Working Session:	09/1	6/2025	Business Ses	sion:	09/16/2025		Public Hearing:		
Submitted By:	prbro	own					Multiple Depts?		
Agenda Type	Appr	oval/authorizat	ion						
Item of Business:						Lock	ed by Purchasing No	o	
to apply for and accept, if a up to the amount of \$250, Road with ground tire rubb other necessary document	000.00 er ası) with no requir	ed local match	n. If awarded,	this funding will b	be use	ed for the resurfacing of	Centerville-Rosebud	
Attachments Authorization: Chairwo		fication Letter, Signature?	Application, A	ction List					
Staff Recommendation	Appr	oval							
BAC Action:									
Department Head	eeap	onte (9/4/2025	j)						
Attorney	mplu	dwiczak (9/12/	2025)						
Agenda Purpose Only									
				Financial	Action				
Budgeted		Fund Nam	е	Current E	Balance	R	equested Allocation	Director's Initials	
No		2023 SPLO	ST	*			\$250,000	brainey (9/12/2025)	
*A grant budget will be established upon Department of Natural Resources; adjust			lished upon ap ırces; adjust re	oproval and exevenue and ap	kecution of agree opropriations as ι	ement neces	with the Georgia sary.	FinDir's Initials raroyal (9/10/2025)	
						'	Budget Adjust	Grand Jury	
Working Session Action New Tabled	Item			County Cler	k Use Only Vot		PH was	Held?	
Motion									
2nd by									



GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION

446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440 0: 770.822.7400 GwinnettCounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

FROM:

Edgardo E. Aponte, P.E., Director

Department of Transportation

SUBJECT:

Approval/Authorization to Apply and Accept Georgia Department of Natural Resources

Grant Funds for the Resurfacing of Centerville-Rosebud Road

DATE:

September 11, 2025

ITEM OF BUSINESS

To apply for and accept, if awarded, grant funding from the Environmental Protection Division of the Georgia Department of Natural Resources up to the amount of \$250,000.00 with no required local match. If awarded, this funding will be used for the resurfacing of Centerville-Rosebud Road with ground tire rubber asphaltic materials. Approval/authorization for the Chairwoman, or designee, to execute grant documents and any other necessary documents.

BACKGROUND AND DISCUSSION

This grant is part of the Solid Waste Trust Fund Grant Program that provides financial support to projects that incorporate scrap tire-derived products into paving. In addition, it reduces solid waste, supports manufacturing and market development for scrap tires, and encourages innovation. If awarded, the Environmental Protection Division of the Georgia Department of Natural Resources will provide a grant up to the maximum amount of \$250,000.00 for the resurfacing of Centerville-Rosebud Road from SR 124/Centerville Highway to Mink Livsey Road, with ground tire rubber material. The Department of Transportation recommends approval to apply for and accept these grant funds.

Thank you for your consideration in this matter. Should you have any questions, please feel free to contact me at 770.822.7433.

Application – DRAFT Tire-derived Products Application Instructions

Please review the Tire Products Grant Program Guidelines and application instructions carefully before applying.

The application consists of the following components, which must be fully completed to be considered for review:

- 1. Cover Sheet
- 2. Project Narrative
- 3. Project Timeline
- 4. Budget
- 5. Supporting Materials

Please attach all supporting material documentation to the application. If a single email, including all supporting material(s), exceeds the email size limit, supporting material(s) may be sent separately. Applications may be submitted electronically through email or mailed. Applications may also be hand delivered. Applications through fax will not be accepted.

Mailing and Street Address: Georgia Environmental Protection Division

Recovered Materials Unit

4244 International Parkway, Suite 104

Atlanta, GA 30354

Email Address: SWTF.Grant@dnr.ga.gov

Include the contact information for the primary individual responsible for grant project administration. This is the person who will be the main point of contact for all grant-related communication and questions. This may or may not be the same individual who applies for and/or submits the grant application.

Please also include the contact information for the official responsible for approvals for your entity. If selected for award, this will be the individual who will sign the agreement. Examples include but are not limited to the chief executive officer, commissioner, mayor, or solid waste director.

DO NOT SUBMIT THIS INSTRUCTION PAGE ALONG WITH YOUR APPLICATION.

The application period will open 2025. The deadline for submitting applications is 4:30 PM on September 30, 2025.

Additional information about the Tire Grant and supporting documents can be found at the following website address: https://epd.georgia.gov/tire-product-tire-grant

Tire-Derived Products Application

SECTION ONE: Cover Sheet

Project Title	GTR Resurfacing of Gwinnett County Road	ds			
Local	Gwinnett County Board of Commissioners	<u> </u>			
Government/Entity	,				
Federal Tax ID	58-6000835				
Mailing Address	75 Langley Drive				
City	Lawrenceville				
ZIP	30046				
County	Gwinnett				
Primary Grant	Marcie DeGiovine	Responsibl		Whitlock	
Administrator		Official fo	r		
Contact Name (this		Approvals (if		
should be the main		grant i	s		
point of contact for		awarded)		
the project)		Contac	t		
		Nam	е		
Title	Grants Manager	Titl	e Const	ruction Manage	er II
Organization	Grants Division	Organizatio	n Trans	portation	
Phone	770.822.7972	Phon	e 678.6	39.8814	
E-Mail	Marcie.degiovine@gwinnettcounty.com	Ema	il <u>Harol</u>	d.whitlock@gw	<u>vinnettcounty.com</u>
Project Start Date	April 2026				
Project End Date	October 2026				
Grant Amount	\$134,439.00				
Requested for Tire-					
derived Product	A = 20 100 H				
Total Project	\$ 738,683.57				
Amount					
				5-3	
	n the DCA noncompliance list?		YES	\boxtimes	NO
	d in any open consent orders or		YES	\boxtimes	NO
enforcement actions		5)/ 2024 5		15 1 . 6	<u>. </u>
•	ved any grant funding from EPD in the past?	FY 2024 Ti	re Derive	d Products Gran	nt
· ·	ant program and date awarded. If no,				
indicate n/a.					
The Tire Grant is a	Does your entity require funds in advance	?			
reimbursement	☐ YES		\boxtimes	NO	
grant. However, up					
to 90% of funds	If YES is selected, provide justification as t	o wny tunas ii	i advance	are required:	
may be provided in					
advance if					
requested.					
I, the undersigned au	thorized representative of the applicant, cer	rtify that to th	at to the	best of my knov	vledge, the
information containe	d herein is true and correct, the document a	and project ha	s been du	lly authorized b	y the governing
	, and, if funded, the applicant will carry out			-	
	certify that the applicant shall maintain acc	_		_	•
	ng principles and that the funds awarded w		in those	audits or financ	ial statements
that cover all or part	of the project duration period noted above.				

Official Signature	
(Responsible Official	
only)	
Name (print)	Russell Royal
Title	Director, Financial Services
Date of Signature	

SECTION TWO: Project Narrative

Project	Briefly describe your overall project, including project location.
Description	If your project involves one or more other eligible applicants, please describe. Up to five bonus points
	will be given to projects coordinated with other eligible applicants.

The Gwinnett County Board of Commissioners approved a Resolution creating the Gwinnett County Sustainability Commission on April 20, 2021. Gwinnett County has a long history of actively engaging and promoting innovative sustainable environmental practices within the County and believes that full engagement in sustainable environmental living is necessary to preserve and protect the environment and natural resources for residents, businesses, visitors, and future generations. Gwinnett will continue to make a substantial difference in increasing environmental sustainability practices within the County.

In furtherance of its dedication to such environmental sustainability, the County has taken many steps, including partnering with the Atlanta Regional Commission by participating in its Green Communities Program. The Atlanta Regional Commission has recognized this success by awarding the County the highest status, Platinum, for 2018. At the time of achieving Platinum status and continuing to today, Gwinnett County was the first and continues to be the only county in the state of Georgia to have achieved Platinum certification in the Atlanta Regional Commission's Green Communities Program. The Board of Commissioners takes great pride in this commendable achievement and continues to strongly support the initiatives of the Green Communities Program and further wishes to expand the County's leadership and participation in such program and other sustainability efforts.

With over 2,700 centerline miles of roadways Gwinnett County maintains, we see the need to be innovative and resourceful with the taxpayers' dollars so that our roadway assets are maintained to our standards and their lifespans are maximized. This grant will allow us to continue our sustainability efforts with our roads and environment.

In our 2022 and 2024 resurfacing programs, we were able to resurface 15.65 miles with a Ground Tire Rubber (GTR) product in the contractor's asphalt mix on specific roads throughout our County roadway system. We had hoped to continue these same GTR efforts in our 2023 resurfacing program, but the low-bid contractors were not able to provide us with the specific product, and the pricing was uneconomical for our program. We hope that with the increased awareness and education about the enhancements and improvements that TDPs offer, more contractors will be able to provide and install these products for local governments.

The project for this grant will be to resurface a section of Centerville-Rosebud Road from SR124 to Mink Livsey Road with GTR. Centerville-Rosebud Road is a major arterial roadway located in the southern part of the County and highly utilized to connect the community to many businesses and countless residential homes. This section of Centerville-Rosebud Road was last resurfaced in 2013 and has a current score of

59, meaning it is in need of resurfacing. Centerville-Rosebud Road was selected for this project because of its location in the County, its location to many amenities and community resources, the high volume of daily traffic, and its current pavement condition. Paving this road with GTR will extend the road's condition and useful life so it can continue to be travelled safely by the community.

Need and Purpose

Describe the need and purpose of the project.

Tire derived asphalt (TDA) such as Ground Tire Rubber is an innovative and sustainable solution for resurfacing roads as it provides numerous benefits. TDA is created by using recycled tire rubber which helps reduce solid waste like tires from building up in landfills. When TDA is added to the asphalt mixtures during production, it creates a flexible and durable pavement surface. There are several reasons TDA aligns with Gwinnett County's standards and sustainability efforts:

- 1. Durability TDA improves the pavement's resistance to cracking and rutting therefore extending its lifespan.
- 2. Safety TDA reduces the risk of skidding and improves the overall grip on the pavement, providing a safer driving experience. TDA also enhances the visibility of roadway markings for a longer duration than standard asphalt.
- 3. Sustainability By using recycled tire rubber, TDA helps reduce the amount of waste tires in landfills, leading to a healthier environment.
- 4. Cost-effectiveness TDA has been found to be cost-effective in the long term, as it reduces the frequency of maintenance and repairs.
- 5. Quieter Roads TDA helps in reducing the noise level as it can provide noise-absorbing surfaces, making it an ideal choice for roads in residential areas.
- 6. Safer Environment The use of TDA reduces the usage of virgin asphalt material, producing fewer greenhouse gases and reducing the carbon footprint.

Overall, the utilization of TDA in resurfacing roads provides a greener, safer, and more sustainable outcome, making it an indispensable need for roads in today's world.

Community Served

Describe how the project benefits the community.

The Gwinnett community and traveling public will benefit from safer, smoother, and quieter roadways in a sustainable and innovative way to reduce the number of tires in landfills resulting in a cleaner environment and roadways with increased durability.

Resurfacing this road with a Ground Tire Rubber asphalt mix will result in a safer, more efficient, and sustainable roadway to connect the community and traveling public to countless amenities and major highways connecting the metro Atlanta area.

Utilization and Metrics

Describe the tire-derived product(s) (TDP) your project will utilize.

Applicants must submit a manufacturer document that describes the TDP(s), such as a material data sheet. This should be submitted in Section 5 as supporting material.

In 2022, we utilized Georgia Department of Transportation's qualified products list of materials from their Office of Materials and Testing for a 12.mm SP, OGFC, SMA, PEM product mix design with Ground Tire Rubber. Please see attached mix design provided by contractor E.R. Snell Contractor, Inc. We anticipate using this same product mix or equivalent in our 2026 resurfacing program on selected roadways.

Describe the total project cost utilizing conventional or virgin materials vs. the total project cost utilizing TDP(s).

For example: A roadway paving project costs \$100,000 using conventional materials and services. To utilize a ground tire rubber asphalt mix, it will cost an additional \$50,000 (\$30,000 for the material itself and \$20,000 for the associated labor to mix/haul). In this scenario, the total project cost utilizing conventional materials is \$100,000 vs. \$150,000 to utilize TDP. The difference in cost and the amount eligible for grant funding is \$50,000.

For example: A public school plans to renovate a classroom using tiles made from TDP. Conventional tiles will cost \$8,000 (\$6,000 for the tiles and \$2,000 for labor and installation). TDP tiles will cost \$12,000 (\$8,000 for the TDP tiles and \$4,000 for labor and installation). In this scenario, the total project cost utilizing conventional materials is \$8,000 vs. \$12,000 to utilize TDP. The difference in cost and the amount eligible for grant funding is \$4,000.

Based on our 2025 costs from our low bid contractors, below is a summary of costs that would have been captured to resurface a select few streets throughout our County if the resurfacing budget allowed.

2025 costs

12.5mm GTR – 2025 bid price \$189.29/ton 12.5mm conventional material – 2025 average bid price \$126.83/ton

2026 projected costs (2026 + 5% to cover inflation rates) 12.5mm GTR = average cost \$198.75/ton 12.5mm conventional material = \$133.17/ton

Centerville-Rosebud Road – from SR124 to Mink Livsey Road – 1.05 miles, 2,050 tons of topping materials

- 12.5mm GTR @ \$198.75/ton x 2050 tons = \$407,437.50
- 12.5mm recycled asphalt concrete @ \$133.17/ton x 2050 tons = \$272,998.50

Therefore, it will cost us an additional \$134,439.00 to resurface this section of roadway with the GTR/TDP product. If awarded \$134,439.00 in this grant, we will need to fund the difference of \$604,244.57, which we can do through our Special Purpose Local Option Sales Tax (SPLOST) funded resurfacing program.

Describe the number of Lbs. of TDP(s) used in the project.

Applicants should consider if their proposed product is a mix of TDP and other materials, or if the product consists 100% of TDP when determining the number of lbs. This information may be found on manufacturer documentation.

For example: A roadway paving project plans to use 50 tons of rubberized asphalt. Each ton of rubberized asphalt is 30% TDP, and 70% other materials. One ton equals 2,000 lbs. For this scenario, the amount of TDP used is 30,000 lbs. ((50 tons X 2,000 lbs.) X .3).

For example: A public school plans to use 300 square feet of tiles made from TDP. Each tile weighs 12 lbs., and consists of 90% TDP, and 10% other materials. Each tile is one square foot. For this scenario, 3,240 lbs. of TDP are used in the project (300 square feet of tiles X 12 lbs./tile) X.9).

For this road and with the spread rate of 165 lbs. per square yard, we anticipate 2050 tons of topping material needed to complete this paving.

If using the example above, then the rate of 10% TDP would require 410,000 lbs. or 205 tons of rubberized asphalt.

 $2,050 \text{ tons } \times 2,000 \text{ lbs./ton } \times 0.1 = 410,000 \text{ lbs.} / 2,000 \text{ lbs./ton} = 205 \text{ tons of TDP material}$

Describe how the TDP(s) will be incorporated into your project.

We will require the topping mix design to be 12.5mm of GTR/TDP mix. After the roadway is patched, crack filled and prepared for topping, the contractor will install the finish layer of asphalt with the TDP/GTR mix.

Where are you sourcing the TDP(s) and/or related service(s)?

Up to five bonus points will be given if the project utilizes Georgia based suppliers for TDP(s) and/or services. Documentation must be submitted showing that that the materials/services are from a business in Georgia.

Based on our 2024 resurfacing contractor, we received materials from Georgia based suppliers as well as a plant for hydrated lime from Tennessee. The majority of the products we used then came from Georgia based locations.

The plan for our 2026 resurfacing needs have not been determined and a contractor(s) has not been selected at this time.

Marketing and Education

How will you share information about your project to your community?

Gwinnett County's Communication Department does an exceptional job at promoting our county-wide programs and awards through our website and social media to notify the community. Gwinnett County received a grant funding from the EPD for the Recycling, Waste Reduction, and Diversion (RWD) Grant for our Glass Recycling Drop-Off Program.

If awarded, the grant will also be announced to the general public at a Board of Commissioner's meeting, which is aired live on TV Gwinnett. We also include roadway signage notifying the traveling public that these improvements are funded by our SPLOST program.

SECTION THREE: Project Timeline

- 1. Using the table below, enter the project start date and completion date.
- 2. Describe the key milestones, such as when the TDP(s) will be installed.
- 3. Additional rows may be added as necessary.
- 4. There is no time limit for the overall project; however, grant funds must be expended within 24 months of the award. In other words, the parts of the project associated with TDP must occur within 24 months of grant award to be reimbursed.

Tim	eline	
	Month	Year
Project Start Date	March	2026
Advertise for bids	November – December	2025
Award resurfacing contract	February – March	2026
Resurfacing operations begins on various roads – TDP (GTR) roadway will be installed in the contractor's schedule that will begin in April and all roads must be completed by October. A defined schedule will be formulated by the successful low-bid contractor in April or May of 2024 after the bid award and contract has been executed.	April	2026
Project Completion Date	October	2026

SECTION FOUR: Budget

- 1. Complete the budget table below to detail the amount and intended use of funds requested for each expenditure.
 - a. Awarded grant funds will only pay for the direct costs related to the incorporation of TDPs and associated services into projects which would normally utilize conventional or virgin materials. Direct costs may include material costs or services, such as hauling, and mixing of the TDPs.
 - b. Documentation for expenses must be provided and be submitted in Section 5 as supporting materials. Examples include quotes for TDP material costs or associated services. Applicants should consider the freight and other handling costs when preparing their budgets.
 - c. The Anticipated Expenditure Date should list the month and year in which the expense is expected to occur. The timeline cannot exceed 24 months.
 - d. Eligible applicants may apply up to the established cap of \$250,000.
 - e. Additional rows may be added as necessary.
- 2. Indicate if an expenditure is attributable to a business in Georgia. Include documentation listing the name and location of the business, such as a supplier quote, in Section 5 as supporting material.
- 3. Add up the total amount of grant funds requested and enter in the box for the total cost of TDPs and associated services. Indicate the total project cost (including the amount of TDPs and associated services). Calculate the percentage of the project is associated with TDPs and related services.

	Budget						
	Description	Grant Funds Requested	Anticipated Expenditure Date	Are the funds attributable to a GA business?			
1	12.5mm GTR @ \$198.75/ton x 2050 tons	\$134,439.00	October 2026	\boxtimes	Υ		N
Total cost of TDP(s)							
and	\$ 407,446.73						
associated							
services							
Total	\$ 738,683.57						
Project							
Cost							
(including							
TDP and							
associated							
services)							
Percentage	55%						
of project							
(by cost)							
that							
consists of							
TDP and							
associated							
services							

SECTION FIVE: Supporting Materials

- 1. Attach a manufacturer product sheet for the TDP.
- 2. Attach quotes and/or other cost estimate documentation to support each line-item request in the budget.
 - a. If utilizing a Georgia business, the documentation must also indicate the business name and address.
- 3. Complete and submit a W9 form. A downloadable form is available on EPD's website: https://epd.georgia.gov/tire-product-tire-grant
- 4. Complete and submit a contractor affidavit form. A downloadable form is available on EPD's website: https://epd.georgia.gov/tire-product-tire-grant

ACTION REQUESTED

Environmental Protection Division of the Georgia Department of Natural Resources FOR APPROVAL BY THE BOARD OF COMMISSIONERS September 16, 2025 (GCID 2025-0910)

- 1. Acceptance of grant awards from the **Environmental Protection Division of the Georgia Department of Natural Resources**; authorization for Chairwoman to appoint and designate the Director of Financial Services (or his/her designee) to sign all necessary grant documents, and related forms designating persons authorized to request disbursement of grant funds from **Environmental Protection Division of the Georgia Department of Natural Resources** to Gwinnett County.
- 2. Authorization for Chairwoman to appoint and designate the Director of Financial Services (or his/her designee) to sign all necessary grant documents with **Environmental Protection Division of the Georgia Department of Natural Resources** municipalities, nonprofit agencies, County agencies, federal and state agencies, subrecipient, program participants and financial institutions, etc. for project implementation, as specified by the **Environmental Protection Division of the Georgia Department of Natural Resources**, subject to approval as to form by the Law Department.
- 3. Authorization for Chairwoman to appoint and designate the Director of Financial Services (or his/her designee) to accept any amendments to the initial award, including closure of award after receipt of final payment, as assigned by **Environmental Protection Division of the Georgia Department of Natural Resources** and to designate County staff to adjust appropriations and revenue budgets as necessary.
- 4. Authorization for Chairwoman to appoint and designate the Director of Financial Services (or his/her designee) to approve and submit financial reports.
- 5. Authorization for Chairwoman to designate County staff to procure goods and services as delegated in the approved Purchasing Ordinance.
- 6. Authorization for Chairwoman to appoint and designate the Director of Financial Services to serve as the "Official Representative" of Gwinnett County with the **Environmental Protection Division of the Georgia Department of Natural Resources**.
- 7. The County Administrator is authorized to review the final grant agreement and decline the **Environmental Protection Division of the Georgia Department of Natural Resources** grant if the terms are deemed unacceptable or infeasible, and to direct other Gwinnett County staff to carry out any actions necessary to decline the grant as determined.

Gwinnett County Board of Commissioners Agenda Request

20250912					☐ Gra	nts	Public Hearing	
Department:	Trans	portation					Date Submitted:	08/27/2025
Working Session:	09/16	/2025	Business Ses	sion:	09/16/2025		Public Hearing:	
Submitted By:	eriver	a					Multiple Depts?	
Agenda Type	Appro	oval/authorizat	ion					
Item of Business:						Locke	ed by Purchasing	No
for the Chairwoman to ex Georgia Jet, LLC., and C				Agreeme	nt between Gwinne	ett Cour	nty, the Gwinnett Cour	nty Airport Authority,
Attachments	Justifi	cation Memo,	Contract					
Authorization: Chairw	oman's S	Signature?	Yes					
Staff Recommendation	Appro	oval						
1.44.4.4.								
		rt Authority Ap onte (8/29/202	•	gust 14, 2	025, Vote 3-0.			
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Department Head Attorney	eeapo	onte (8/29/202	.5) 2025)	Financ		Re	equested Allocation	Director's Initials
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Department Head Attorney Agenda Purpose Only Budgeted No *Reven Comments	eeapo	onte (8/29/202 scarter (9/10/2 Fund Nam Airport Op	e o lasted annually	Financ Curre	ial Action ent Balance	determin	ed. Budget Adjust	FinDir's Initials raroyal (9/10/2025)
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Department Head Attorney Agenda Purpose Only Budgeted No *Reven Comments	eeapo jennys	onte (8/29/202 scarter (9/10/2 Fund Nam Airport Op	e o lasted annually	Financ Curre	ial Action ent Balance * ase amounts are d	determin	* ed. Budget Adjust PH wa	brainey (9/10/2025) FinDir's Initials raroyal (9/10/2025) Grand Jury
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GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION

446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440 770.822.7400 GwinnettCounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Edgardo E. Aponte, P.E., Director

Department of Transportation

FROM:

Matthew Smith, Division Director

Department of Transportation

SUBJECT:

Approval of Third Amendment to Lease Agreement Between Gwinnett County, the

Gwinnett County Airport Authority, Georgia Jet, LLC., and CCM Company Holdings, Inc.

DATE:

August 15, 2025

ITEM OF BUSINESS

Approval/authorization for the Chairwoman to execute a Third Amendment to Lease Agreement between Gwinnett County, the Gwinnett County Airport Authority, Georgia Jet, LLC., and CCM Company Holdings, Inc.

Background and Description

The County and the Gwinnett County Airport Authority currently has a 30-year lease agreement with Georgia Jet, LLC., and CCM Company Holdings, Inc., which ends on September 30, 2026. This third amendment to the lease agreement will increase the term of the lease for an additional ten (10) years beginning on October 1, 2026 and expiring September 30, 2036. In addition, the tenant will be required to pay an increase in monthly rent and make repairs and improvements to the existing hangar facility.

The Airport Authority voted to approve the third amendment to the lease agreement with a vote of 3-0 at their meeting held on August 14, 2025.

THIRD AMENDMENT TO LEASE AGREEMENT

THIS THIRD AMENDMENT TO LEASE AGREEMENT (hereinafter, "Third Amendment") made and entered into by and among the GWINNETT COUNTY AIRPORT AUTHORITY (the "Authority"), a body corporate and politic and a political subdivision and public corporation of the State of Georgia, and GWINNETT COUNTY (the "County"), a political subdivision of the State of Georgia (said Authority and County collectively referred to herein as "Lessor"), and Georgia Jet, LLC ("Georgia Jet"), a Georgia limited liability company and CCM Company Holdings, Inc. ("CCM"), a Georgia corporation, (Georgia Jet and CCM collectively referred to herein as "Lessee").

WITNESSETH

WHEREAS, the County and the Authority did enter into a lease agreement with James Justice, individually, which commenced on October 1, 1996 (the "Original Agreement"), which, among other provisions, provided that Lessee was to make certain payments to Lessor for the use of the Leased Premises, as defined therein; and

WHEREAS, the Original Agreement was amended by the parties by amendments dated April 24, 1997, and August 2, 2000 (the "Amendments"); and

WHEREAS, the Estate of James Justice assigned all of its rights and interests under the Original Agreement and Amendments (collectively, the "Agreement") to Georgia Jet and CCM, effective July 6, 2020; and

WHEREAS, such assignment was consented to by the Authority on July 9, 2020, and by the County on August 4, 2020; and

WHEREAS, Lessor and Lessee desire to change and amend certain provisions of said Agreement as applicable to the lease term, rent, fees and required capital expenditures, as set forth herein.

NOW, THEREFORE, for and in consideration of the respective promises and mutual agreements contained herein, the Agreement by and between Lessor and Lessee is hereby amended as follows:

- 1. Section 1, "Term," is hereby amended by adding a new subsection 1.3, as follows:
 - 1.3 Lessee shall have the right to renew this Agreement, upon the same provisions contained herein, for one (1) additional period of ten (10) years (the "Second Renewal Term") commencing upon the expiration of the first renewal term set forth in subsection 1.2, above, by the giving of ninety (90) days written notice to Lessor.
- 2. Section 4, "Rents and Fees," is hereby amended by adding a new subsection 4.1.2, as follows:
 - 4.1.2 Effective upon the commencement of the Second Renewal Term,
 Lessee agrees to pay Lessor a monthly rent of \$8,004.08. Effective
 on October 1, 2029, and on October 1 of every three years thereafter
 during the remainder of the Second Renewal Term, the annual rental
 payable hereunder shall be adjusted by multiplying the then current

rent by a fraction, the numerator of which shall be the CPI (as hereinafter defined) published for the year most recently preceding said October 1 date, and the denominator of which shall be the annual CPI published for 2026. In no event shall the annual rental payable with the CPI adjustment be less than \$8,004.08.

- 3. Section 4, "Rents and Fees," is hereby amended by deleting subsections 4.4 and 4.5 in their entirety and replacing them with new subsections 4.4 and 4.5, as follows:
 - 4.4 In addition to all other rent and fees set forth in this Section, and commencing upon the effective date of the Agreement unless otherwise stated herein, Lessee shall pay to Lessor the following fees:
 - 4.4.1 a fuel flowage fee of seven cents (\$0.07) for each and every gallon of aviation fuel delivered to Lessee; provided however, that upon the commencement of the Second Renewal Term, the fuel flowage fee shall increase to ten cents (\$0.10) for each and every gallon of aviation fuel delivered to Lessee and shall thereafter be subject to adjustment by Lessor, in its reasonable discretion and not more than once every three (3) years, to be effective upon sixty (60) days written notice to Lessee.

- 4.4.2 an annual fee in the amount of five hundred dollars (\$500.00) due and payable April 1, 2000, and annually thereafter during the term of this Agreement, including any renewal term.
- 4.4.3 upon the commencement of the Second Renewal Term, an annual stormwater utility fee calculated by applying the stormwater service fee rate established by the County to the square footage of impervious surface within the Leased Premises.
- 4.4.4 any other standard fees or charges that may be imposed at any time by Lessor on operations at the Airport, in a reasonable and nondiscriminatory fashion consistent with the Federal Aviation Administration grant assurances. For any fee or charge to be imposed by Lessor, there must be reasonable justification, Lessee must be given written notice of not less than ninety (90) days and Lessee must be given an opportunity to inquire as to any proposed fee or charge and provide input; provided, however, that Lessor shall have final decision-making authority with respect to any such fees and charges.
- 4.5 The fee specified in subsection 4.4.1 shall be paid by Lessee to Lessor as follows: on the twentieth (20th) day of each month, Lessee shall render to Lessor a statement certified by Lessee's principal

financial officer showing total aviation fuel gallons delivered for the preceding calendar month and pay to Lessor the appropriate fuel flowage fee. Unless otherwise provided in Section 4.4, the remaining fees specified in Section 4.4 shall be paid by Lessor pursuant to a schedule established by Lessor.

- 4. Section 5, "Acceptance, Care, Maintenance, Improvements and Repair," is hereby amended by deleting subsection 5.5 in its entirety and replacing it with a new subsection 5.5, as follows:
 - 5.5 Lessee shall complete the recommended capital expenditures identified in the Report of Facility Condition Assessment, prepared by Axias, dated May 25, 2025, attached hereto as Exhibit A and incorporated herein by reference, in accordance with the following timetable:
 - 5.5.1 within 120 days of the commencement of the Second Renewal Term, Lessee shall paint the building exterior in the color palette approved by the Authority and replace gasketed fasteners.
 - 5.5.2 by the end of the first year of the Second Renewal Term, Lessee shall complete the remaining capital expenditures identified for completion in 2027.

- 5.5.3 by the end of the second year of the Second Renewal Term, Lessee shall complete the capital expenditures identified for completion in 2028.
- 5.5.4 by the end of the third year of the Second Renewal Term, Lessee shall complete the capital expenditures identified for completion in 2029 to 2036; provided however that Lessee shall not be required to crack fill, seal coat and restripe asphalt parking areas and the taxi apron.

Failure to complete the capital expenditures in accordance with the timetable provided herein shall be deemed a breach of this agreement and, in addition to the remedies set forth in subsection 5.3 herein, Lessor may terminate this Agreement in accordance with Section 19.

- 5. This Third Amendment shall be effective upon execution by all parties.
- 6. It is the intent of the parties hereto that no other portion of the Agreement be amended and that same shall remain in full force and effect unless and until it is terminated or amended in accordance with the provisions contained therein. This Third Amendment may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, th	ne LESSOR and LESSEE have hereunto set forth
their hands and seal this d	ay of, 2025.
	LESSOR
	Gwinnett County Board of Commissioners Gwinnett County, Georgia
	Nicole L. Hendrickson, Chairwoman
Attest:	
County Clerk/Deputy County Clerk (SEAL)	- k
Date	
	APPROVED AS TO FORM Gwinnett County Law Department
Date	
	Jenny S. Carter Deputy County Attorney

[Signatures continued on following pages]

	LESSOR
	Gwinnett County Airport Authority
	 Stan Hall, Chairman
Attest:	
Marcus Strickland, Secretary	
Data	

[Signatures continued on following page]

LESSEE

	Georgia Jet, L.L.C
Signed, sealed and delivered in the presence of:	By: Name: Title:
By:	
NOTARY PUBLIC	
	Date
	LESSEE
	CCM Company Holdings, Inc.
	By: Name: Title:
	Attest: Name: Title:
	[Corporate Seal]
	Date

EXHIBIT A

REPORT OF FACILITY CONDITION ASSESSMENT



530 BRISCOE BOULEVARD

Property Address:

530 Briscoe Boulevard Lawrenceville, GA 30046

Prepared For:

Gwinnett County Airport

600 Briscoe Boulevard Lawrenceville, Georgia 30046

Prepared By:

Axias

3675 Crestwood Parkway, Suite 222 Duluth, Georgia 30096 Project No. GA25-006 May 5, 2025



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A Capital Expenditure Forecast

B Photographs



EXECUTIVE SUMMARY

Introduction

The 530 Briscoe Boulevard building, identified as "the property" within this report, is a medium-sized hangar building with attached office portion. The property is located on the south side of the Gwinnett County Airport (Briscoe Field) on a leased land parcel reportedly measuring 3.22 acres. The property is surrounded by a similar building to the northeast, standalone hangar structure to the southwest, access road to the southeast, and (along with its respective portion of the ramp apron) the taxiway to the northwest. The building is a multistory structure originally constructed in 1998 with a large open hangar, two-story office area, and a maintenance area with a storage mezzanine. The building is currently leased by Georgia Jet but is reportedly subletting the building to an incoming medical flight operations tenant.

Facility Overview		
Property Name:	Georgia Jet	
Address:	530 Briscoe Boulevard	
City, State, Zip Code: Lawrenceville, GA 30046		
Primary Use:	Aircraft Hangar	
Age of Property:	1998	
Years of Renovation:	None reported	
Gross Square Footage:	26,800 total • 17,200-open hangar • 6,020-offices • 3,580-maintenance	
Number of Buildings:	One	
Number of Stories:	Two (office area)	
Assessment Overview		
Date of Site Visit:	April 21, 2025	
Weather:	Clear skies - moderate wind, 75° F	
Term of Study	Ten years	

Assessment

On March 25, 2025, Mr. Jonathan Bailey, CCM, EBCP, CEM, LEED AP and Mr. Taylor Ruppel, SMA, P2, CFM, LEED Green Associate, visited the property to observe and document the condition of the building and site components.

The objectives of the assessment were to:

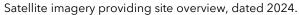
- ➤ Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years.
- > Determine failure probability of the various systems and components.
- > Determine criticality of system and component failure.

To meet the above objectives, we evaluated the current condition of the park, site systems and utilities, and projected future repair and replacement needs required over the next 10 years (study period).

During our assessment, Axias interviewed and/or were assisted by the personnel detailed below:

Contact	Title	Company
Lea Williams	President	Georgia Jet







The property is located at the south side of the Gwinnett County Airport and is accessed via Briscoe Boulevard.



The larger property boundary, which includes a portion of the ramp apron, is bordered in a dashed yellow line filled with yellow shading. This represents the reported land-leased property boundaries.



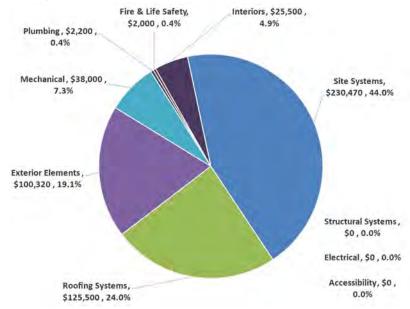
Financial Requirements

The following section provides a summary of capital expenditures for the building systems over the study period. All numbers are shown in the dollar values of the respective years, excluding compounded inflation. Refer to the capital expenditure forecast in Appendix A for further details.

Year		Expenditures	
1	2027	\$149,160	
2	2028	\$154,260	
3	2029	\$25,500	
4	2030	\$136,400	
5	2031	\$0	
6	2032	\$19,000	
7	2033	\$0	
8	2034	\$39,670	
9	2035	\$0	
10	2036	\$0	
	TOTAL	\$523,990	

Expenditures by System

The chart below shows a graphical breakdown of the expenditures by building system and as a percentage of the overall expenditure required.



From the graph above, expenditures related to Interiors account for 52.9% of the total expenditures recommended, although this might change based on tenant needs and are largely considered discretionary expenditures. The largest percentage deemed necessary to facility functionality is Site Systems, which includes the pavement for vehicle parking and the aircraft apron.



Expenditures by Category

The table below provides a breakdown of expenditures by category. The expenditure categories are defined in Section 1 of this report.

Category	Expenditures
Deferred Maintenance	\$230,930
Scheduled Maintenance	\$212,160
Capital Renewal	\$80,900
Capital Improvement	\$0
Energy & Sustainability	\$0
TOTAL	\$523,990

The Deferred Maintenance expenditure primarily relates to the pavement surrounding the building, which was noted to be in general disrepair. The remaining expenditures typically relate to timely Capital Renewal of the various building systems.

Expenditures by Priority

The table below provides a breakdown of expenditures by priority level. The priority levels are defined in Section 1 of this report.

Priority Level	Expenditures
Priority I - Currently Critical	\$0
Priority II - Potentially Critical	\$12,000
Priority III - Necessary / Not yet Critical	\$484,730
Priority IV - Recommended	\$27,260
Priority V - Appearance	\$0
Priority VI - Does Not Meet Codes / Standards	\$0
TOTAL	\$523,990

Priority III expenditures are centered around the exterior repainting and renewal works along with the pavement milling and overlay projects. Priority V appearance projects consist completely of interior renovation works. Subsequent Priority IV projects are generally identified as projects later in the term, or not part critical components.



Facility Condition Index

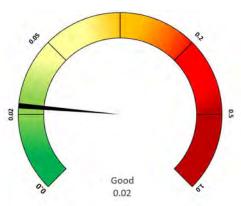
The Facility Condition Index (FCI) provides a relative measure for comparing one building (or group of buildings) to another. This index is a calculation derived by dividing the total project cost for the first year of the study period by the total Current Replacement Value (CRV) of the building.

FCI Range Condition Description		
0.00 - 0.05	Good Condition, renovations occur on schedule	
0.05 - 0.1	Fair Condition, in need of normal renovation	
0.1 - 0.2	1 - 0.2 Below Average Condition, major renovation required	
0.2 - 0.5	Poor condition, total renovation needed	
0.5 - 1.0	Complete facility replacement	

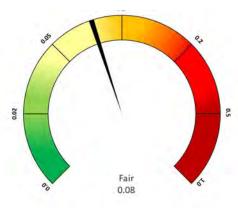
In addition, the Facility Condition Needs Index (FCNI) is similar to the FCI but assists in comparing the expenditure needs of one building versus a group of buildings over a period. The FCNI also shows the cumulative effects if the deferred maintenance and capital renewal expenditures are not addressed in a timely manner. This index is a calculation, derived by dividing the recommended total expenditures over the entire 10-year study period by the total Current Replacement Value (CRV) of the buildings. The index is intended to show the current and future conditions of the buildings if no capital investment is made over the next 10 years.

Year 1	Accumulated	Current Replacement	Facility Condition	Facility Condition
Expenditures	Expenditures	Value (CRV)	Index (FCI)	Needs Index (FCNI)
\$149,160	\$523,990	\$6,700,000	0.08 / Fair	

Facility Condition Index



Facility Condition Needs Index



The above information indicates that capital repairs and replacements will be required throughout the term and, if not completed in a timely manner, the condition of the building will be impacted. The FCI and FCNI do not consider the suitability of the facility regarding future program needs or space requirements.

Assuming the proposed capital expenditures are budgeted for and undertaken, along with general maintenance tasks, the building should remain serviceable and operational without the need for replacement or major renovation.

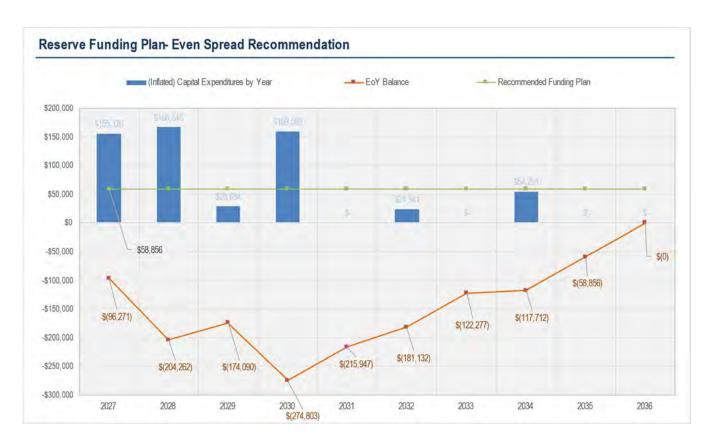


Reserve Funding Analysis

To address the deferred maintenance and future capital renewal requirements, Axias has analyzed the total expenditures over the study period and developed a recommended reserve funding plan. It should be noted that this recommended funding does not include expenditures related to routine preventative maintenance and/or regulatory required inspections/testing.

As the initial reserve balance will be starting with a \$0 balance, a special assessment will be required at the beginning of the lease to establish a reserve balance. Once the reserve fund has an established end of year balance, a more consistent, evenly distributed funding level can be developed. It should be noted that expenditures related more toward aesthetics, such as renovating the hangar interior finishes, are included within the total expenditures.

The chart below compares the end of year balance with a reserve funding option that spreads the total inflated requirement costs over ten years for even payment installments to the reserve fund (10% annually). The reserve plan shown reflects an annual interest rate of 0% for the reserve balance. Capital expenditure requirements in the chart reflect anticipated inflation rate of 4%. This option would still require a special assessment in the first year to cover the total recommended expenditures but presents a stable investment rate to the reserve fund. The final end balance would result in a net income of \$0.





1.0 SCOPE OF SERVICES & ASSESSMENT METHODOLOGY

The objective of this report is to produce a holistic facilities assessment and capital planning process that will result in a strong and well-developed plan to support strategic capital investment and to identify and reduce risk. In short, the objective is to assess the condition of all included buildings and site systems and develop a prioritized forecast of anticipated capital expenditures over the 10-year study period between 2027 and 2036. This will inform the long-term investment plan for the building by developing an array of projects that can be input into a planning model from which sound management decisions can be made to best utilize funding resources. Specific objectives of this study are listed below:

- Identification and documentation of the present condition and risks of the building
- Recommendation of corrections for all deficiencies
- Provision of cost estimates for such corrections
- Forecasting of future facility renewal costs based on documented methodology of the facilities and equipment in the building.
- Obtaining a Facilities Condition Index (FCI) and Facility Condition Needs Index (FCNI) to illustrate the relative condition of the subject building

The primary purpose of the facilities condition assessment was to identify visually apparent deficiencies in the building systems and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents, and plans.

We performed a visual non-destructive assessment of the interior, exterior and site components of each building, including the following major components and systems:

Accessibility. We completed a cursory review of the building for general conformance with applicable accessibility requirements and have reported our findings.

Site Systems. We visually observed the site systems for the removal of stormwater and evidence of poor drainage and/or erosion potential. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and stormwater drainage features.

Structural Systems. We observed the structures for visible signs of distress and have reported our findings.

Roof Systems. We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.

Building Exterior Elements. We visually observed the exterior wall systems, windows, and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. We reviewed available flashing and connection details for drainage design and observed the condition and placement of expansion joints. Our visual observations were based on those conditions that can be observed from ground level.

Interior Finishes. We visually observed the interior areas of each facility and reported on their general condition.

Mechanical/HVAC, Electrical, Plumbing (MEP) Systems. We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.

Fire and Life Safety. We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems.

Conveyance Systems. We visually evaluated the condition of the conveyance systems.



Opinion of Cost

Opinions of cost presented within this report are based upon experience with past costs for similar projects, consulting with local specialty contractors, client provided information, city cost indexes, construction costs developed by construction resources such as RS Means and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to, choice and availability of materials, choice and availability of qualified contractors, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. If any cost items listed are considered critical in decision making regarding this property, we recommend that contractor or supplier quotations be obtained for those items before making final decisions about this property.

Costs for work that we consider as normal maintenance for a commercial facility, generally including items which can be completed for less than \$3,000, work normally performed by the on-site maintenance staff, or work which is routinely contracted, may not be included in our cost evaluation but may be listed as maintenance/operational items.

Opinions of cost generally excluded project costs for design fees, insurance, permitting, general contractor fees, etc. The costs provided are generally considered trade costs as how the projects will be delivered is unknown.

Useful Life Development

A fundamental part of any capital planning process is the development of the Estimated Useful Life (EUL) and Remaining Useful Life (RUL) for each piece of equipment. EUL considers the life of a system or component of that system while RUL considers the remaining life of that system.

We developed our EUL and RUL based upon the determined condition, our professional experience, and the criticality of the system. Additional factors can also impact the RUL of a system, such as the level of maintenance that is conducted. The EUL is typically derived from industry standard publications, while the RUL is typically derived by location specific factors.

Risk Prioritization Categories

To balance containment of capital investment with probability and consequence of failure, we have assigned each recommendation with a risk priority. Risk priority has been assigned based upon criticality, impact of failure, condition, and failure probability. By providing each expenditure recommendation with a risk priority, it helps further prioritize expenditures so that funding can be directed to expenditures that could potentially have the most impact if not addressed in a timely manner. Refer to the table below for details on each of the categories:

Low	to no impact of failure upon operations. Low probability of failure.
Medium	Intervention is required to maintain operations, potential for interuption of activities. Slight probability of failure.
High	Scaled back operations and interruption of activities will occur upon failure, including the possibility of primary/critical operations. Likely probability of failure.
Critical	Major system/facility shutdowns resulting from failure. Currently in state of failure.



Expenditure Categories & Priorities

Axias has assigned a classification category for each recommendation regarding why the recommendation should be completed. We have classified each recommendation by one of the five classifications:

Category	Definition	Description
SM	Scheduled Maintenance	Scheduled maintenance is major maintenance that is typically required to maintain effective operation of an asset and/or prolong the lifecycle. This does not include items related to preventative maintenance activities and typically have a requirement total of over \$3,000.
CR	Capital Renewal	Capital Renewal projects correct unacceptable conditions caused by aged building components which will exceed their useful life cycle within the next ten years. These items generally function as originally intended. If execution of Capital Renewal projects is deferred for an inordinate amount of time, conditions may deteriorate, and the projects may be re-categorized as Deferred Maintenance.
DM	Deferred Maintenance	Deferred Maintenance is maintenance or repair that is past due. This work will return a component or system to an acceptable condition, prevent physical depreciation or loss in the value of a building, minimize or correct wear, and maintain the maximum reliability and current useful life of the facility or component.
ES	Energy & Sustainability	When the repair works, or replacement of equipment, or systems are recommended to improve energy and sustainability performance.
CI	Capital Improvement	When a recommendation to install or upgrade a system component improves or enhances the performance or functionality of the facility.

In addition to the classification category, we have assigned a priority rating for each recommendation to detail the timeframe of when the recommendation should be completed. We have prioritized each recommendation by one of the five classifications:

Priority	Definition	Description
I	Currently Critical	Conditions in this category require immediate action to either correct a cited safety hazard, stop accelerated deterioration, or return a facility/system to operation.
II	Potentially Critical	Conditions in this category, if not corrected expeditiously, will become critical within a year.
III	Necessary / Not yet Critical	Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.
IV	Recommended	Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
V	Appearance	Conditions in this category include finishes that have deteriorated and are required to maintain the required aesthetic standards.
VI	Does Not Meet Codes / Standards	Conditions in this category include items that do not conform to existing codes but are "grandfathered" in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction to comply with current code standards.



2.0 ACCESSIBILITY

During our site visit, a limited visual assessment for compliance with accessibility requirements was made. This report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility which are not accessible.

The ADA is a civil rights legislation enacted by the United States Congress on July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the 2010 ADA Standards for Accessible Design that replaced the 1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Applicability

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the "maximum extent feasible" is beyond Axias' scope of work. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for physical barrier removal that satisfies the requirements of the ADA.

The ADA in its purest form relates only to facilities occupied or significantly altered after March 13, 1991. The property was originally constructed in circa 1998 but is generally closed to the public. Due to the private operation of the facility, it is at the discretion of the tenant to comply with the ADA accessibility requirements as needed.

Description

The table below provides a summary of the cursory accessibility review at the building:

AD	A ACCESSIBILITY				
Iten	1	Yes	No	N/A	Comments
A. B	uilding History				
1	Has an ADA survey previously been completed for this property?		×		
2	Have any ADA improvements been made to this property since original construction?		×		
3	Was the first occupancy at the subject property achieved after March 13, 1991?	✓			
	B. Pa	rking			
1	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?	✓			
2	Do appropriate transitions from paved areas to sidewalks appear to be provided?	✓			
3	Do walkway slopes/cross slopes appear to be adequate and not excessive?	✓			
4	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?			x	
5	Do ramps appear to have appropriate handrails and edge protection?			x	
6	Do building entry point/access doors appear to be provided along an apparent accessible route?	✓			



	Do the main entrangement he hearing			
7	Do the main entrances appear to be barrier	√		
'	free and readily accessible (that is, no steps, obstacles, or revolving doors)?	, v		
CE	xterior Accessible Route			
C. E	Is an accessible route present from public			
1	transportation stops and municipal sidewalks		×	
'	on the property?			
	Are curb cut ramps present at transitions			
2	through curbs on an accessible route?		×	
	Do the curb cut ramps appear to have the			
3	proper slope for all components?		×	
	Do ramps on an accessible route appear to			
4	have a compliant slope?		×	
	Do ramps on an accessible route appear to			
5	have a compliant length and width?		×	
	Do ramps on an accessible route appear to			
6	have compliant end and intermediate		×	
	landings?			
	Do ramps on an accessible route appear to			
7	have compliant handrails?		×	
D. B	uilding Entrances			
	Do a sufficient number of accessible entrances			
1	appear to be provided?	✓		
_	If the main entrance is not accessible, is an			
2	alternate accessible entrance provided?		×	
	Is signage provided indicating the location of			
3	alternate accessible entrances?		×	
	Do doors at accessible entrances appear to			
4	have compliant clear floor area on each side?	✓		
	<u>'</u>			
5	Do doors at accessible entrances appear to	✓		
	have compliant hardware?			
6	Do doors at accessible entrances appear to	1		
0	have a compliant clear opening width?	_ •		
	De paire of accesible autrem as de arcia acris			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space		×	
/	between them?		^	
8	Do thresholds at accessible entrances appear to	✓		
	have a compliant height?	Ť		
E. In	terior Accessible Routes & Amenities			
1	Does an accessible route appear to connect		×	
	with all public areas inside the building?		1	
2	Do accessible routes appear free of		×	
	obstructions and/or protruding objects?			
3	Do ramps on accessible routes appear to have		×	
<u> </u>	a compliant slope?			
4	Do ramps on accessible routes appear to have		×	
	a compliant length and width?			
5	Do ramps on accessible routes appear to have		×	
	compliant end and intermediate landings?			



6	Do ramps on accessible routes appear to have compliant handrails?			x	
7	Are adjoining public areas and areas of egress identified with accessible signage?			x	
8	Do public transaction areas have an accessible, lowered counter section?			x	
F. In	terior Doors				
1	Do doors at interior accessible routes appear to have compliant clear floor area on each side?			x	No designated accessible routes
2	Do doors at interior accessible routes appear to have compliant hardware?		×		
3	Do doors at interior accessible routes appear to have compliant opening force?		×		
4	Do doors at interior accessible routes appear to have a compliant clear opening width?		x		
G. E	levators				
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			x	No elevators
2	Is accessible floor identification signage present on the hoist way sidewalls?			x	
3	Do the elevators have audible and visual arrival indicators at the entrances?			x	
4	Do the elevator hoist way and car interior appear to have a minimum compliant clear floor area?			x	
5	Do the elevator car doors have automatic reopening devices to prevent closure on obstructions?			x	
6	Do elevator car control buttons appear to be mounted at a compliant height?			×	
7	Are tactile and Braille characters mounted to the left of each elevator car control button?			x	
8	Are audible and visual floor position indicators provided in the elevator car?			×	
9	Is the emergency call system at the base of the control panel and does not require voice communication?			x	
H. T	oilet Rooms				
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?			×	Not publicly accessible, and generally do not comply with clear floor space at accessible stalls
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?		x		Clear knee space is not provided
3	Does the lavatory faucet have compliant handles?		x		
4	Is the plumbing piping under lavatories configured to protect against contact?	✓			
5	Are grab bars provided at compliant locations around the toilet?		×		



6	Do toilet stall doors appear to provide the minimum compliant clear width?			×	
7	Do toilet stalls appear to provide the minimum compliant clear floor area?		×		
8	Do urinals appear to be mounted at a compliant height and with compliant approach width?	✓			
9	Do accessories and mirrors appear to be mounted at a compliant height?	✓			

Condition & Recommendations

The property is a private facility, and any accessibility improvements would be completed at the discretion of the operator who currently leases the facility. Overall, the facility exhibited minor non-compliance issues such as entry thresholds, restroom stall clearance, and approach pathways were noted but may be addressed during the renovations and/or replacements recommended within the respective sections below.



3.0 SITE FEATURES

The property is located within a subdivided parcel, land-leased tract. A portion of the aircraft ramp apron and surrounding features around the building are directly associated with the subject property.

Parking and Roadways

Description

Parking is provided at the south and east sides of the building, with an observed 42 parking spaces provided, including two accessible spaces. The vehicle parking area is finished with asphalt pavement and generally delineated by cast-in-place concrete curbs.

The property is provided with a large section of asphalt paved ramp apron for aircraft staging, entering, or leaving the taxiway. The area measures approximately 8,570 square yards (77,130 square feet) and is at the end of the larger apron area.

No building drawings were provided but it is assumed that the underlying construction below the wearing course of the asphalt pavement consists of a base layer and aggregate infill. The ramp apron pavement is assumed to be rated for heavy duty traffic. This pavement is likely thicker at select layers and provided with additional stabilization and compaction.

Condition and Recommendations

Overall, the pavement was generally in poor condition with widespread signs of alligator cracking, consistent surface deterioration, and vegetative growth with isolated areas of delamination. The striping at parking areas was almost completely gone, with little indication of where parking spaces are delineated. The ramp apron pavement was noted with surface degradation. No obvious ruts or potholes were observed, but several locations of localized repairs were noted. All asphalt pavement appeared to be beyond its useful life and in need of mill and overlay works to restore them to adequate condition. Based on the observed condition, the milling will likely need to reach approximately 2-inches in depth, or more. The mill and overlay works should take place at the beginning of the term, followed by a general crack fill, seal coat, and re-striping near the end of the term.

Sidewalks and Flatwork

Description

Sidewalks around the building are constructed from cast in place concrete pavement sections. Where pavement meets the building, joints are generally not filled with elastomeric sealants. Localized sections of concrete flatwork / aprons are used at the fueling station, for both tanker truck and aircraft access support. The fueling station itself is installed upon cast-in-place concrete.

The sidewalks at the building likely measure approximately 4 to 6-inches thick, reinforced with 10-guage metal mesh sections, and are poured atop general aggregate. The flatwork at the fueling station is likely thicker, reinforced with a rebar grid, and provided with a compacted aggregate base.

Condition and Recommendations

Overall, the flatwork was in fair condition with no notable damage, failures, or deficiencies observed. The concrete pavement can be expected to last through the term with routine maintenance and as-needed repairs.

Stormwater Drainage

Description

The overall topography of the site appears to be moderately level with gradual engineered slopes provided to drain water via sheet flow. Water enters area basin drains at pavement or enters soil via ground infiltration. Stormwater is subsequently drained to the below grade municipal storm sewer system.

Condition and Recommendations

Stormwater drainage appeared to shed from the surface across the property effectively, with no major signs of ponding or surface staining at pavement observed.



Landscaping and Irrigation

Description

Landscaping consists of small, manicured lawn sections surrounding the building and parking islands. The areas at the east and south elevations of the building are adorned with ornamental shrubs and general groundcover. An inground irrigation system was reportedly no longer in use and decommissioned.

Condition and Recommendations

The landscaping appears to be in fair condition with various areas overgrown shrubs crowding the building exterior and leaf litter buildup compiling at the exterior footprint. These items should be corrected through routine maintenance and there are no anticipated expenditures related to the landscaping throughout the term.

Site Lighting and Signage

Description

Site lighting is limited to building mounted fixtures across each elevation. The fixtures appear to be high intensity discharge (HID) bulbs but were not observed outside of daylight hours. The lights are assumed to be controlled by a dial-type mechanical timeclock inside the building.

Identifying signage for Georgia Jet is mounted at the south (front-facing) and west elevations. The signage is metal framed with acrylic inset panels that are backlit by internal fixtures. The controls for each sign is assumed to consist of a dial-type timeclock like the exterior lighting.

Condition and Recommendations

Site lighting appeared to be in fair condition but was generally dated. The lighting levels were not observed outside of daylight hours but were assumed to be adequate; therefore, we recommend that lighting is retrofitted to LED bulbs upon failure through routine maintenance.

Signage is assumed to be the responsibility of the tenant; therefore, no funds have been included.

Fencing and Site Walls

Description

Site fencing is limited to two sections of 7-foot-tall galvanized chain-link fencing topped with barbed wire. The fencing secures access to the airport ramp apron areas and is only accessed at the east side of the property via motorized vehicle gate and a hinged, manually operated personnel gate. The vehicle gate is a single panel set on a roller and controlled by a chain-driven gate operator manufactured by Liftmaster circa 2022.

There were no retaining walls or site walls at the property.

Condition and Recommendations

Overall, the fencing appeared to be in fair to poor condition. The galvanized finish was deteriorated across the majority, with surface rust observed at several areas. It is recommended that localized repairs are made to the fencing at the beginning of the term to ensure that it remains serviceable.

Other Site Features and Appurtenances

Description

A 12,000-gallon aircraft fueling station is provided at the west side of the site but is reportedly no longer in use. The system features two fueling dispensers, hose reels, and regulators, along with the fuel storage tank and associated 5-hp pump, separator tank, and encompassing basin.

Condition and Recommendations

The storage tank was reportedly no longer in use and has been inspected and sealed but remains serviceable should the next user see the need for it. This is assumed to be a responsibility of the respective tenant; therefore, no funds have been included. If the incoming sub-tenant requires the tank to be operational, it will likely need to be brought up to current codes outline in NFPA 407: Standard for Aircraft Fuel Servicing.



4.0 STRUCTURAL SYSTEMS

The building features an open hangar and two-story office section with a generally unified framing system. Building drawings were not provided and assumptions have been made based on our experience with similar buildings and observations made on site.

Substructure and Slab-on-Grade

Description

The structure is built atop a turndown slab with thickened perimeter edges supporting structural members along with isolated interior footers supporting interior members of the primary frame. The foundation slab is likely 4- to 6-inches thick and poured atop infill (crushed stone) laid at a depth of 4-to-6-inches with a protective vapor barrier sandwiched between.

Condition and Recommendations

Overall, the substructure and slab-on-grade foundation of the building appeared to be in good condition with no signs of major deficiencies observed or reported. There were minor cracks noted at localized areas across the foundation slab but appeared to be superficial and typical of concrete conditions after natural settlement has occurred. There is no anticipated capital expenditure recommended during the study period.

Superstructure and Elevated Floors

Description

The superstructure is constructed with a site-erected primary frame, consisting of flanged steel columns around the perimeter. The column sets of the primary frame feature tapered haunches, are anchored in the foundation slab, and utilize diagonal bracing at regular intervals, in the form of steel cabling and angle struts. At perimeter walls, z-profile outside steel purlins (wall girts) are provided for perpendicular bracing and to act as the exterior wall substrate.

The elevated floor section of the office is likely framed with flanged steel members anchored at the foundation slab. Isolated hollow steel section (HSS) posts support lateral I-beams, which in-turn support subsequent perpendicular flanged I-beam (floor joists) and floor decking. Components of the superstructure are mounted to members of the building's primary frame. Non-loadbearing timber walls divide rooms and corridors.

The offices and storage mezzanine built at the south side of the open hangar space are framed by loadbearing timber walls and floor joists.

The hangar door is framed with bolted steel members secured to the primary frame. The weight of the door rests directly upon the foundation concrete but features secondary steel framework integrated into the primary building frame. The top of the door frame is reinforced with horizontal purlins and column header sections braced with diagonal struts reaching the primary building frame.

Roof framing consists of a continuation of the rigid primary frame in the form of flanged steel roof rafters (Ibeams), which are cleated at regular intervals to mount the steel, z-profile roof purlins. The purlins are lapped to span the length of the roof and feature diagonal bracing at regular intervals.

Condition and Recommendations

The superstructure and elevated floors appeared to be in good condition. There were no signs of movement, inadequate support, or premature degradation of steel members. Localized areas of deteriorated surface coatings were noted, and it is recommended that regular paint touchups and inspections of the superstructure are performed through routine maintenance. No cost is anticipated for these systems over the study period.



Stairs

Description

Three stairways are provided onsite to access the second-story office and elevated storage mezzanine. The main stairs at the front office lobby are an open switchback configuration with an interval landing and are constructed of metal framing, stringers, and treads topped with concrete. Metal balustrades with a wood top rail are welded directly to the encompassing stringers. Supporting posts are painted HSS. The rear access stairwell from hangar area to upper office space is enclosed with timber-framed walls and constructed of timber stringers and treads. The hangar stairs leading to the storage mezzanine are of timber construction, configured in a switchback design, and open to the hangar area. These stringers, treads, landings, and handrails are wood.

Condition and Recommendations

The stairs throughout the property appeared to be structurally sound with no signs of movement, damage, or deterioration noted. The stairs can be expected to last throughout the term and no capital expenditure is anticipated for the structural components of the stairs.



5.0 ROOFING SYSTEMS

Roofing Systems

Description

The building features two roof systems; a gabled roof installed at the hangar portion and single-ply membrane roof at the low-slope office sections.

The hangar roof features a slight slope, does not overhang the building footprint, and lacks an enclosed attic space in the configuration. The roof surface is covered with rib-profile, galvanized standing seam metal roof panels. The panels are affixed directly to roof purlins via gasketed mechanical fasteners. The gable ridge is finished with a ridge cap and brake metal flashing is utilized along the roof perimeter to transition from horizontal roof to vertical wall surfaces. Twenty semi-translucent, profiled fiberglass skylight panels are evenly spread across the roof for natural lighting inside the hangar. Roof penetrations are limited to exhaust vents and are finished with flashing and elastomeric sealants.

The office section features a low-slope roofing system spread across three planes and finished with fully-adhered, single-ply Thermoplastic Polyolefin (TPO) membrane. Each TPO roof section features two or more parapet walls, which encompass the respective roof sections and are finished with the TPO membrane lapped up and over, terminating under corner flashing. Seams are heat-welded, and penetrations are fitted with TPO boots and sealed with elastomeric compounds. Where the membrane meets exterior wall finishes, horizontally fastened and sealed termination bars are used.

Condition and Recommendations

The metal roof at the hangar section appeared to be in fair condition but is likely original to the building's construction. Metal roofs with galvanized finishes can be expected to provide 20 years or more of service, if properly maintained. With no reported leaks, we recommend that the metal roof is coated with a protective acrylic polymer to extend the service life.

The TPO roof system appeared to be in good to fair condition and was reportedly installed in the last 5 years. The low-slope roofs can be expected to last through the term with routine maintenance, periodic inspections, and regular cleaning.

Roof Access

Description

Fixed direct access to the roof is not provided. The roof was observed via unmanned aerial vehicle during the assessment.

Roof Drainage

Description

Stormwater drains from roof surfaces to open top gutters along the bottom edge of each respective sloped plane. Gutters direct water to building-mounted downspouts at regular intervals, which subsequently drain away from the building perimeter.

Condition and Recommendations

No major issues were identified with roof drainage components at the property, and they can be expected to last through the term with routine maintenance and regular cleaning.

Roof Warranty

We were not provided with information regarding a manufacturer's roofing warranty for the building. It is assumed that the metal roof has outlived any warranty provided at its installation. It is likely that the TPO sections are accompanied by a manufacturer's warranty guaranteeing material, granted regular inspections are performed by qualified personnel.



6.0 BUILDING EXTERIORS

Exterior Wall Systems

Description

The exterior of the hangar is clad in factory-finished, profiled metal panels arranged vertically and affixed to the building's substrate via gasketed mechanical fasteners. Drip edge flashing is utilized at door and window openings, while brake metal flashing is utilized at each of the building's corners and at the roof perimeter. A layer of vinyl-backed fiberglass insulation is sandwiched between the cladding and building substrate.

At the office section, the exterior is finished with a brick veneer and an exterior insulation finishing system (EIFS) crown. Brick consists of traditional muted red iron-oxide units laid in a running bond pattern with rowlock sills and quoining at the central section. The brick veneer is assumed to be constructed with a masonry gap, a lapped fabric weather resistive barrier (WRB), and masonry anchors fastened to metal studs. The veneer likely rests upon a concrete ledge, integrated with the foundation footer, with elevated ledges provided as needed via angle steel. Additionally, lintels supporting openings for fenestration are angle steel. The EIFS crowning features a painted surface, divisionary reglets, and is likely constructed upon metal studs and composite sheathing. Soffits are profiled vinyl without perforation. Fabric covered entry canopies are provided at select entrances and consist of metal frames affixed to the building and/or supported by small HSS posts.

Control and construction joints where building materials meet or material surfaces break, are generally filled with backer rod and tinted elastomeric sealants. The eastern elevation (main office entry) of this building section features a two-story storefront-style window wall.

Condition and Recommendations

The exterior wall systems were in fair condition but generally showed signs of weathering typically expected from systems of this age. Gasketed fasteners have exceeded their useful life and showed signs of cracked / deteriorated gaskets. The metal panels at the hangar exterior exhibited widespread signs of UV degradation and localized areas of impact damage or rust. We recommend budgeting for the localized repairs and complete painting of the metal siding along with the replacement of gasketed fasteners.

The exterior systems at the office portion were in fair condition but also should undergo repainting at EIFS surfaces along with the replacement of sealants at fenestration and soft joints. Based on the expected useful life of exterior paint on EIFS and sealants, we recommend budgeting for a repeat cycle, later in the term. Metal lintels and aircraft door elements should be included in the repainting projects as well.

Exterior Door and Window Systems

Description

The main entrance to the building is located at the east elevation of the office building section. A set of hinged fully glazed aluminum framed doors are set within a two-story window wall system and was installed during the original construction. The window wall system features full-length glazing segments made up of tinted insulated glass units (IGUs) with reflective UV coatings. The IGUs are set in metal frames, held in place with rubber gaskets, and capped with anodized aluminum mullions. Secondary doors consist of single leaf fully-glazed or painted metal doors set in metal frames.

The hangar is provided with one full-sized aircraft door and one overhead sectional door in addition to personnel doors. The hangar door is designed as a bottom rolling automatic multi-panel clear-opening door and measures approximately 24-feet tall and 100-feet wide. The door is made up of five individual panels, each set on rails inset to foundation concrete. The panels roll along the rail system and are operated by a single chain-driven electric motor. Along the top, panels are secured to structural I-beams, also utilizing lubricated rollers. Fabric-reinforced neoprene gaskets are provided between door panels, and when retracted, all panels rest within a pocketed area outside the hangar bay.

Windows at the property consist of fixed punched units dotting portions of the office areas (including hangar maintenance offices), along with window wall sections at the northeastern corner of the building. Small operable windows are installed near the base of these northeastern window wall sections. The windows are of



the same construction as the main entry window wall featuring IGUs held within metal framed by gaskets and anodized aluminum mullions.

Condition & Recommendations

The doors were noted to be in fair condition, with the exception of some painted metal doors exhibiting signs of deterioration and minor fitment issues and the storefront system, which showed signs of age. We recommend budgeting for an allowance to replace localized hollow-core metal egress doors. Additionally, we recommend that an allowance is budgeted for performing a general restoration project at the storefront glazing / window walls which would include as-needed wet sealing at glazing and refurbishment of metal surfaces.

We recommend that the hangar door undergoes an overhaul to ensure continued serviceability. The overhaul should include, but is not limited to, replacement of gasket seals, motor, chain pulleys, and rollers as necessary along with a cleaning of the tracks and rails.

Windows were in fair condition with only localized units showing signs of age or gasket failure. We recommend budgeting for an allowance to replace isolated units, while the rest are expected to last through the term with routine maintenance.



7.0 BUILDING INTERIORS & FINISHES

Common Areas, Offices, and Utilitarian Areas

Description

The interior spaces consist of a two-story office section, an open hangar area, maintenance offices, and a mezzanine with storage areas.

The office lobby, conference room, and work areas feature painted gypsum walls, suspended acoustic ceiling tiles, low-pile commercial carpet and vinyl plank tile flooring. A breakroom featuring laminate wood particleboard cabinetry and stainless-steel appliances is provided at the southern portion. The hangar walls are exposed building framing filled with vinyl-backed batt insulation and an epoxy coating applied to the concrete floor. Utilitarian areas such as maintenance and storage areas are finished with vinyl composite tile or polished concrete.

Condition and Recommendations

Overall, the interior finishes were in fair condition with minimal signs of previous leaks noted and dated finish materials. The hangar and utilitarian areas showed signs of localized damage to the building insulation and the epoxy floor coating. While the interior finishes are aesthetically dated, they could potentially last throughout the term with routine maintenance and as-needed replacement. The occupying tenant may elect to renovate the interiors, but capital expenditure related to these works has been excluded from this report.

The vinyl-backed fiberglass insulation exhibiting signs of damage at the hangar space should be replaced, and the recommended allowance has been included at the beginning of the term.

Restrooms

Description

Two single occupant restrooms are provided at individual office spaces and one is provided at the hangar area, in addition to men's and women's multi-occupant restrooms centrally located at the office space. Restrooms are finished with painted gypsum and partially tiled walls, ceramic tiled floors, and acoustic ceiling tile grids. Fixtures consist of porcelain flush-tank style floor-mounted toilets, wall-mounted urinals, and premanufactured vanities featuring laminate cabinets and composite countertops with inset sinks. Toilet partitions are generally built from similar wall framing and finish with hinged, hollow-core paneled wood doors utilizing lever hardware.

Condition and Recommendations

The restroom finishes appeared to be in fair condition but like the common area, office, and hangar finishes, should be expected to last through the remainder of the term with routine maintenance and as-needed replacements, with the occupying tenant electing to renovate interiors at their discretion. Funds to renovate the restrooms have been excluded from this report.



8.0 MECHANICAL SYSTEMS

Cooling and Heating Systems

Description

Conditioned air is supplied to office (including select maintenance offices) areas by various conventional split-system air conditioners, with indoor air handler units located inside utilitarian areas, and condensers padmounted at the roof. There are two 5-ton units manufactured by Trane circa 2017, and two 5-ton units with mixed components, manufactured circa 2004. Each of the respective indoor air handlers for the split systems were provided with natural gas-fired heat furnace sections.

Twelve natural gas-fired infrared unit heaters suspended from the ceiling are provided at the hangar space. The age and capacity were not confirmed as direct access was not provided.

Condition & Recommendations

The split systems at the building were in fair condition, with no major deficiencies observed or reported. This type of equipment is expected to provide 15 years of service depending on the maintenance and use. Half of the units have reached the end of their typical useful life and should be replaced at the beginning of the term followed by the replacement of the newer-vintage units at the mid-term.

The infrared unit heaters appeared to be in good to fair condition with no major deficiencies observed or reported. This type of equipment can typically expect to provide 10 to 15 years of service life, depending on use and environment. Based on the observed conditions and anticipated seasonal use, they are expected to last through the term with routine maintenance.

Air Distribution Systems

Description

Each conventional split system supplies conditioned air through rigid metal ductwork that transitions to insulated flexible ductwork and subsequently terminates to ceiling-mounted supply diffusers. Return air is captured at each respective indoor air handler.

Condition & Recommendations

Air distribution components appeared to be in fair condition with no major signs of deficiencies. Select ductwork was noted to be dislodged from supply diffusers, but any repairs are anticipated to be completed through routine maintenance.

Ventilation and Exhaust Systems

Description

Fresh air is provided via operable doors and windows. No centralized fresh outside air system is installed at the property. Restrooms are served by individual ceiling mounted axial fans, which exhaust to termination points at the roof surface or at exterior walls.

Condition & Recommendations

Exhaust fans appeared to be in fair condition and are expected to last through the term with routine maintenance and as needed replacements.

Building Automations Systems

Description

The building is not provided with a centralized building automation system (BAS) to monitor and control the HVAC systems. The split system units are controlled via wall mounted programmable thermostats.

Condition & Recommendations

It is anticipated that the thermostats will be replaced in conjunction with the respective split system. It is recommended to periodically check the thermostats to ensure the programming is up to date and reflects the typical building operation hours.



9.0 ELECTRICAL SYSTEMS

Electrical Service Equipment

Description

Electrical service is provided by a pad-mounted utility transformer at the southwest corner of the building, which subsequently routes the service feed below grade to the main electrical panel at the open hangar area. Building drawings were not provided, but based upon observations made at the breaker panels, it is assumed that the service feed is rated for 600-Amps at 208Y/120-Volts and arranged in a 3-phase / 4-wire configuration. The main panel and majority of subsequent load centers were manufactured by GE circa 1998.

Condition & Recommendations

The electrical service equipment appeared to be in fair condition and should remain serviceable throughout the term.

Electrical Distribution

Description

Branch circuits, lighting, and equipment panelboards (load centers) are located within various back of house areas throughout the building. The panel boards typically have ratings from 100 to 125-amps at 120/208-volts. Panels are generally manufactured by GE. Branch wiring is made up of copper conductors of various sizes and run in flexible armored cabling or rigid metal conduit.

Condition & Recommendations

The electrical distribution systems appeared to be in good condition. With the completion of preventative maintenance activities, the electrical distribution systems should remain serviceable throughout the term.

Emergency Power Systems

The building is not provided with an emergency power system.

Lighting Systems

Description

Lighting generally consists of ceiling-mounted or troffer fixtures throughout office spaces with select areas utilizing recessed can lighting. These fixtures generally utilize fluorescent bulbs. The hangar is lit via ceiling-mounted LED downlighting. Lighting at occupied spaces is primarily controlled by local wall-mounted switches.

Condition & Recommendations

The lighting components appeared to be in fair condition and are expected to last through the term with routine maintenance and as needed replacements.

Security and Access Control Systems

Description

The building is provided with HID-readers at exterior entrances, with low-voltage control hardware located at a centralized utility closet. The system was limited to exterior personnel doors. The equipment age was not confirmed, but appeared to be older than 10 years.

Condition & Recommendations

Access control equipment can be expected to provide a service life of 10 to 15 years depending on the hardware, manufacturer, and maintenance. Given the nature of the access control system, the replacement or activation of any equipment is considered to be part of separate budgets specified to the occupying tenant and excluded from this report.



10.0 PLUMBING SYSTEMS

Domestic Water Systems

Description

The domestic water supply from the county enters the building at the south elevation via below grade copper line. A backflow preventer and utility meter were not observed. A separate line for irrigation sprinklers was provided, but reportedly no longer in use. Supply piping throughout the building is typically copper of various sizes, and uninsulated where observed.

Domestic hot water for the building is produced by storage tank water heaters. One is electric, located at the hangar storage mezzanine, and manufactured by Rheem circa 2001, while the second is natural gas-fired, installed at an upstairs office mechanical area, and manufactured by GE in 2012. The heaters are provided with drain pans, but no expansion tanks or drain lines.

Condition & Recommendations

The domestic water systems appeared to be in fair condition with no service issues reported. Exposed supply distribution piping observed appeared to be free from leaks or evidence of deterioration. It would be prudent to insulate supply lines during any plumbing works or through operational maintenance.

The type of water heaters installed typically have a service life of 12 to 15 years, depending on water quality and level and how well they are maintained. It is recommended to budget for the replacement of the water heaters at the beginning of the term.

Plumbing Fixtures

Description

Plumbing fixtures within the restrooms typically include floor-mounted water closets with tank-style manual flush valves and wall-mounted urinals. Lavatories are typically vitreous china inset to vanities with manual faucets.

Condition & Recommendations

Plumbing fixtures throughout the building appeared to be in fair condition. The plumbing fixtures should be replaced during the recommended restroom renovations mid-term.

Sanitary and Stormwater Drainage Systems

Description

Sanitary drainage is assumed to consist of PVC piping. Open-site drains, floor drains, and plumbing fixtures that capture waste and are connected to piping sloped to the building's terminal drainage point, where it exits to the south side of the building below grade and is directed to the municipal sanitary sewer system under the street. Stormwater drainage is provided via exterior wall-mounted downspouts that discharge to grade.

Condition & Recommendations

The sanitary and stormwater drainage systems appeared to be in fair condition with no reported issues. The systems should remain serviceable throughout the study period with the completion of ongoing maintenance.

Natural Gas Systems

Description

Natural gas service is provided by the city to a meter and valve station at the southern elevation of the building. Natural gas is utilized for the indoor air handler furnaces, infrared heaters, and one domestic water heater. Distribution piping is of black steel with threaded joints and fittings generally sized at 1-inch.

Condition & Recommendations

The natural gas systems appeared to be in fair condition and should remain serviceable throughout the study period with the completion of ongoing maintenance.



11.0 FIRE AND LIFE SAFETY SYSTEMS

As part of this assessment, Axias performed limited observations of fire protection, fire detection, emergency lighting, and egress lighting existing at the subject property.

The structure is generally constructed of fire-resistive (non-combustive) materials, such as concrete and steel with isolated wood-framed areas. The construction type is III-B, unprotected (mixed) combustible, ordinary construction and arranged for Use Groups B (Business) and S (Storage). Additionally, per current use of NFPA 490: standard on aircraft hangars, the structure qualifies as a Group II hangar.

The specific design requirements elaborated upon in NFPA 409- Standard on Aircraft Hangars: Chapter 7, should be identified and confirmed for applicability by a qualified fire protection engineer. Our cursory assessment of the system components does not qualify as a complete evaluation of the compliance of fire suppression systems at the property. The local AHJ should be contacted to identify any requirements during the subletting of the facility and potential change of use (activity level). The AHJ may deem aspects of the construction of the facility as nonconforming to standards found in NFPA 409 and may require correction.

The hangar features a single fire area consisting of Type II construction, and within specific inclusive floor areas defined by NFPA 409: Table 4.1.2 (Fire Areas for Group II Aircraft Hangars); therefore, it may be required to comply with the respective fire suppression requirements found in NFPA 409: Chapter 7 (Protection of Group II Aircraft Hangars). Fixed automatic water-based sprinklers and automatic low-expansion foam are included in these requirements. Furthermore, the provisions within NFPA 409: 6.2.9, 6.3, and 6.4 may be applicable and detail the requirements of manual hand hose systems, wheeled/portable extinguishers, protection system alarms - respectively.

According to current building codes found in the IBC and standards found in NFPA 409, the building does not comply with contemporary regulations. Based upon the original construction date, generally unchanged use, and assumed AHJ approval with Certificate of Occupancy, the building can likely be qualified as 'existing nonconforming', and the ultimate authority to require any fire suppression or fire alarm monitoring equipment to be installed would rest with the AHJ.

Fire-Rated Construction

Description

Fire-rated construction is limited to the nature of the building materials contained in the building. Penetrations are not fire-stopped and structural members were not coated in fire resistant materials. In addition, fire rated separations between the hanger and the office portion of the building could not be confirmed.

Condition and Recommendations

Based on the occupancy of the building and construction date, it is assumed that the fire-rated construction measures are acceptable, but if the use of the facility were to change or the AHJ requires updates during the subletting, it is likely that the wall assembly between the hangar and office areas will require alteration. The wall assembly appeared to be generic in nature, with no special measures for fire-stopping or creating a fire-rated assembly. The separation wall between the two areas will likely need to be confirmed, but since the ultimate determination will come from the AHJ based on larger requirements, no costs have been included.

Means of Egress

Description

The building is provided with multiple points of egress marked with illuminated exit signs and localized emergency lighting. The exits discharge directly to grade and are accessed via open corridors or the hangar area.

Condition and Recommendations

Means of egress appear to have been constructed in line with the code enforced at the time of construction. There were several emergency egress / exit signs noted with missing bulbs, open panels, or inoperable at the



time of the assessment. We recommend that these are all replaced to ensure that during power outages, egress pathways are lit by hardwired exit signage with battery-backup lighting.

Fire Detection and Alarm Systems

Description

Localized smoke and carbon monoxide detectors were noted at office areas. There were no centralized or remotely monitored fire alarm systems observed onsite.

Condition and Recommendations

The smoke and carbon monoxide detectors should be replaced through routine maintenance. As mentioned above, if the AHJ deems additional requirements necessary based on the upcoming subletting transition, these should be followed.

Fire Suppression Systems

Description

There are no fixed chemical or water-based fire suppression systems at the property. Handheld fire extinguishers are posted at various locations across the property.

Condition and Recommendations

Based upon specific inclusive floor areas defined by NFPA 409: Table 4.1.2 (Fire Areas for Group II Aircraft Hangars); the hangar may be required to comply with the respective fire suppression requirements found in NFPA 409: Chapter 7 (Protection of Group II Aircraft Hangars). Fixed automatic water-based sprinklers and automatic low-expansion foam are included in these requirements. Additionally, the provisions within NFPA 409: 6.2.9, 6.3, and 6.4 may be applicable and detail the requirements of manual hand hose systems, wheeled/portable extinguishers, protection system alarms - respectively.

The local AHJ should be contacted, and if needed, a fire protection engineer should be consulted to identify the complete scope for any fire suppression determined to be required by the AHJ.



12.0 CONVEYANCE SYSTEMS

There were no conveyance on the premises.

Condition and Recommendations

Not applicable.



Appendix A Capital Expenditure Forecast



Building: GSF: Age: Address:

GA Jet Hangar 26,800 1998 530 Briscoe Blvd. GA 30046

Item No.	Recommendation	Priority Category	Deficiency Category	Risk Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Required
Accessibi	lity								Year	1	2	3	4	5	6	7	8	9	10	
1	The property is generally compliant with ADA regulations. The hanger is not open to the public therefore compliance with accessibility requirements would be at the discretion of the occupying tenant.																			\$0
Site Syste																				
1	Mill and overlay asphalt pavement at parking area.	Ш	DM	Low	15	1	1,900	SY	\$22	\$41,800										\$41,800
2	Mill and overlay asphalt pavement at ramp apron.	III	DM	Medium	15	2	8,570	SY	\$18		\$154,260									\$154,260
3	Crack fill, seal coat and re-stripe asphalt parking areas and taxi apron.	Ш	SM	Low	7	8	10,470	SY	\$3								\$31,410			\$31,410
4	Advisory Note: Vegetation and leaf litter buildup should be removed from the southern and eastern elevations at the base of exterior walls behind bushes.																			\$0
5	Make localized repairs to chain link gate	III	DM	Low	20	1	1	ALLOW	\$3,000	\$3,000										\$3,000
5	The fueling station is reportedly no longer in use but has undergone an inspection to confirm its status and sealed designation. If the incoming subtenant requires the tank to be operational, it will likely need to be brought up to current codes outline in NFPA 407: Standard for Aircraft Fuel Servicing.																			\$0
Structural	Systems																			
1	No capital expenditure anticipated.																			\$0
Roofing S	Advisory Note: It is recommended to implement an annual roof inspection and repair program to ensure the full service life of the roof if realized.																			\$0
2	Replace 20 semi-translucent skylight panels.	III	CR	Medium	15	4	20	EA	\$1,500				\$30,000							\$30,000
3	Coat the metal roof with protective acrylic coating.	III	SM	Medium	10	4	19,100	SF	\$5.00				\$95,500							\$95,500
Exterior E	lements																			
1	Localized repairs to metal siding.	III	DM	Low	20	1	1	ALLOW	\$8,500	\$8,500										\$8,500
2	Paint exterior metal panels and doors along with replacement of gasketed fasteners.	III	SM	Low	10	1	1	ALLOW	\$50,000	\$50,000										\$50,000
3	Replace soft joints at fenestration across the building façade and paint EIFS - Cycle 1.	III	SM	Medium	7	1	1	ALLOW	\$8,260	\$8,260										\$8,260
4	Replace soft joints at fenestration across the building façade and paint EIFS - Cycle 2.	IV	SM	Medium	7	8	1	ALLOW	\$8,260								\$8,260			\$8,260
5	Replace secondary/egress exterior man doors.	Ш	CR	Medium	35	4	2	EA	\$1,200				\$2,400							\$2,400
6	Budget for the general allowance for storefront glazing restoration.	III	CR	Medium	30	4	1	ALLOW	\$8,500				\$8,500							\$8,500
7	Overhaul automatic bottom rolling hangar door.	П	SM	Medium	20	1	1	ALLOW	\$12,000	\$12,000										\$12,000
8	Allowance for the replacement of select windows with failed IGUs.	III	DM	Medium	30	1	2	EA	\$1,200	\$2,400									1	\$2,400



Building: GSF: Age: Address:

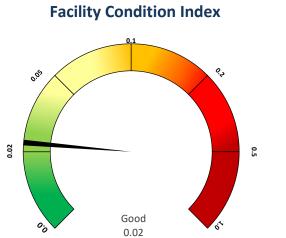
GA Jet Hangar 26,800 1998 530 Briscoe Blvd. GA 30046

Item No.	Recommendation	Category	Category	Category	Estimated Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Required
Interiors									Year	1	2	3	4	5	6	7	8	9	10	
1 Mechanica		III S	SM L	.ow	30	3	8,500	SF	\$3			\$25,500								\$25,500
1		III C	CR Me	dium	15	1	2	EA	\$9,500	\$19,000										\$19,000
2	Replace 2017 vintage convention split system air conditioner units.	V	CR Me	dium	15	6	2	EA	\$9,500						\$19,000					\$19,000
Electrical	No capital expenditure anticipated.																			\$0
Plumbing 1	Replace 40-gallon storage tank domestic water heater.		DM L	.ow	15	1	2	EA	\$1,100	\$2,200										\$2,200
Fire & Life	Safety																			
1	Replace exit signage / egress lighting throughout.	III C	CR Me	dium	10	1	8	EA	\$250	\$2,000										\$2,000
2	Advisory Note: The building's occupancy is reportedly increasing due to a sublease agreement being executed. Currently, there is no fixed chemical or water-based fire suppression system anywhere in the building. It is recommended that the AHJ is contacted to confirm requirements for fire suppression regarding the upcoming activity of tenant occupation and use of the facility. Based on current construction requirements, the structure likely qualifies as a Group II hangar.																			\$0
Conveyan	ce Systems																			
1	Not applicable.																			\$0
Notes: 1. Opinions of cost generally exclude A/E fees, general contractor markups, permits, etc.						(2025 U	red Cost S-Dollars)	\$149,160	\$154,260	\$25,500	\$136,400	\$0	\$19,000	\$0	\$39,670	\$0	\$0	\$523,990		
								(Inflate	red Cost ed @ 4%)	\$155,126	\$166,848	\$28,684	\$159,569	\$0	\$24,041	\$0	\$54,291	\$0	\$0	\$588,559
							l Cost 5/ SF/ Yr.)	\$5.57	\$5.76	\$0.95	\$5.09	\$0.00	\$0.71	\$0.00	\$1.48	\$0.00	\$0.00	\$19.55		



Building: GSF: Age: Address: **GA Jet Hangar** 26800 1998 530 Briscoe Blvd. GA 30046

Financial Summary





Current Replacement Value (CRV) - \$450,000

FCI Range	Condition Description
0.00 - 0.02	Excellent condition, typically new construction
0.02 - 0.05	Good Condition, renovations occur on schedule
0.05 - 0.1	Fair Condition, in need of normal renovation
0.1-0.2	Below average condition, major renovation required
0.2 – 0.5	Poor condition, total renovation needed
0.5 – 1	Complete facility replacement indicated

Risk	Definition			
Critical	Critical (4-8)			
High	High (9-13)			
Medium	Medium (14-16)			
Low	Low (17-20)			

Priority	Definition				
T.	Currently Critical				
П	Potentially Critical				
Ш	Necessary / Not yet Critical				
IV	Recommended				
V	Appearance				
VI	Does Not Meet Codes / Standards				

Fire & Life Safety, | Interiors, \$25,500 , | 4.9% | 4.9% | 4.9% | 5ite Systems, | 5230,470 , 44.0% | 5ite Systems, | 5230

\$0,0.0%

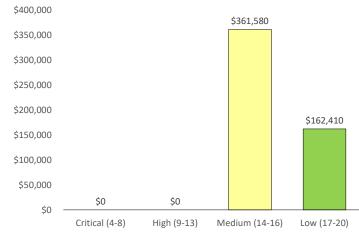
Electrical, \$0,0.0%

Accessibility, \$0,

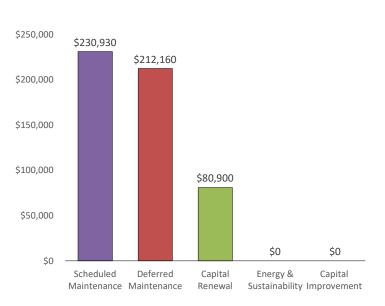
0.0%

Summary by System

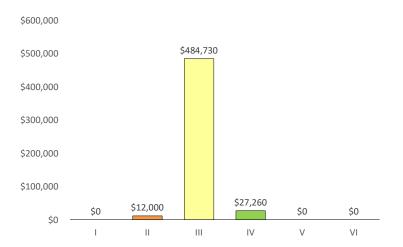




Expenditures by Deficiency Category



Expenditures by Priority Category



Appendix B Photographs



Photograph 1.South elevation (front)



Photograph 2.Southwest elevation





Photograph 3.

Northeast elevation



Photograph 4.

Overview of taxi apron pavement





Photograph 5.

Typical pavement at parking area



Photograph 6.

Detail of pavement condition of taxiway apron





Photograph 7.

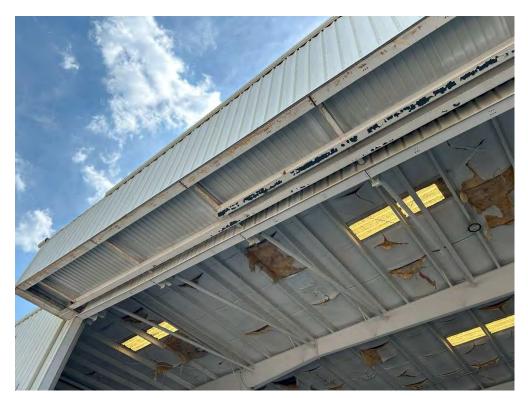
Fueling station



Photograph 8.

Structural framing observed within hangar





Photograph 9.

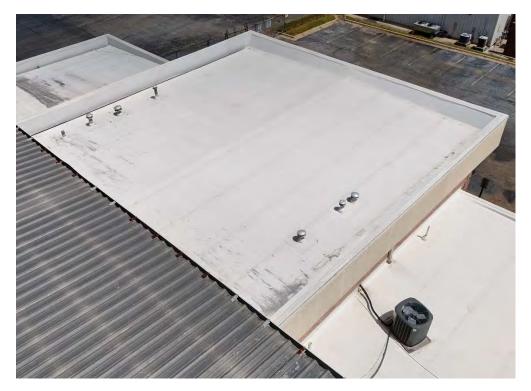
Building and hangar door framing



Photograph 10.

Framing at storage mezzanine





Photograph 11.

Overview of TPO roof sections



Photograph 12.Typical skylight



exterior



Photograph 13.Detail of EIFS at office



Photograph 14.Detail of damage to metal siding





Photograph 15.

Detail of soft joints at office windows



Photograph 16.

Typical fenestration elements





Photograph 17.

Window wall at main office entry



Photograph 18.

Bottom of hangar door panels and track rail





Photograph 19.

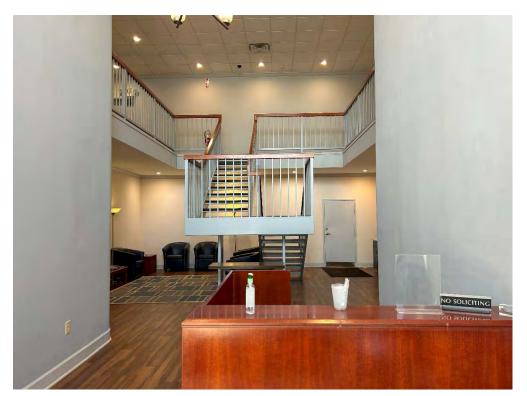
Overview of aircraft door



Photograph 20.

Overview of hangar interior





Photograph 21.

View of main office entry



Photograph 22.

Typical office area finishes





Photograph 23.

Breakroom



Photograph 24.

Conference room





Photograph 25.

Overview of multioccupant restroom



Photograph 26.

View of single occupant restroom





Photograph 27.

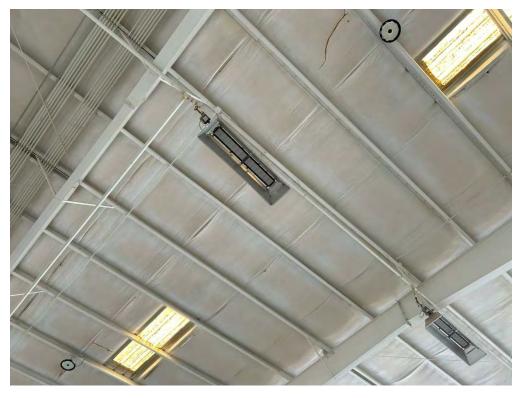
Indoor air handler



Photograph 28.

Outdoor condenser units





Photograph 29.

Typical ceiling hung infrared heaters at hangar area



Photograph 30.

Ceiling mounted exhaust fan at restrooms





Photograph 31.

Pad-mounted utility transformer



Photograph 32.

Electric hangar door operator





Photograph 33.Typical breaker panel



Photograph 34.Domestic water heater





Photograph 35.

Typical ceilingmounted smoke detectors



Photograph 36.

View of egress door with exit signage and fire extinguisher



Gwinnett County Board of Commissioners Agenda Request

20250913 Group With GCID #:			Grants Public Hearing				
Department: Transportation						Date Submitted:	08/27/2025
Working Session:	09/16/2025 Business Session:		09/16/2025		Public Hearing:		
Submitted By:	erivera				Multiple Depts?		
Agenda Type Approval/authorization							
Item of Business:					Loc	ked by Purchasing N	o
of the Assignment and Assumption of Lease and Leasehold Property between Georgia Jet, LLC and CCM Company Holdings, Inc. and Airflow Leasing, LLC. Attachments Justification Memo, Contract						ldings, Inc. and Airflow	
	man's Signature?	Yes					
Staff Recommendation BAC Action:	Approval Airport Authority A	pproved on Au	quet 1.4. C	2025 Voto 2.0			
Department Head	eeaponte (8/29/20		gust 14, 2	.023, VOIC 3 0.			
Attorney	jennyscarter (9/10/						
Agenda Purpose Only							
			Financ	ial Action			
Budgeted	Fund Nar	ne	Curr	ent Balance	F	Requested Allocation	Director's Initials
	N/A			*		N/A	brainey (9/10/2025)
							-
Finance Comments *No bud	I get impact					Budget Adjust	FinDir's Initials raroyal (9/10/2025) Grand Jury
County Clerk Use Only PH was Held?							Held?
Working Session					N	o Action Taken	
Working Session Action New	tem				N	o Action Taken	
	ltem			V	/ote	o Action Taken	
Action New	/ Item			٧		o Action Taken	



GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION

446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440 770.822.7400 GwinnettCounty.com

MEMORANDUM

TO:

Chairwoman

District Commissioners

THROUGH:

Edgardo E. Aponte, P.E., Director

Department of Transportation

FROM:

Matthew Smith, Division Director

Department of Transportation

SUBJECT:

Approval of Assignment and Assumption of Lease and Leasehold Property between

Georgia Jet, LLC and CCM Company Holdings, Inc. and Airflow Leasing, LLC

DATE:

August 27, 2025

ITEM OF BUSINESS

Approval of the Assignment and Assumption of Lease and Leasehold Property between Georgia Jet, LLC and CCM Company Holdings, Inc. and Airflow Leasing, LLC.

Background and Description

The County and the Gwinnett County Airport Authority currently have a lease agreement with Georgia Jet, LLC., and CCM Company Holdings, Inc. With the Assignment and Assumption of Lease and Leasehold Property, the lease agreement is conveyed from Georgia Jet LLC to Airflow Leasing, LLC.

The Airport Authority voted to approve the Assignment and Assumption of Lease and Leasehold Property with a vote of 3-0 at their meeting held on August 14, 2025.

After recording please return to:

Hill, Kertscher & Wharton, LLP 3625 Cumberland Boulevard, Suite 1050 Atlanta, GA 30339

Attn: Lucas Geren

STATE OF GEORGIA COUNTY OF GWINNETT Please Cross Reference to:

Memorandum of Lease by and between
Gwinnett County Airport Authority,
Gwinnett County, and James Justice,
recorded at Deed Book 39843, page 107,

Gwinnett County Records.

ASSIGNMENT AND ASSUMPTION OF LEASE AND LEASEHOLD PROPERTY

THIS ASSIGNMENT OF LEASE AND LEASEHOLD PROPERTY is made this day of _______, 2025, by and between **GEORGIA JET LLC F/K/A GEORGIA JET, INC**. ("GJ"), a Georgia limited liability company with having an address of 530 Briscoe Boulevard, Lawrenceville, GA 30045 and **CCM COMPANY HOLDINGS, INC. F/K/A CRITICAL CARE MEDFLIGHT, INC.** ("CCM"), a Georgia corporation with offices at 530 Briscoe Boulevard, Lawrenceville, GA 30045 (GJ and CCM hereinafter collectively called "Grantor") and **AIRFLOW LEASING, LLC**, a Georgia limited liability company with offices at 15333 N. Pima Rd., Ste. 305, Scottsdale, AZ, 85260, USA (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 other good and valuable consideration and the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has assigned, granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does assign, grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All of Grantor's right, title, powers, obligations, privileges and interest in and to that certain "Lease Agreement with Gwinnett County Airport and James Justice, Individually" (hereinafter, the "Lease"), having a commencement date of October 1, 1996, by and between the Gwinnett County Airport Authority and Gwinnett County, Georgia, as Lessor, and James A Justice, Individually, as Lessee (said Lease, as amended and modified, being hereinafter referred to as the "Lease Agreement"), which Lease Agreement is evidenced of record by that certain Memo of Lease, dated April 16, 2004, recorded September 14, 2004, at Deed Book 39843, page 107, Gwinnett County Records, together with the leasehold interest in the above referenced Land and in any and all improvements and appurtenances, including, but not limited to, all building and structural improvements, fixtures. machinery and equipment to the extent that said items are considered part of said leasehold interest or fixtures or located on or about the improvements located thereon (the "Leasehold Property"), located on all that tract or parcel of land lying and being in Gwinnett County, Georgia, and being more particularly described in "Exhibit A" attached hereto and incorporated herein by this reference (the "Land").

The Land, the Leasehold Property and this Assignment are subject to those certain Permitted Exceptions attached hereto and made a part hereof as **Exhibit "B"**, and also subject to the reversionary rights of Lessor under the Lease Agreement (IT IS EXPRESSLY INTENDED BY THE PARTIES THAT GRANTOR SHALL CONVEY TO GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO ALL LEASEHOLD, FEE SIMPLE REAL PROPERTY AND PERSONAL PROPERTY AS LOCATED ON THE LAND DESCRIBED ON **EXHIBIT "A"** AS REFERENCED HEREIN.

Consent by the Lessor to this Assignment of the Lease Agreement is attached hereto as "**Exhibit C**".

TO HAVE AND TO HOLD the said Lease Agreement and Leasehold 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 behalf of the said Grantee forever.

AND THE SAID Grantor will warrant and forever defend the right and title to the Lease Agreement and Leasehold Property unto the said Grantee against the claims of all persons holding under, by, or through Grantor.

Grantor shall indemnify and hold Grantee harmless from any claims, damages, or liabilities arising from Grantor's breach of the Lease prior to the date hereof and from any amounts incurred under the Lease prior to the date hereof, except where such breach is the result of the actions or omissions of Grantee or its agents, employees or contractors.

Grantee shall indemnify Grantor from any claims, damages or liabilities arising from Grantee's breach of the Lease on or after the date hereof and any amounts incurred under the Lease following the date hereof.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Signed, sealed and delivered In the presence of	GRANTOR:
	GEORGIA JET LLC f/k/a Georgia Jet, Inc.
Unofficial Witness	Fact: a
	By: Lea Williams, President
Notary Public Transfer LLY	LYNN CCM COMPANY HOLDINGS, INC. f/k/a
100 E	EXPIRES IN A MILES
= m;	ORGIA By: Lea Williams, President
Signed, sealed and delivered OW	BLIC COUNTRANTEE:
In the presence of	wanning.
3-17	AIRFLÓW LEASING, LLC
Unofficial Witness	Afell &
Selly Lyn Wyndyn	By: Matt Kinney, Chief Operating Officer Y LYNN NOTAR: EXPIRES
£ /	NOTARE
2	ORCE. 1 =
BPR ON	PAN TO THE FOLLOWING PAGE
ISIGNATURE	COUNTY THE FOLLOWING PAGEL

CONSENTED TO AND AGREED TO BY LESSOR:

ATTEST:	COUNTY: GWINNETT COUNTY, GEORGIA A political subdivision of the State of Georgia
County Clerk (Print)	By: Chair, Gwinnett County Board of Commissioners
ATTEST:	AUTHORITY: GWINNETT COUNTY AIRPORT AUTHORITY, a public corporation and political subdivision of the State of Georgia
Secretary, Gwinnett County Airport Authority	By: (Print) Chair, Gwinnett County Airport Authority

EXHIBIT "A"

(Legal Description)

A LEASEHOLD INTEREST IN AND TO all that certain tract of land, situated in Land Lot 177 of the 5th District of Gwinnett County, Georgia; being a part of the Gwinnett County Airport Property and being more particularly bounded and described as follows:

Beginning at an iron pin set; said point being located South 60 degrees, 41 minutes, 14 seconds West, 3,829.53 feet from Control Point #4; being a nail and shiner in the centerline of Runway #25 and having Georgia West State Plane coordinates of North=1,448,245.201 feet and East=2,361,407.493 feet and running thence in said coordinate system from the True Point of Beginning;

- 1) South 25 degrees, 56 minutes, 45 seconds East, 423.42 feet to an iron pin set on the proposed future right-of-way line of Briscoe Boulevard; thence
- 2) South 63 degrees, 05 minutes, 58 seconds West 310.00 feet along the future right of-way line of Briscoe Boulevard to an iron pin set, corner to an area leased to Progressive Aviation, Inc.; thence
- 3) North 26 degrees, 25 minutes, 20 seconds West, 228.29 feet along the northeasterly line of Progressive Aviation, Inc., to an iron pin found, corner to an area leased to James Justice, and extending another 197.18 feet to a total 1ength 425.47 feet to an iron pin set; thence
- 4) North 63 degrees, 28 minutes, 54 seconds East, 313.52 feet to the Point of Beginning.

Containing within said bounds 3.037 acres (132,319.2 square feet) of land being 78,120.2 square feet of improved area and 54,199 square feet of unimproved area, more or less.

This is intended to describe all of that tract of land, shown on a drawing entitled, "Survey for James Justice," prepared by Gwinnett County Department of Transportation on 5/16/96 revised 2/26/97.

Together with all leasehold improvements located thereon which are owned by Grantor.

Being the same property as described in that certain Lease from Gwinnett County Airport Authority and Gwinnett County to James Justice, effective October 1, 1996 (as amended), evidenced of record by that certain Memo of Lease, dated April 16, 2004, recorded September 14, 2014, at Deed Book 39843, page 107. Gwinnett County Records.

EXHIBIT "B"

(Permitted Exceptions)

- 1. All taxes for 2025 and subsequent years, which are liens not yet due or payable.
 - 2. All matters which would be disclosed by a current and accurate survey of the Property.
 - 3. Right-of-Way Easement from the Gwinnett County Airport Authority to Jackson EMC, dated May 25, 1988, recorded at Deed Book 4937, page 128, Gwinnett County, Georgia Records.
 - 4. Right-of-Way Easement from the Gwinnett County Airport Authority to Jackson EMC, dated January 17, 1991, recorded at Deed Book 6563, page 252, Gwinnett County, Georgia Records.
 - 5. Permit for Anchors, Guy Poles and Wires from the Gwinnett County Airport Authority to Georgia Power Company, dated June 14,1991, recorded at Deed Book 6974, page 198, Gwinnett County, Georgia Records.
 - 6. Any and all matters as disclosed by that certain survey entitled "Survey for Gwinnett County Airport Authority", dated March 9, 1965, filed for record May 14, 1965 and recorded at Plat Book "N", pages 1-3, Gwinnett County, Georgia Records.
 - 7. Terms, conditions, limitations, and all matters contained in that certain Lease from Gwinnett County Airport Authority and Gwinnett County to James Justice, effective October 1, 1996, evidenced of record by Memo of Lease, dated April 16, 2004, recorded September 4, 2014, at Deed Book 39843, page 107, Gwinnett County Records, as amended.

EXHIBIT "C"

(Lessor's Consent to Assignment)

CONSENT TO ASSIGNMENT AND TRANSFER OF GROUND LEASE

STATE OF GEORGIA COUNTY OF GWINNETT

This CONSENT TO ASSIGNMENT AND TRANSFER OF LEASE (the "Consent") is entered into as of the _______ day of _______, 2025, by GWINNETT COUNTY AIRPORT AUTHORITY and GWINNETT COUNTY (hereinafter collectively referred to as "Lessor"), GEORGIA JET LLC, A GEORGIA LIMITED LIABILITY COMPANY F/K/A GEORGIA JET, INC., A GEORGIA CORPORATION ("GJ"), and CCM COMPANY HOLDINGS, INC., A GEORGIA CORPORATION F/K/A CRITICAL CARE MEDFLIGHT, INC., A GEORGIA CORPORATION ("CCM") (both GJ and CCM being sometimes hereinafter collectively referred to as "Current Lessee") and AIRFLOW LEASING, LLC, a Georgia limited liability company (hereinafter referred to as "New Lessee").

WHEREAS, Lessor and Current Lessee are party to that certain lease agreement (the "Ground Lease") having a commencement date of <u>October 1, 1996</u> covering property located at <u>530 Briscoe</u> <u>Boulevard, Lawrenceville, Georgia</u>, and more fully described on <u>Exhibit "A"</u> of the Ground Lease (the "Premises"); and,

WHEREAS, the Current Lessee desires to transfer all of Current Lessee's right, title and interest in the Ground Lease to the New Lessee and the New Lessee desires to assume Current Lessee's right, title and interest in the Ground Lease (the "Transfer").

WHEREAS, pursuant to the terms of the Ground Lease, Current Lessee and New Lessee have requested Lessor's consent to the Transfer.

WHEREAS, Lessor certifies as follows:

- 1. Lessor has full power and authority to execute and grant this Consent;
- Lessor is the owner and holder of (i) the entire interest of the Lessor under the Ground Lease and (ii) fee simple title to the Premises;
- 3. The Ground Lease is in full force and effect, as amended on April 24, 1997 ("First Amendment"), on August 2, 2000 ("Second Amendment") and on ______, 2025 ("Third Amendment");
- 4. There are no present charges, liens, or claims of offset outstanding under the Ground Lease;
- To Lessor's knowledge, no defaults on behalf of either Current Lessee or Lessor have occurred
 and are continuing under the Ground Lease, nor have any events occurred which with the
 giving of notice, the passage of time or both would constitute defaults under the Ground Lease;
 and
- All amounts due and payable under the Ground Lease prior to the date hereof have been paid
 and all other obligations under the Ground Lease arising prior to the date hereof have been
 performed.

NOW THEREFORE, for Ten Dollars (\$10.00) paid by New Lessee to Lessor, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor hereby consents to the Transfer, subject to and upon the following terms and conditions to each of which New Lessee and Current Lessee expressly agree:

- Lessor's consent to the Transfer shall not be deemed to be consent to or authorization for any further assignment or subletting or parting with or sharing possession or occupancy of all or any part of the Ground Lease or the Premises.
- 2. Lessor's consent shall have no effect until the execution and delivery of the requisite transfer and assignment documents effectuating the Transfer to New Lessee.
- 3. In consideration of Lessor's consent to the Transfer contained herein, New Lessee acknowledges and agrees that New Lessee assumes and agrees to observe, comply with and perform all terms, conditions and covenants under the Ground Lease, as amended.
- 4. Lessor acknowledges that the Lessor will benefit from the Transfer and, as such, Lessor releases and discharges Current Lessee from any obligations under the Ground Lease arising prior to, on and after the date hereof.
- This Consent shall satisfy any and all conditions contained in Section 13 of the Ground Lease and shall be deemed sufficient consent thereunder.

IN WITNESS WHEREOF, Lessor, Current Lessee and New Lessee have caused this Consent to be executed under seal and delivered by their respective representatives duly authorized thereunto, as of the day and year first written above.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY SIGNATURES TO FOLLOW

	<u>LESSOR</u> :
	GWINNETT COUNTY BOARD OF COMMISSIONERS GWINNETT COUNTY, GEORGIA
	By:
	Chair Gwinnett County Board of Commissioners
Attest:	
County Clerk/Deputy County Clerk [SEAL]	
Date:	
	GWINNETT COUNTY AIRPORT AUTHORITY
	By:
	Chair Gwinnett County Airport Authority
Attest:	
Secretary Gwinnett County Airport Authority [SEAL]	
Date:	
	APPROVED AS TO FORM:

Date: _____

GWINNETT COUNTY LAW DEPARTMENT

By:_____

ADDITIONAL SIGNATURES TO FOLLOW

NEW LESSEE'S ACKNOWLDGMENT AND CONFIRMATION OF ASSUMPTION: AIRFLOW LEASING, LLC Date: ____ Matt Kinney, Chief Operating Officer CURRENT LESSEE: GEORGIA JET LLC F/K/A GEORGIA JET, INC.: Date: By: Lea Williams, CEO CCM COMPANY HOLDINGS, INC. F/K/A CRITICAL CARE MEDFLIGHT, INC.: Date: Lea Williams, CEO

Gwinnett County Board of Commissioners Agenda Request

GCID# Group With GCID#: 20250775			Grants Public Hearing					
Department: Water Resources			Date Submitted:			7/22/2025		
							1	7/22/2025
Working Session:	09	09/16/2025 Business Session: 09/16/2025				Public Hearing:		
Submitted By:	Р	ırchasing – Katie	e Maldonado –	JM			Multiple Depts?	lo
Agenda Type	A	vard						
Item of Business:						Lo	cked by Purchasing No)
	SS009-25, provision of products and services for Patterson pumps on an annual contract (September 16, 2025 through September 15, 2026), to Cornerstone H2O, LLC, base amount \$410,000.00.							September 15, 2026),
Attachments	Si	ımmary Sheet, J	ustification Let	ter, Just	ification Support			
Authorization:	Chairwoma	n's Signature?	No					
Staff Recommenda	ation A	vard						
BAC Action:								
Department Head	rn	shelton (9/4/202	25)					
Attorney	nl	wood (9/10/2025	5)					
Agenda Purpose	Only							
				Finar	ncial Action			
Budgeted		Fund Nar	ne	Cu	ırrent Balance		Requested Allocation	Director's Initials
Yes		Water & Sewe	er R&E		*		\$410,000	brainey (9/10/2025)
Finance Comments	*Amount av allocated. I	ailable in F. Way or FY2026, \$20	ne Hill WRC R 0,000 is subjec	ehab/Ret to bud	eplacement project. I get approval.	For F	Y2025, \$210,000 is Budget Adjust	FinDir's Initials raroyal (9/10/2025) Grand Jury
County Clerk Use Only PH was Held?								
Working Sessi Acti Tab Mot 2nd	New Ite	m		County		ote .	No Action Taken	liciu!
Zilu	9							

SUMMARY - SS009-25 Provision of Products and Services for Patterson Pumps on an Annual Contract

the state of the s
This contract is used for parts, services, and replacement of existing equipment for Patterson pumps and equipment. Patterson pumps are used at water production facilities, water reclamation facilities, and water booster stations.
Various locations throughout Gwinnett County
\$410,000.00
\$90,000.00
\$75,504.00
N/A
September 16, 2025 through September 15, 2026

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012 678.376.6700 www.gwinnettcounty.com | www.gwinnetth2o.com

MEMORANDUM

TO: Jordan Mitchell

Purchasing Associate II

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Sean Meyer SM

Deputy Director, Facility Operations

SUBJECT: Recommendation for Award of SS009-25 Products and Services for Patterson Pumps on

an Annual Contract

DATE: September 4, 2025

REQUESTED ACTION.

The Department of Water Resources recommends the award of the above referenced contract to Cornerstone H2O, LLC in the amount of \$410,000.00.

DESCRIPTION

This contract is used for parts, services, and replacement of existing equipment for Patterson pumps and equipment. Patterson pumps are used at water production facilities, water reclamation facilities, and water booster stations.

FINANCIAL

1	Estimated Amount to be spent:	\$410,000,00
١.	Latimated Amount to be spent.	9-10,000.00

- 2. Projected amount to be spent previous contract period: \$75,504.00
- 3. Do total obligations agree with "Action Requested"? Yes X No ___
- 4. Budgeted: Yes X No No ____
- 5. Contact name: $\overline{\text{Adam Garmon (DWR)}}$ Contact phone: $\underline{678-376-7181} \text{ Ag}$

6. Proposed Funding:

Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	502	P4306	500570	1010	M01272.1.1.2	\$210,000.00
2026	502	P4306	500570	1010	M01272.1.1.2	\$200,000.00
					TOTAL	\$410,000.00

Transfer Required: Yes___ No_X_



GWINNETT COUNTY FINANCIAL SERVICES | PURCHASING

SOLE SOURCE APPROVAL FORM

About this form: Sole Source procurement may be used to pure vendor possesses the unique and singularly available capability. Purchasing Division through a Sole Source Approval Form. Ret the Purchasing Division for consideration. Refer to Purchasing agenda request is required, the Purchasing Division will prepare	ty to meet the requirement, with pre-approval from the curn the completed form and supporting documentation to Ordinance Part 3, Section VI for more information. If an
Requesting Department: Water Resources	40
	r dichasing Associate.
Products and services for Patterson Pump Co equipment in a	visc at Curing at County Day of the City of D
Facilities.	use at Gwinnett County Department of Water Resources
Reason for sole source request:	
Cornerstone H2O, LLC is the sole sales and services represent and Wastewater Market in Georgia. Patterson Pump Comparterms. These products are proprietary and can only be purchal Pump Company directly with the permission from Cornerstone	ny uses only OEM products as required under the warranty ased through Cornerstone H2O, LLC or through Patterson
The Department of Water Resources has approximately 65 Padistribution facilities. These pumps are critical for moving water	atterson pumps in use at the wastewater, water, and er and wastewater through the treatment processes.
Patterson Pump Company/Cornerston Sole Source Provider:	ne H2O LLC To be competitively procured? ☐ Yes No
Additional acets (see in the	reaction.pennively procured: 🗀 red 🗖 No
Additional costs/savings: Sole Source approval allows for more responsive amaintenance, and repair of this equipment.	addressing of emergency and urgent issues that arise with the operation,
	d approximately \$100,000.00 the following years depending on needed repairs or
Fire V	Sean Meyer Date: 7/30/2025
01/4	
Department Director Approval: KShelton	Date approved:
Required Attachments: Unexpired quote; sole source letter from	n sole source provider; other supporting documentation
PURCHASING DIVISION USE	ONLY BELOW THIS LINE
Purchasing Director Approval: Holy Cayle to [Date approved: $8/25/25$ Expiration Date: $8/35/35$

Anticipated agenda date if Board of Commissioners Approval is required:

Gwinnett County Board of Commissioners Agenda Request

GCIE)#		Group With GC	ID #:	1	□ Cror	ata	☐ Public Hearing	
20250869					Grants Public Hearing				
Department:		Water Resources				Date Submitted:	08/12/2025		
Working Session	:	09/16	09/16/2025 Business Session:			09/16/2025		Public Hearing:	
Submitted By:		Purc	hasing – Katie	Maldonado –	ВВ			Multiple Depts?	No
Agenda Type		Awaı	⁻ d						
Item of Business:							Locke	ed by Purchasing N	0
BL089-25, restor to The Dickerson					om utility	, repairs on an annua	al contra	act (October 7, 2025 thr	ough October 6, 2026),
Attachments Authorization:	Chairwor		mary Sheet, Ju Signature?	stification Let	ter, Tabı	ulation			
Staff Recommend	lation	Awar	·d						
BAC Action:				e Authority A	pproved	on September 8, 202	25. Vote	e 4-0.	
Department Head			elton (9/4/2025		<u>' ' </u>				
Attorney			od (9/10/2025)	,					
Agenda Purpos	e Only								
					Finan	icial Action			
Budgeted			Fund Name	Э	Cu	rrent Balance	Re	equested Allocation	Director's Initials
Yes			Water & Sewe	r Op	/p *			\$1,354,387	brainey (9/10/2025)
Yes			Stormwater	Ор	*			\$451,462	-
*The current balance in Repairs and Mair \$361,170 is allocated. For FY2026, \$1,44			irs and Mainte (2026, \$1,444	enance i 1,679 is	is checked as service subject to budget app	es are proval.	rovided. For FY2025,	FinDir's Initials raroyal (9/10/2025)	
								Budget Adjust	Grand Jury
Ta Mo	sion New bled btion d by	Item			County	Clerk Use Only	No	PH was	Held?

SUMMARY - BL089-25 Restoration of Landscape and Concrete Resulting from Utility Repairs on an Annual Contract

PURPOSE:	This contract provides for asphalt, concrete, and landscape restoration services associated with water, sewer, and stormwater pipe repairs and maintenance. The work assigned under this contract is to restore the immediate location of the repairs, adjacent areas impacted by the work, and access paths to the repair site.
LOCATION:	Various locations throughout Gwinnett County
AMOUNT TO BE SPENT:	\$1,805,848.75
PREVIOUS CONTRACT AWARD AMOUNT:	\$2,500,000.00
AMOUNT SPENT PREVIOUS CONTRACT:	\$1,500,000.00
UNIT PRICE INCREASE/DECREASE (CURRENT CONTRACT VS. PREVIOUS CONTRACT):	44% increase
NUMBER OF BIDS/PROPOSALS DISTRIBUTED:	4,576 80 website viewings
NUMBER OF RESPONSES:	3 1 non-responsive*
PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) IF YES, NUMBER OF FIRMS REPRESENTED:	Yes 6
REASONS FOR LIMITED RESPONSE (IF RELEVANT):	N/A
RENEWAL OPTION NUMBER:	N/A
MARKET PRICES COMPARISON (FOR RENEWALS):	N/A
CONTRACT TERM:	October 7, 2025 through October 6, 2026

COMMENTS: *One bidder was deemed non-responsive due to failure to comply with bid requirements.



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

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MEMORANDUM

T0:	Brittany Bryant, CPPB
	Purchasing Associate III

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Steve Sheets, PE 55

Deputy Director, Department of Water Resources

SUBJECT: Recommendation to Award BL089-25

Restoration of Landscape and Concrete Resulting from Utility Repairs on an Annual

Contract

DATE: July 29, 2025

REQUESTED ACTION

References checked?

The Department of Water Resources recommends the award of the above referenced contract to The Dickerson Group, Inc. in the amount of \$1,805,848.75.

DESCRIPTION

This contract provides for asphalt, concrete, and landscape restoration services associated with water, sewer, and stormwater pipe repairs and maintenance. The work assigned under this contract is to restore the immediate location of the repairs, adjacent areas impacted by the work, and access paths to the repair site. This contract is not intended to be used for the restoration or paving of large-scale utility replacement or road construction projects.

No

FIN	IANCIAL
2.3.4.	Estimated amount to be spent: $$1,805,848.75$ Projected amount to be spent previous contract period: $$1,500,000.00$ Do total obligations agree with "Action Requested"? Yes X No Budgeted: Yes X No Contact name: $Adam\ Garmon$ Contact phone: $(678)376-7181\ AG$

Yes

Χ

Page 2 Recommendation Letter BL089-25

6. Proposed Funding:

Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	501	43022	500229			\$54,175.46
2025	501	43023	500229			\$216,701.85
2025	550	43035	500229			\$90,292.44
2026	501	43022	500229			\$216,701.85
2026	501	43023	500229			\$866,807.40
2026	550	43035	500229			\$361,169.75
					Total	\$1,805,848.75

Transfer	Yes	No	_	V
Required:	165) _	^

Gwinnett County Board of Commissioners Agenda Request

D#		Group With GO	CID #:		□ Gro	nto	□ Public Hearing	
					Grants Trubile freating			
	Wate	er Resources					Date Submitted:	08/26/2025
1:	09/16/2025 Business Session: 09/16/2025				Public Hearing:			
	Purc	hasing – Katie	Maldonado -	ВВ			Multiple Depts?	No
	Awaı	rd						
:						Lock	ed by Purchasing N	0
Springs wa	ater m	nain replaceme	ent, to Mid-Sou	ıth Build	ers, Inc., amount not	t to exce	eed \$935,400.00.	
	Sumi	mary Sheet, Ju	ustification Let	ter, Tab	ulation, Justification	Support		
Chairwo	man's	Signature?	Yes					
dation	Awaı	rd						
	Wate	er and Sewerag	ge Authority A	pproved	on September 8, 20	25, Vote	e 4-0.	
d	rmsh	elton (9/4/202	5)					
	nlwo	od (9/10/2025))					
se Only								
				Finar	ncial Action			
		Fund Nam	ne	Cu	rrent Balance	Re	equested Allocation	Director's Initials
	,	Water & Sewe	r R&E		*		\$935,400	brainey (9/10/2025)
								-
*Amount allocated	availa I. For	able in Distribu FY2026, \$823	tion System R 3,152 is subjec	tehab/Rot to bud	eplacement project. get approval.	For FY2		FinDir's Initials raroyal (9/10/2025)
							Budget Adjust	Grand Jury
ction New abled otion	Item			County				Held?
	Chairwoodation *Amount allocated sision ction New abled cotion	Sum Chairwoman's dation Awar Water I rmsh nlwo se Only *Amount availa allocated. For	Water Resources O9/16/2025 Purchasing – Katie Award Springs water main replacement Springs water main replacement dation Award Water and Seweray rmshelton (9/4/2025) rmshelton (9/4/2025) se Only Fund Nam Water & Sewe *Amount available in Distribut allocated. For FY2026, \$823	Water Resources O9/16/2025 Business Ses Purchasing – Katie Maldonado - Award Springs water main replacement, to Mid-Source Springs water main replacement, to Mid-Source Chairwoman's Signature? Yes dation Award Water and Sewerage Authority A I rmshelton (9/4/2025) Inlwood (9/10/2025) Re Only Fund Name Water & Sewer R&E *Amount available in Distribution System Rallocated. For FY2026, \$823,152 is subject sision Sision New Item Well tem Water & Sewer R&E	Water Resources i 09/16/2025 Business Session: Purchasing – Katie Maldonado - BB Award Springs water main replacement, to Mid-South Build Chairwoman's Signature? Yes dation Award Water and Sewerage Authority Approved I rmshelton (9/4/2025) nlwood (9/10/2025) re Only Finar Fund Name Cu Water & Sewer R&E *Amount available in Distribution System Rehab/R allocated. For FY2026, \$823,152 is subject to bud ction New Item stoled totion County	Water Resources O9/16/2025 Business Session: O9/16/2025 Purchasing – Katie Maldonado - BB Award	Water Resources Og/16/2025 Business Session: Og/16/2025 Purchasing - Katie Maldonado - BB Award	Water Resources Date Submitted:

SUMMARY - BL078-25 Bold Springs Water Main Replacement This project will replace approximately 0.70 miles of existing cast-iron water main along Bold Springs Road in unincorporated Gwinnett County. The existing water main is over 50 years old and has a history of main breaks. This project will replace the **PURPOSE:** aging infrastructure as part of the County's water main replacement program to ensure the reliability of the water distribution system in this area. District 3/Watkins III LOCATION: **AMOUNT TO BE SPENT:** \$935,400.00 PREVIOUS CONTRACT AWARD AMOUNT: N/A **AMOUNT SPENT PREVIOUS CONTRACT:** N/A **UNIT PRICE INCREASE/DECREASE** N/A (CURRENT CONTRACT VS. PREVIOUS CONTRACT): 1,308 37 pre-qualified contractors NUMBER OF BIDS/PROPOSALS DISTRIBUTED: 18 plan holders 95 website viewings **NUMBER OF RESPONSES:** 12 PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) Yes IF YES, NUMBER OF FIRMS REPRESENTED: 7 REASONS FOR LIMITED RESPONSE (IF RELEVANT): N/A **RENEWAL OPTION NUMBER:** N/A N/A MARKET PRICES COMPARISON (FOR RENEWALS): 300 consecutive calendar days from issuance of Notice to **CONTRACT TERM:** Proceed

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

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MEMORANDUM

		_
TO:	Brittany	Pryant
10.	Dillaliv	Divaiit

Purchasing Associate III, Department of Financial Services

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Kristopher Campbell, PE

Deputy Director, Department of Water Resources

SUBJECT: Recommendation to Award BL078-25

Bold Springs Water Main Replacement

Project Number: M-0736-59

District 3/Watkins III

DATE: August 19, 2025

REQUESTED ACTION

The Department of Water Resources recommends the award of the above referenced contract with Mid-South Builders, Inc. in the amount of \$935,400.00.

DESCRIPTION

This project will replace approximately 0.70 miles of existing cast-iron water main along Bold Springs Road in unincorporated Gwinnett County. The existing water main is over 50 years old and has a history of main breaks. This project will replace the aging infrastructure as part of the County's water main replacement program to ensure the reliability of the water distribution system in this area.

References checked?	Yes <u>X</u>	No
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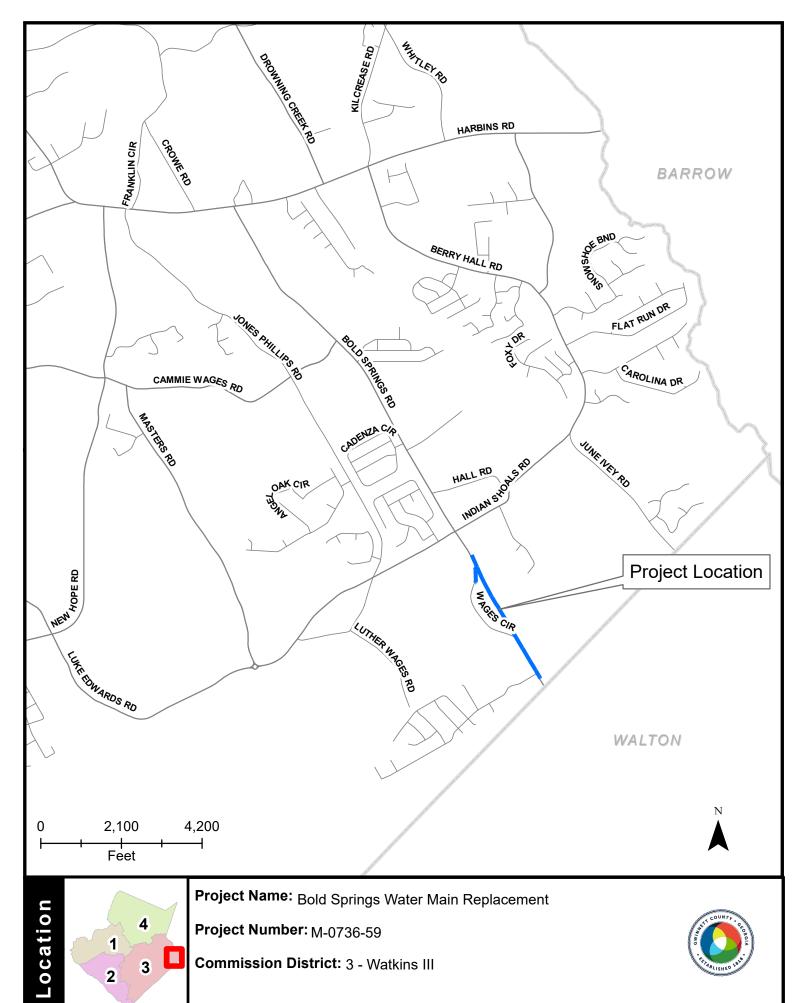
FINANCIAL

1.	Estimated amount to be spent: \$9	<u>935,400.00</u>	
2.	Do total obligations agree with "A	ction Requested"? Yes <u>X</u> No	
3.	Budgeted: Yes X No		
4.	Contact name: Adam Garmon	Contact phone: 678-376-7181	AG

5. Proposed Funding:

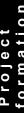
Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	502	P4303	500556	1010	M00736.59.3.3	\$112,248.00
2026	502	P4303	500556	1010	M00736.59.3.3	\$823,152.00
					Total:	\$935,400.00

Transfer Required:	Yes	No	X
		 _	



Date: 8/19/2025





Project Name: Bold Springs Water Main Replacement

Project Number: M-0736-59

Commission District: 3 - Watkins III



Gwinnett County Board of Commissioners Agenda Request

GCID#	GCID # Group With GCID #:		│ │ Grants					
20250863		20240818		Grants		Public Hearing		
Department:	Wate	er Resources					Date Submitted:	08/11/2025
Working Session:	09/1	09/16/2025 Business Session:			09/16/2025		Public Hearing:	
Submitted By:	Purc	hasing – Katie	Maldonado –	ВВ			Multiple Depts?	No
Agenda Type	Аррі	proval						
Item of Business:						Lock	ed by Purchasing	No
to renew BL080-21, p with Polydyne, Inc., b	ourchase of	f solids dewate ,250,000.00.	ring and thicke	ening po	llymer on an annual c	contract	t (October 19, 2025 th	rough October 18, 2026),
Attachments	Sum	mary Sheet, Ju	stification Let	ter				
Authorization: Ch	airwoman's	Signature?	No					
Staff Recommendation	п Аррі	oval						
BAC Action:	Wate	er and Sewerag	ge Authority A	pproved	on September 8, 202	25, Vot	e 4-0.	
Department Head	rmsh	nelton (9/4/202	5)					
Attorney	nlwo	od (9/10/2025)	ı					
Agenda Purpose Or	nly							
				Finar	icial Action			
Budgeted		Fund Nam	ie	Current Balance		R	equested Allocation	Director's Initials
Yes		Water & Sewe	er Op		*		\$2,250,000	brainey (9/10/2025)
*The current balance in Chemicals is checked as items are purchased. For FY2025, \$355,000 is allocated. For FY2026, \$1,895,000 is subject to budget approval. Finance Comments *The current balance in Chemicals is checked as items are purchased. For FY2025, \$355,000 is allocated. For FY2026, \$1,895,000 is subject to budget approval. FinDir's Initials raroyal (9/10/2025)								
							Budget Adjust [Grand Jury
Working Session Action Tabled Motion 2nd by				County	Clerk Use Only	ote	PH wa	s Held?

SUMMARY - BL080-21 Purchase of Solids Dewatering and Thickening Polymer on an Annual Contract This contract will be used for dewatering and thickening polymer PURPOSE: at the Crooked Creek Water Reclamation Facility and the F. Wayne Hill Water Resources Center. Various locations throughout Gwinnett County LOCATION: \$2,250,000.00 AMOUNT TO BE SPENT: PREVIOUS CONTRACT AWARD AMOUNT: \$2,365,000.00 \$2,100,000.00 AMOUNT SPENT PREVIOUS CONTRACT: **UNIT PRICE INCREASE/DECREASE** 5% increase (CURRENT CONTRACT VS. PREVIOUS CONTRACT): N/A NUMBER OF BIDS/PROPOSALS DISTRIBUTED: NUMBER OF RESPONSES: N/A PRE-BID/PROPOSAL CONFERENCE HELD (YES/NO) N/A IF YES, NUMBER OF FIRMS REPRESENTED: **REASONS FOR LIMITED RESPONSE (IF RELEVANT):** N/A **RENEWAL OPTION NUMBER:** This is renewal option four (4) of four (4). An analysis reveals that pricing is comparable to current market MARKET PRICES COMPARISON (FOR RENEWALS): conditions. **CONTRACT TERM:** October 19, 2025 through October 18, 2026

COMMENTS:



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

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MEMORANDUM

TO: Brittany Bryant

Purchasing Associate III

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Sean Meyer SM

Deputy Director, Facility Operations

SUBJECT: Recommendation for Renewal of BL080-21 Purchase of Solids Dewatering and

Thickening Polymer on an Annual Contract

DATE: August 19, 2025

REQUESTED ACTION

The Department of Water Resources recommends renewal of the above referenced contract with Polydyne, Inc. in the amount of \$2,250,000.00.

DESCRIPTION

This contract is for the purchase of dewatering and thickening polymer at the F. Wayne Hill Water Resources Center and Crooked Creek Water Reclamation Facility. Polymer is used as a coagulant to improve the solids dewatering and thickening process. Thickening and dewatering of solids removes excess water preserving capacity in the anaerobic digesters and reducing the cost of hauling and disposal of biosolids.

FINANCIAL

1.	Estimated amount to be spent: \$2,250,000	<u>.00</u>
2.	Projected amount spent previous contract:	\$2,100,00.00

3. Do total obligations agree with "Action Requested"? Yes X No ____

4. Budgeted: Yes X No ___

5. Contact name: <u>Adam Garmon (DWR)</u> Contact phone: <u>678-376-7181</u> A

6. Proposed Funding:

Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	501	43026	500433			\$15,000.00
2025	501	43028	500433			\$340,000.00
2026	501	43026	500433			\$95,000.00
2026	501	43028	500433			\$1,800,000.00
					Total	\$2,250,000.00

Transfer Required: Yes___ No \underline{X}

Gwinnett County Board of Commissioners Agenda Request

GCID#		Group With G	CID #:	-	☐ Gra	ınts	☐ Public Hearing	
20250904								
Department:	Wate	Water Resources				Date Submitted:	08/26/2025	
Working Session:	09/1	09/16/2025 Business Ses		sion:	09/16/2025		Public Hearing:	
Submitted By:	Joha	anna Costley					Multiple Depts?	
Agenda Type	Аррі	pproval						
Item of Business:						Loc	ked by Purchasing	No
of Change Order No. by \$76,571.00. The o						with A	lberici Constructors, Inc	; increasing the contract
Attachments Authorization: Ch	Justi	fication Memo	Contract, Ma	р				
Staff Recommendatio	n Appı	roval						
BAC Action:								
Department Head	rmsł	nelton (9/3/202	5)					
Attorney	nlwo	od (9/10/2025))					
Agenda Purpose Oi	nly							
				Finar	ncial Action			
Budgeted		Fund Nam	ne	Cu	ırrent Balance	F	Requested Allocation	Director's Initials
Yes		Water & Sewe	r R&E		*		\$76,571	brainey (9/10/2025)
Finance	mount avail	able in Lanier I	FP Rehab/Rep	olaceme	nt project.			FinDir's Initials
Comments								raroyal (9/10/2025)
-							Budget Adjust	Grand Jury
				County	Clerk Use Only		PH wa	s Held?
Working Session						Г	lo Action Taken	
Action	New Item							
Tabled						/ote		
Motion								
2nd by								



GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

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C CHANGE JUSTIFICATION

MEMORANDUM

TO: Chairwoman

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Kristopher Campbell, PE

Deputy Director, Department of Water Resources

SUBJECT: Change Order No. 2 (Final)

BL034-23, Lanier Filter Plant Pretreatment Improvements

Project No. M-1273-34

DATE: July 8, 2025

PREVIOUS CHANGE ORDER SUMMARY:

Change order #1 – Time extension only, adding 150 calendar days to the contract duration due to delayed material delivery.

REQUESTED ACTION:

Request to approve Change Order No. 2 (Final) to Lanier Filter Plant Pretreatment Improvements project with Alberici Constructors, Inc. in the amount of \$76,571.00

EXPLANATION OF CURRENT STATUS OF CHANGE ORDER:

All work associated with this Change Order has been completed.

DESCRIPTION:

This change order is for final project close-out quantity adjustments and changes due to County requests. Per the original contract documents, an electrical control panel was to be provided by the owner for the contractor to install. During construction, the County requested that the contractor provide this item so that it will be warrantied by the contractor following construction completion. Additionally, the County requested changes during construction to the slide gate wiring to enhance future maintenance. Originally, the slide gate electrical switches were to be factory coupled and wired together with the gate actuators, but the County requested the wiring be separated during construction to facilitate future maintenance. Additional change requests include testing the existing slide gates in both the seated and unseated positions whereas the original scope only included a single test.

NEED OR BENEFIT:

The Change Order provides for successful completion of the project.

NEGOTIATED COST SAVING:

The change order costs were reviewed and negotiated.

RECOMMENDATION:

Recommend approval of Change Order No. 2 (final) with Alberici Constructors, Inc. in the amount of \$76,571.00. The contract amount will change from \$2,107,750.00 to \$2,184,321.00

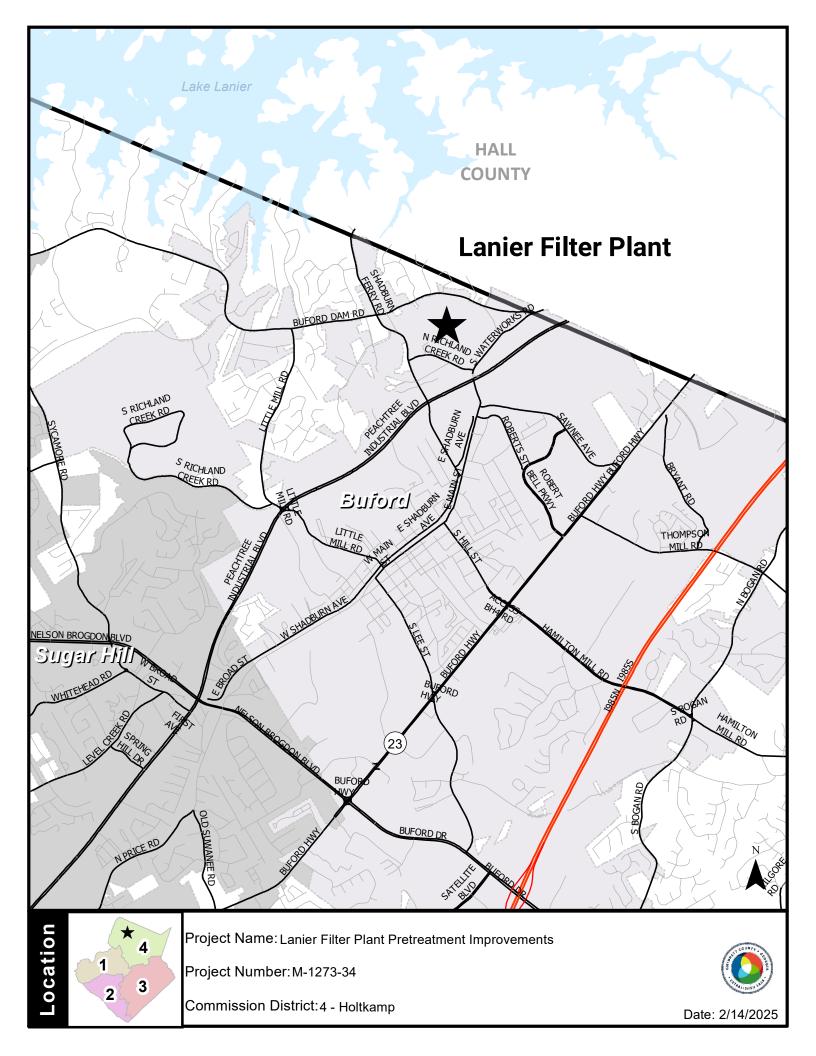
cc: File

Project Manager: Yomi Akinhanmi Section Manager: MC Price Fletcher

The complete detailed list is shown below; the changes generally fall into the classifications as indicated.

New Requirement		Unforeseen Condition		Professional Errors & Omissions		Cou	County Request		Project Close-out and/or Progress Adjustments- Not included in Change Order	
Item	\$	Item	\$	Item	\$	Item 1	\$111,589	Item 2.1	(\$18,510)	
Item	\$	Item	\$	Item	\$	Item 2	\$11,713	Item 2.2	(\$33,950)	
Item	\$	Item	\$	Item	\$	Item 3	\$12,657	Item 2.3	(\$6,928)	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
Item	\$	Item	\$	Item	\$	Item	\$	Item	\$	
\$ \$				\$ 135	,959.00	(\$59,3	88)			
	Total Dollar Amount Effect of the Change Order & \$76,571.00									

New Re	New Requirement							
Item #	Description							
Unfores	seen Condition							
Item #	Description							
Profess	sional Errors & Omissions							
Item #	Description							
County	County Request							
Item #	Description							
1	Contractor supplied electrical panel in lieu of being Owner supplied.							
2	Separated the wiring for the gate switches from the gate actuators to enhance future maintenance of the assets.							
3	Testing of slide gates in the unseated position.							
Project	Close-out and/or Progress Adjustments							
Item #	Description							
2.1	Shallow Concrete Spall Repair Final Project Close-Out Quantity Adjustment							
2.2	Deep Concrete Spall Repair Final Project Close-Out Quantity Adjustment Final Project Close-Out Quantity Adjustment							
2.3	Pressure Injection, Concrete Cracks Final Project Close-Out Quantity Adjustment							







Project Name: Lanier Filter Plant Pretreatment Improvements

Project Number: M-1273-34

Commission District: 4 - Holtkamp



CONTRACT CHANGE ORDER NO. 2 (FINAL)

Project

Lanier Filter Plant Pretreatment Improvements

Name:

Bid #: BL034-23 Project #: M-1273-34 Change Order No.2

Previous Contract Amount: \$2,107,750.00
Amount of Change Order: \$76,571.00
Revised Contract Amount: \$2,184,321.00
Original Contract Time: 580 days
Contract Extension per CO #1 135 days
Revised Contract Time: 715 days

REVISION DESCRIPTION

The following abbreviations and subsequent definitions are used in this document:

- RFI Request for Information, typically asked by the Contractor, for clarification of work items. The response may or may not develop a change. If changes are initiated that may affect contract price or contract time, the RFI is followed by a Request for Pricing or a Request for Change.
- DC Design Clarification for clarification to contract drawings. The response may or may not develop a change. If changes are initiated that may affect contract price or contract time, the DC is followed by a Request for Pricing or Request for Change.
- RFP Request for Pricing, typically asked by the Engineer in response to a change in contract price or contract time, usually as a result of a clarification (See RFI or DC). This RFP may be in the form of additional work or a credit for work not performed.
- RFC Request for Change Order, the work has been clarified, the price for the work has been negotiated, and the resultant is a request from the Contractor/Engineer to proceed with the work and formalize the Change Order.
- FO / PCO Field Order is the terminology used for a Proposed Change Order (PCO), issued from the Contractor, proposing price adjustments or time adjustments, usually as a result of a RFP.

Modifications to Contract Amount

ltem	Reference Project Document	Modifications	Change (Amount)
1.	Reference: RCP-001 – PLC Control Panel Procurement	Provide PLC Control Panel in lieu of being Owner supplied.	\$111,589.00
2.	Reference: WCD-002 Separation of electric actuator and electric disconnect switch.	Install electric gate disconnect switches separate from electric gate actuators instead of both being factory coupled and wired together.	\$11,713.00
3.	Reference: PCO-007 Additional Gate Testing	Leak testing of existing slide gates on the unseating side.	\$12,657,00
4,	Reference: Owner Directed Unit Item 2.1	Shallow Concrete Spall Repair Final Project Close-Out Quantity Adjustment	(\$18,510.00)
5.	Reference: Owner Directed Unit Item 2.2	Deep Concrete Spall Repair Final Project Close-Out Quantity Adjustment	(\$33,950.00)
6.	Reference: Owner Directed Unit Item 2.3	Pressure Injection, Concrete Cracks Repair. Final Project Close-Out Quantity Adjustment	(\$6,928.00)
SUMMAI	RY TOTAL FOR CONTRACT	AMOUNT:	\$76,571.00

Modifications to Contract Language

None

Contractor acknowledges and agrees that the execution of this Change Order constitutes full, complete, and irrevocable waiver, discharge, and release by Contractor and its subcontractors and suppliers, of any and all claims for additional compensation for work performed, or cost incurred, for work within the scope of this Change Order, and, furthermore, Contractor acknowledges and agrees that such execution constitutes full, complete, and irrevocable waiver, discharge and release by Contractor and its subcontractors and suppliers, of any and all claims for delay, acceleration, hindrance, impact, or interference, of every kind or nature, arising out of, or relating to, any acts or omissions of the County; the County's employees, agents or representatives; the Engineer; or other individuals or entities employed or retained by the County in connection with work within the scope of this Change Order. Contractor shall hold harmless and indemnify the County from any such claims.

Project Name: Lanier Filter Plant Pretreatment Improvements Change Order No. 2 Project No. M-1273-34 Page 3

Except as expressly modified by this Change Order, all other terms and conditions of this Contract remain in full force and effect.

The foregoing modification of said contract is hereby accepted.

ALBERICI CONSTRUCTORS, INC. (Contractor)	Gwinnett County (Owner)
BY: (Signature)	BY:
TREVOR LAONER	DATE:
(Print Name) TITLE: SIGNING OFFICER	ATTEST:
DATE: 08 18 2025	
ATTEST: (Corporate Secretary)	APPROVED AS TO FORM;
GREGORY T. HESSER	
(Print Name)	Gwinnett County Staff Attorney

Gwinnett County Board of Commissioners Agenda Request

GCID	#		Group With GC	ID #:		□ Cro	nto	Dublic Hearing		
20250909					☐ Grai	Grants Public Hearing				
Department:		Wate	er Resources					Date Submitted: (08/27/2025	
Working Session:		09/16/2025 Business Session: 09/16/2025 Pub			Public Hearing:					
Submitted By:		Joha	Johanna Costley Multiple Depts?							
Agenda Type		Appr	proval/authorization							
Item of Business:							Lock	ed by Purchasing No)	
for the Chairwoma with GDOT Project	an to exec	cute t	hree Contract I Cedars Road	tem Agreeme to Sugarloaf P	nts with	the Georgia Departn for a total of \$2,729,	nent of [*]	Transportation for utility	relocations associated	
Attachments Authorization:	Chairwor		stification Memo, Contracts, Map n's Signature? Yes							
Staff Recommenda	ation	Appr	oval							
BAC Action:				e Authority Ar	oproved	I on September 8, 20	25. Vote	e 4-0.		
Department Head			elton (9/3/2025		5	1 or coptombor 6, 20.	20, 700			
Attorney			od (9/10/2025)	<u>')</u>						
Agenda Purpose	Only									
					Finar	ncial Action				
Budgeted			Fund Nam	е	Current Balance		Re	equested Allocation	Director's Initials	
Yes		,	Water & Sewer	R&E		*		\$2,729,411	brainey (9/10/2025)	
Finance	*Amount	availa	able in Utility R	elocation Prog	gram pro	oject.			FinDir's Initials	
Comments									raroyal (9/10/2025)	
								Budget Adjust	Grand Jury	
				(County	Clerk Use Only		PH was	Held?	
Working Sess	ion				,	•	No	Action Taken		
Act	ion New	Item					T NO	, tottori i anori		
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GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012 678.376.6700 www.gwinnettcounty.com | www.gwinnetth2o.com

MEMORANDUM

TO: Chairwoman

District Commissioners

THROUGH: Rebecca Shelton, PE

Director, Department of Water Resources

FROM: Kristopher Campbell, PE

Deputy Director, Department of Water Resources

SUBJECT: Execution of Contract Item Agreements with Georgia Department of Transportation

SR 316 from Cedars Road to Sugarloaf Parkway Modification – Sewer, Force

Main, and Water Relocations DWR project number: M-1238-22

Districts: 3/Watkins III and 4/Holtkamp

DATE: July 15, 2025

REQUESTED ACTION

The Department of Water Resources requests approval/authorization for the Chairwoman to execute three Contract Item Agreements (CIAs) with the Georgia Department of Transportation (GDOT) for utility relocations associated with GDOT Project numbers P.I. 0013895, P.I. 0013896 and P.I. 0013897 SR 316 from Cedars Road to Sugarloaf Parkway Modification project.

DESCRIPTION

GDOT will be constructing roadway improvements along SR 316 from Cedars Road to Sugarloaf Parkway including a new interchange at the intersection of SR 316 and Winder Hwy. The project will impact existing water, gravity sewer, and force main infrastructure which will need to be relocated or adjusted to accommodate the project. The proposed utility work will consist of relocating and adjusting water and sewer appurtenances such as valves, fire hydrants, and manholes. The execution of these agreements will allow GDOT to include the utility relocation and adjustment work in their project. The total cost estimates for the utility relocation work under the three Contract Item Agreements for this project are \$926,090.50, \$407,434.00, and \$1,395,886.00.

July 15, 2025 Execution of CIA Agreements with GDOT: SR 316 from Cedars Rd to Sugarloaf Parkway Modification Project Page 2

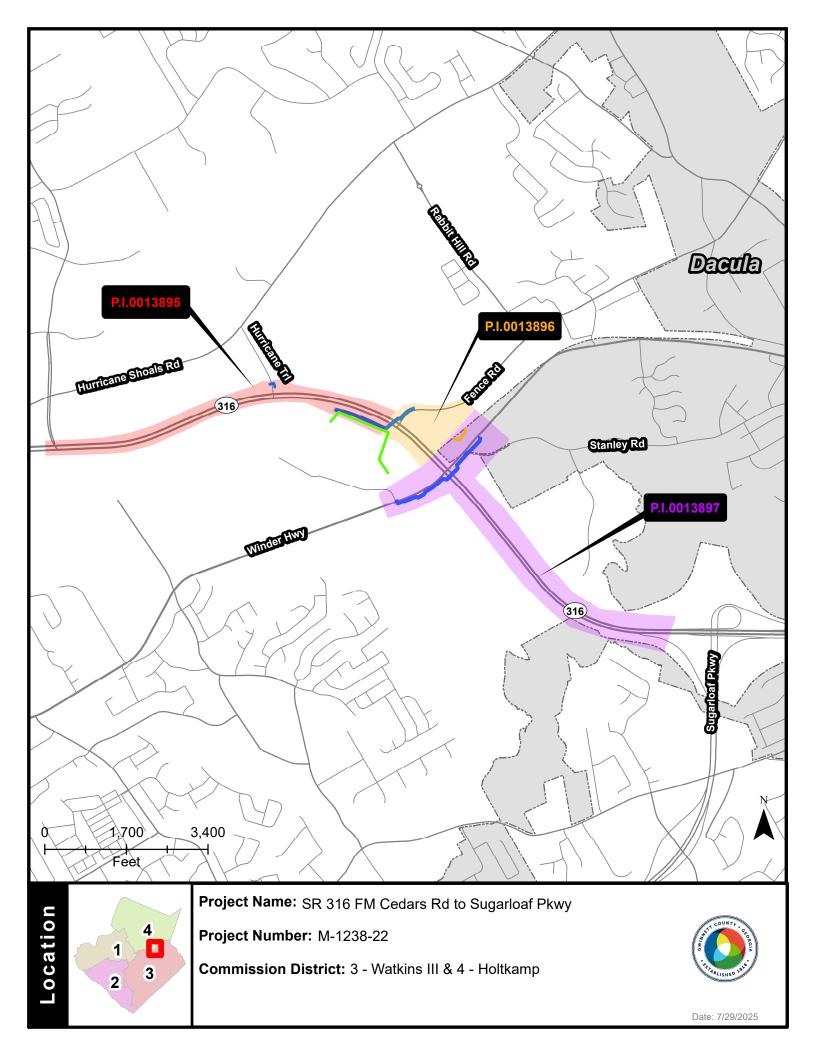
FINANCIAL

The financial commitments to the project are contained in the three CIAs and the total cost estimate for the utility relocation work is \$2,729,410.50.

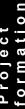
Fiscal Year (FY)	Fund	Cost Center	GL Account	Project Award	Project Task	Amount
2025	502	P4301	500556	1010	M01238.22.3.3	\$926,090.50
2025	502	P4301	500556	1010	M01238.22.3.3	\$407,434.00
2025	502	P4301	500556	1010	M01238.22.3.3	\$1,395,886.00
					Total:	\$2.729.410.50

Transfer Required: Yes _____ No _X

Cc: Adam Garmon, Department of Water Resources $\mathcal{A}\mathcal{G}$







Project Name: SR 316 FM Cedars Rd to Sugarloaf Pkwy

Project Number: M-1238-22

Commission District: 3 - Watkins III & 4 - Holtkamp





Russell R. McMurry, P.E., Commissioner One Georgia Center 600 West Peachtree Street, NW Atlanta, GA 30308 (404) 631-1000 Main Office

August 11, 2025

Ms. Nicole Love Hendrickson Chairwoman Gwinnett County Board of Commissioners Gwinnett Justice & Administration Center 75 Langley Drive Lawrenceville, Georgia 30046

Subject: Project No. N/A, Gwinnett County

P.I. No. 0013895

Contract Item Agreement Undated – Water and Sewer Facilities

Dear Ms. Hendrickson:

In accordance with your request, the adjustment of Water and Sewer facilities belonging to **Gwinnett County** is being included in the Department's contract for the roadway work on the above numbered project.

We are transmitting three counterparts of an undated Contract Item Agreement which sets forth the conditions under which the State agrees to have its Contractor perform the work and by which **Gwinnett County** will reimburse the Department for this work. As outlined in Article 8, the non-binding Pre-let estimate not including betterment for this work is \$1,021,226.50 (of which \$95,136.00 is for the Reimbursable Sewer Items and \$926,090.50 is for the Non-reimbursable water and sewer items). The Department will bear 100% or \$95,136.00 for the Reimbursable Sewer Items and Gwinnett County will bear \$926,090.50 or 100% for the Non-reimbursable water and sewer items. Also, attached is a cost estimate supporting the Agreement.

If the Agreement meets with your approval, please handle for execution on behalf of Gwinnett County and return all three (3) counterparts to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308, for execution on behalf of the Department. Also, complete the attached resolution form and insert the date of resolution on page 5 of the Agreement. The Official Seal of Gwinnett County is also required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also, please provide Gwinnett County's Federal Employee Identification Number (FEIN) in the blank shown on page 4 of the Agreement.

Ms. Nicole Love Hendrickson
Project No. N/A, Gwinnett County
P.I. No. 0013895
Contract Item Agreement Undated – Water and Sewer Facilities
August 11, 2025; Page 2 of 2

In accordance with Articles 8, 9, and 10 of the Agreement, the Department shall notify Gwinnett County in writing the amount due the Department based upon the aforementioned commitment letter at the time of execution. At that time a check for the amount required to perform the work will be requested as outlined in the Agreement.

The Department will refund any overpayment or request in writing that Gwinnett County pay the Department the revised amount as determined by the aforesaid method.

If you have any questions or need further information, please contact Danah Bonny at 404-631-1709 or by email at dbonny@dot.ga.gov. Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Very truly yours,

Shajan Joseph, P.E.

Assistant State Utilities Administrator

For: Nicholas Fields

State Utilities Administrator

NF: SPJ: MGC: DB

Attachments (Agreement and Estimate)
cc: Jason Dykes, P.E., District 1 Engineer
Terri Holbrook, District 1 Utilities Manager
Temitope Akinkunmi, Project Manager
Frantz Boileau, Utilities Preconstruction Specialist

Account No. – Class: 733005-309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

Georgia Project No.: N/A, Gwinnett County

G.D.O.T. P.I. No.: **0013895**

THIS AGREEMENT, made this _______, by and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the DEPARTMENT, first party, and **Gwinnett County**, a political subdivision of the State of Georgia, hereinafter called the LOCAL AGENCY, second party;

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project to reconstruct and rehabilitate State Route 316 from East of County Road 186/Cedars Road to East of County Road 5661/Fence Road in Gwinnett County, Georgia; and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments or additional installation of utility facilities of the LOCAL AGENCY, the cost of which shall be determined in accordance with Articles 8, 9, & 10 below; and

WHEREAS, the LOCAL AGENCY has requested that the DEPARTMENT include the adjustment or installation of water and sewer facilities in its highway construction contract as shown on the attached plans; and

WHEREAS, this Agreement being for the sole purpose of providing a contractor for work performed on the LOCAL AGENCY'S water and sewer facilities, the LOCAL AGENCY shall bear the cost of said work to be determined as hereinafter set forth;

WHEREAS, the preliminary engineering, including preparation of detailed plans and contract estimate for adjustment of the utilities described above have been accomplished by the LOCAL AGENCY;

WHEREAS, the DEPARTMENT has relied on the LOCAL AGENCY'S design in the plans for the utility work, which has been approved by the LOCAL AGENCY and accepted by the DEPARTMENT prior to commencing work;

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the LOCAL AGENCY or LOCAL AGENCY'S Consultant before authorizing any changes or deviations which affect the LOCAL AGENCY'S facility.

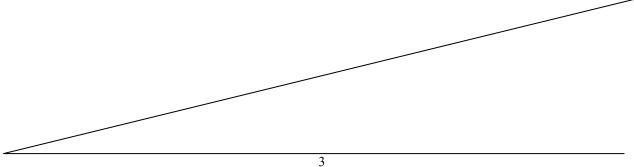
STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

- 2. The LOCAL AGENCY or the LOCAL AGENCY'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The DEPARTMENT agrees to notify the LOCAL AGENCY when all utility work is completed and ready for final inspection by the LOCAL AGENCY.
- 3. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the LOCAL AGENCY of the new project designation. Such change in project designation shall have no effect whatsoever on any of the other terms of this Agreement.
- 4. The DEPARTMENT shall include in its contract for this project all work necessary to accomplish the adjustment of the LOCAL AGENCY'S facilities as shown on the highway plans along with the necessary specifications to assure that the work conforms to sound construction practices.
- 5. In the event it becomes necessary to add pay items that are not provided for in the contract, the DEPARTMENT shall negotiate prices with the contractor and enter into a supplemental agreement with the contractor for completion of the additional items. Upon notification, the LOCAL AGENCY shall furnish a check for the additional cost as determined in Article 8 below.
- 6. The DEPARTMENT shall furnish on the project the construction engineering inspection and testing by its own forces required to assure that the work is done in accordance with the plans, specifications and Special Provisions.
- 7. Upon completion of the work and upon certification by the DEPARTMENT'S engineers that the work has been completed in accordance with the aforesaid plans and specifications, the LOCAL AGENCY shall accept the adjusted and additional facilities and shall thereafter operate and maintain the adjusted and additional facilities without further cost to the DEPARTMENT or its contractor. Such maintenance and all operations and activities shall be subject to the DEPARTMENT'S rules, policies and procedures as contained in its Utility Accommodation Policy and Standards, current edition. The DEPARTMENT, its employees, officers, consultant, and officials shall have no liability stemming from the DEPARTMENT's reliance upon the LOCAL AGENCY'S design plans for the utility relocation.
- 8. The DEPARTMENT shall include in its highway contract those items shown as "materials" for permanent installation on the aforesaid plans. The price bid for the appropriate items shall include all labor, materials and incidentals necessary to complete the work. The cost of the requested work shall be determined from unit quantities and unit prices as shown in the DEPARTMENT'S tabulation of bids. The approximate non-binding pre-let estimate, not including betterment, is \$1,021,226.50 (of which \$95,136.00 is for the Reimbursable Sewer Items and \$926,090.50 is for the Non-reimbursable water and sewer items) based on the LOCAL AGENCY'S estimate attached hereto of which the Department shall bear 100% or

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

\$95,136.00 for the Reimbursable Sewer Items and the LOCAL AGENCY shall bear \$926,090.50 or 100% for the Non-reimbursable water and sewer items.

- It is mutually agreed that as soon as practicable after the opening of bids and acceptance of a bid by the DEPARTMENT, the DEPARTMENT shall notify the LOCAL AGENCY in writing of the amount due the DEPARTMENT. The LOCAL AGENCY shall pay to the DEPARTMENT the amount due within sixty (60) days.
- 10. It is further mutually agreed that the final cost of the work performed on behalf of the LOCAL AGENCY shall be determined by measurement of the actual quantities of installed materials, including added items under Article 5, multiplied by the actual bid prices. Accordingly, after the project has been completed, the DEPARTMENT shall determine the final cost to be borne by the LOCAL AGENCY and, as the case may be, shall refund to the LOCAL AGENCY or shall request of the LOCAL AGENCY an additional payment in the amount of the difference between the final cost to be borne by the LOCAL AGENCY and the amount which the LOCAL AGENCY has previously paid to the DEPARTMENT. In the event additional payment is due to the DEPARTMENT, the LOCAL AGENCY agrees to pay same within sixty (60) days after the statement is received from the DEPARTMENT. In the event a refund is due the LOCAL AGENCY, the DEPARTMENT agrees to pay the LOCAL AGENCY within sixty (60) after the refund amount is determined or final acceptance is made by the DEPARTMENT.
- The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
- Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL AGENCY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.
- 13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.
- 14. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.



STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as original by their authorized representative the day and date hereinabove written.

GWINNETT COUNTY

		BY:CHAIRWOMAN
Signed on behalf of	Gwinnett County pursuant t	o <u>resolution</u> dated
	*********	BY:
		ACCEPTED: DEPARTMENT OF TRANSPORTATION
		BY:COMMISSIONER
PROJECT NO.: COUNTY: G.D.O.T. P.I. NO.: DATE:	Gwinnett 0013895	Signed, sealed and delivered this, 20
	5	(OFFICIAL SEAL OF THE DEPARTMENT rial Seal of the DEPARTMENT.
		BY: TREASURER OFFICIAL CUSTODIAN OF THE SEAL

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

RESOLUTION

STATE OF GEORGIA

GWINNETT COUNTY

BE IT RESOLVED by the CHAIRV	VOMAN and the Board	of Commissioners of	f Gwinnett
County, and it is hereby resolved, that the fo	oregoing attached Agree	ment, relative to proj	ject N/A,
GWINNETT COUNTY, P.I. No. 0013895 t	to reconstruct and rehabi	litate State Route 31	6 from East
of County Road 186/Cedars Road to East of	County Road 5661/Fen	ce Road in Gwinnett	t County,
and that Ms. Nicole Love Hendrickson as Chairwoman and			, as
County Clerk, be and they are, thereby authorized	orized and directed to ex	secute the same for a	nd in behalf
of said by the Chairwoman and the Board of	f Commissioners of Gwi	nnett County.	
Passed and adopted, this the	day of	, 20	_·
ATTEST:			
	BY:	CHAIRWOMAN	
COUNTY CLERK		CHAIRWOMAN	
STATE OF GEORGIA,			
GWINNETT COUNTY			
Ι	, as County Clerk, do h	ereby certify that I a	m custodian
of the books and records of the same, and th			
file in my office, and was passed by the Ch	airwoman and the Board	d of Commissioners	of Gwinnett
County. WITNESS my hand and official si	gnature, this the	day of	,
20	DV		
	BY:	COUNTY CLERK	



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	GWINNETT COUNTY
	PROJECT NO. N/A, PI NO. 0013895, GWINNETT COUNTY, TO RECONSTRUCT AND REHABILITATE STATE ROUTE 316 FROM EAST OF COUNTY ROAD 186/CEDARS
or Project Description:	ROAD TO EAST OF COUNTY ROAD 5661/FENCE ROAD.

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number (EEV/E-Verify Company Identification Number)	Date of Authorization
Name of Contractor	
I hereby declare under penalty of perjury that the foregoing is true and correct	
Printed Name (of Authorized Officer or Agent of Contractor)	Title (of Authorized Officer or Agent of Contractor)
Signature (of Authorized Officer or Agent)	Date Signed
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE	
DAY OF	
	[NOTARY SEAL]
Notary Public	
My Commission Expires	

CERTIFICATION OF COMPLIANCE WITH ANNUAL IMMIGRATION REPORTING REQUIREMENTS/ NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

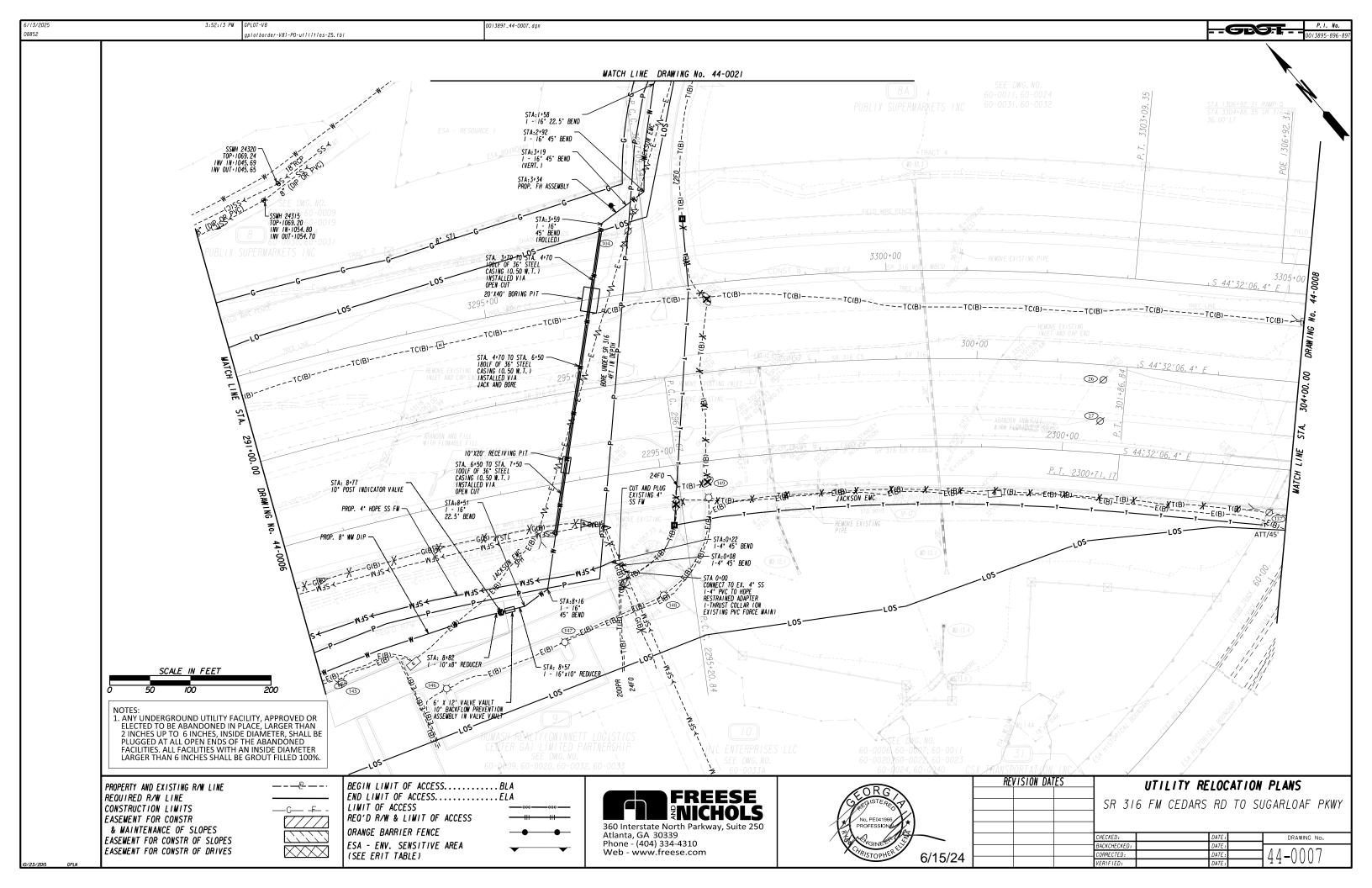
- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

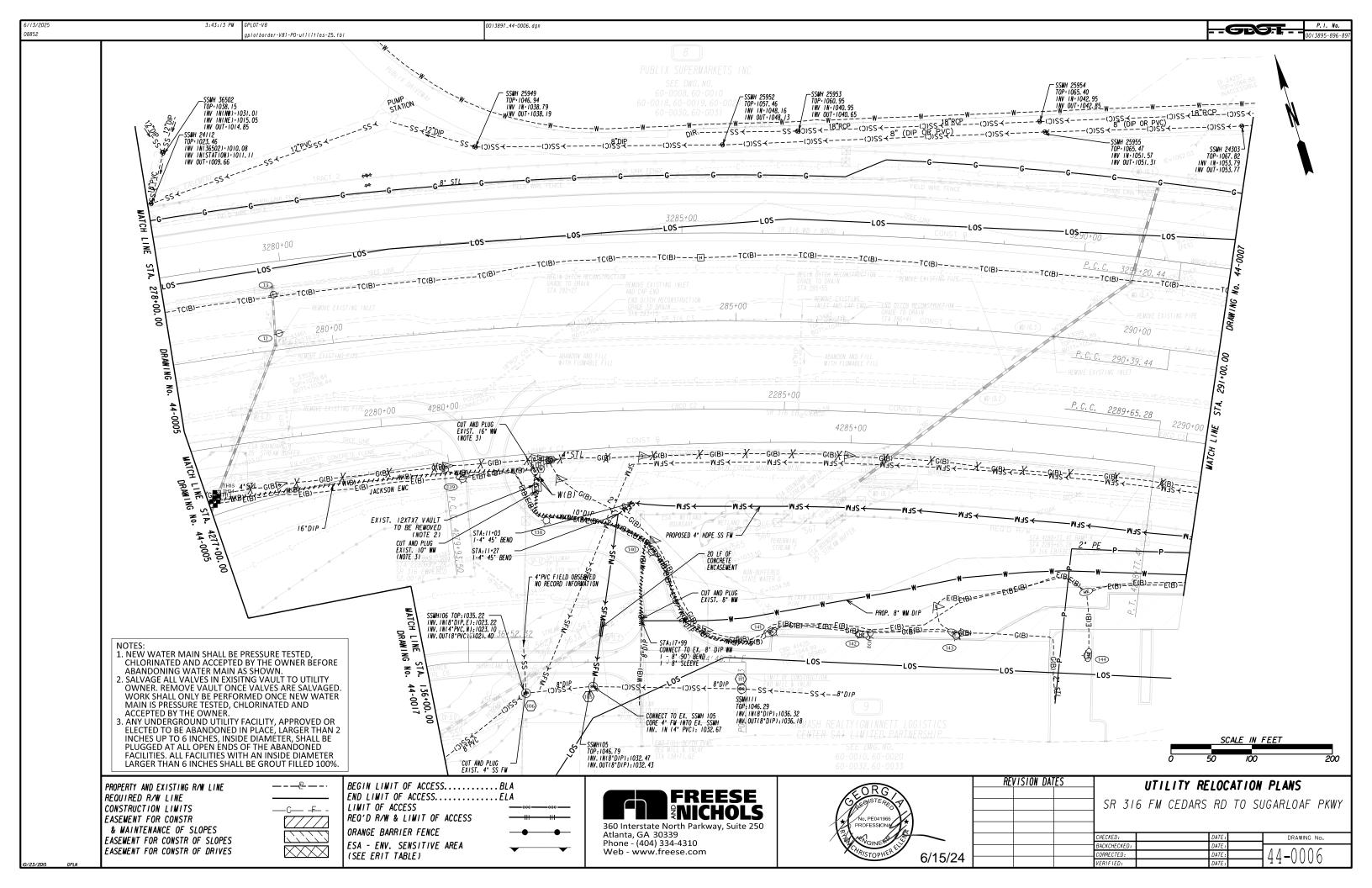
As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent
Printed Name of Authorized Officer or Agent
Title of Authorized Officer or Agent
Date

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FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA.

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TOM LAWLER, CLERK

After recording return to:
Calloway Title & Escrow, LLC
Attn: David W. Dudley T23CIA
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After recording, return to: David A. Weissmann, Esquire Weissmann & Zucker, P.C. 3490 Piedmont Road Suite 650 Atlanta, Georgia 30305

SEWER EASEMENT AGREEMENT

THIS SEWER EASEMENT AGREEMENT (this "Agreement"), made as of the 15th day of December, 2006, by and among HJL ENTERPRISES, LLC, a Georgia limited liability company ("HJL") and THE GOODWIN AMMONIA COMPANY, a California corporation (hereinafter sometimes referred to as the "Goodwin").

WITNESSETH:

WHEREAS, Goodwin is the owner of certain real property lying and being in Gwinnett County, Georgia and described on **Exhibit A** attached hereto and incorporated herein by reference ("Goodwin Property");

WHEREAS, HJL is the owner of certain real property lying and being in Gwinnett County, Georgia described on Exhibit B attached hereto and incorporated herein (the "HJL Property"); the HJL Property and the Goodwin Property are sometimes referred to collectively as the "Properties").

WHEREAS, Atlanta Research Properties, a predecessor in title to the HJL Property, reserved a utility easement (the "Utility Easement") along the northern boundary of the Goodwin Property pursuant to that certain General Warranty Deed at Deed Book 5178, Page 345, Gwinnett County, Georgia Records, which Utility Easement benefits and is appurtenant to the HJL Property;

WHEREAS, the parties desire to designate the Utility Easement and surrounding areas for use as a sanitary sewer line and related sewer manholes and facilities (the "Sewer Line") to be constructed and installed within the Goodwin Property all as shown on **Exhibit C** attached hereto.

WHEREAS, HJL and Goodwin have agreed that HJL shall be granted the right to construct a portion of the Sewer Line on the Goodwin Property and the right to utilize and maintain the Sewer Line, as provided herein;

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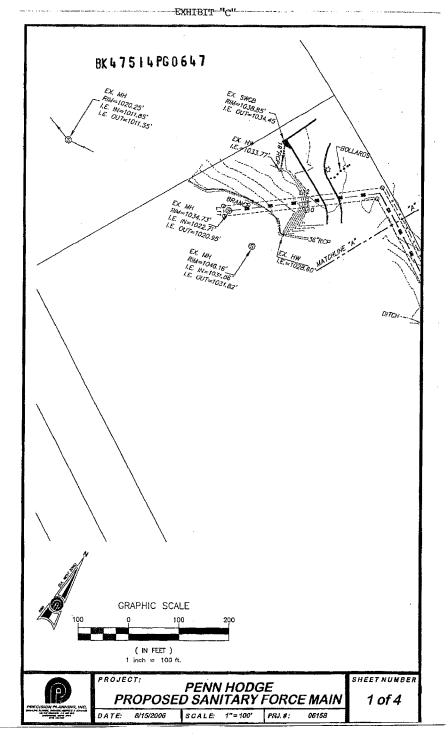
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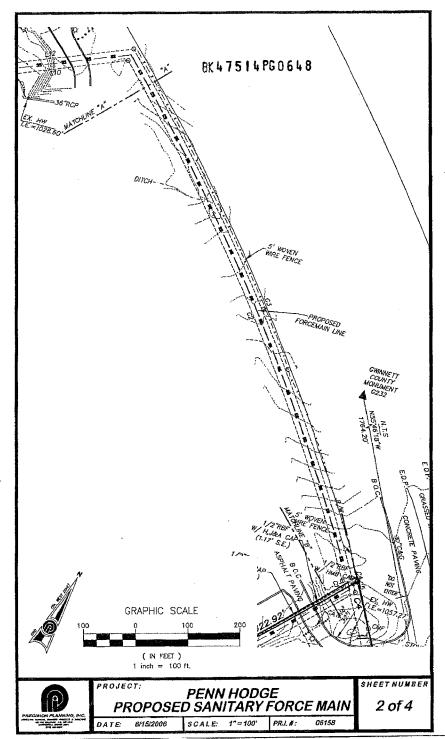
BK 475 | 4PG 0635

WHEREAS, the parties hereto wish to enter into this Agreement to grant to HJL the right to construct, utilize and maintain the Sewer Line and to provide for their respective rights and obligations with respect to the Sewer Line, all as more fully set forth below.

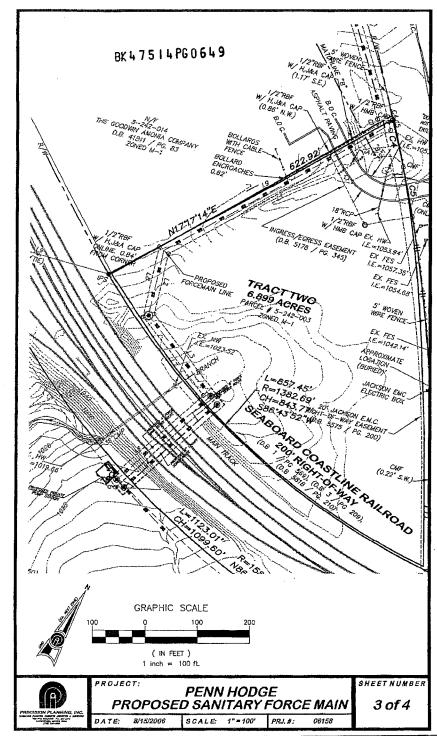
NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

- 1. Grant of Easement. (a) Goodwin hereby grants, creates and conveys to HJL, a perpetual, non-exclusive right, privilege and easement over, under, across and through portions of the Goodwin Property more particularly described and depicted in Exhibit D attached hereto and incorporated herein by this reference (the "Easement Area"), for the purposes of (i), constructing, using, maintaining and repairing the Sewer Line within the Easement Area and (ii) providing ongoing sanitary sewer service to the HJL Property. The Easement Area shall run, and shall be contiguous, to the HJL Property. The Easement Area shall be ten (10) feet wide and centered on the Sewer Line, as actually installed. The parties hereto shall agree on a legal description of the Sewer Legal description hereto if necessary due to field construction issues which may change the actual location of the Sewer Line. The description of the Easement Area includes property which is on the HJL Property, and nothing herein shall be deemed to infer or imply any obligation of Goodwin with respect to such HJL Property.
- (b) Goodwin hereby grants, creates and conveys to HIL a nonexclusive, temporary right and privilege (the "Temporary Construction Easement") over, under, upon, across and through the ten (10) feet on either side of the Easement Area for the purpose of access, egress, ingress, grading, construction, staging, mobilization and movement of laborers, construction vehicles and equipment in connection with the construction and completion of the Sewer Line. The Temporary Construction Easement shall terminate on the date that construction of the Sewer Line located on the Goodwin Property is completed.
- 2. Construction Connection at HJL's Cost. HJL agrees to construct the Sewer Line substantially in accordance with the construction plans described on Exhibit E attached hereto and made a part hereof, and in accordance with all applicable governmental requirements, within 24 months from the date of this Agreement. HJL shall restore any damage to the Goodwin Property caused by construction of the sewer lines and facilities hereby. Construction activities by HJL hereunder shall not interfere with Goodwin's western truck entrance at any time during Goodwin's business hours, Monday through Friday, 6:00 a.m. to midnight. Any bridging of open trenches for driveways on a temporary or permanent basis must be sufficient to bear fully loaded semi-trailers passing each other concurrently across the bridged trench.
- 3. Maintenance of the Sewer Line. The parties acknowledge that the Sewer Line may be dedicated to or operated or maintained by Gwinnett County or other applicable governmental authority upon completion. HJL hereby covenants for the benefit of Goodwin, and the successors and assigns of Goodwin, that HJL shall maintain the Sewer Line in good working order and shall pay all maintenance and repair costs for the Sewer Line until same is dedicated in fee or by easement to and accepted by Gwinnett County or other appropriate governmental bodies or utility

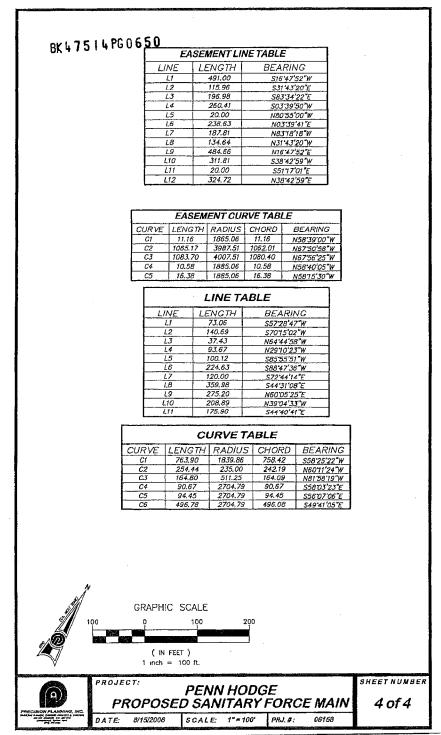




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00650



BK 4 7 5 1 4 PG 0 65.1

LEGAL DESCRIPTION

Forcemain Easement

All that tract or parcel of land lying and being in Land Lot 242 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at a Iron Pin Set at the Intersection of the Westerly Right-of-Way of United States Highway No. 29 (Georgia Highway No. 29, A.K.A. Winder Highway, Right-of-Way varies), and the Southerly Right-of-Way of Georgia Highway No. 316 (Right-of-Way varies); THENCE leaving said Intersection and traveling along said Right-of-Way of Georgia Highway No. 316, North 44 degrees 31 minutes 08 seconds West for a distance of 359.98 feet to a ½" Rebar Found at the Intersection of the aforesaid Southerly Right-of-Way of Georgia Highway No. 316 and the Southeasterly Right-of-Way of Seaboard Coastline Railroad (200' Right-of-Way); THENCE leaving said Intersection and traveling North 44 degrees 40 minutes 41 seconds West for a distance of 175.90 feet to a Iron Pin Set at the Intersection of the Southerly Right-of-Way of Georgia Highway No. 316 and the Northwesterly Right-of-Way of Seaboard Coastline Railroad; THENCE leaving said intersection and continuing along the aforesaid Right-of-Way of Georgia Highway No. 316 the following four (4) courses and distances North 44 degrees 40 minutes 41 seconds West for a distance of 175.90 feet to a point; THENCE along a curve to the left having a radius of 2704.79 feet and an arc length of 94.678 feet, being subtended by a chord of North 49 degrees 41 minutes 05 seconds West for a distance of 496.08 feet to a point; THENCE along a curve to the left having a radius of 2704.79 feet and an arc length of 94.45 feet, being subtended by a chord of North 56 degrees 07 minutes 06 seconds West for a distance of 94.45 feet to a point; THENCE leaving aid Right-of-Way South 17 degrees 17 minutes 14 seconds West for a distance of 99.67 feet to a point; THENCE leaving said Right-of-Way South 17 degrees 17 minutes 14 seconds West for a distance of 89.67 feet to a point; THENCE leaving said Right-of-Way South 17 degrees 17 minutes 14 seconds West for a distance of 89.67 feet to a point; THENCE leaving said Right-of-Way South 17 degrees 17 minutes 14 seconds West for a

THENCE from said point as thus established and continuing along said proposed forcemain easement along a curve to the right having a radius of 1885.06 feet and an arc length of 16.38 feet, being subtended by a chord of South 58 degrees 15 minutes 30 seconds East for a distance of 16.38 feet to a point; THENCE South 16 degrees 47 minutes 52 seconds West for a distance of 491.00 feet to a point; THENCE South 31 degrees 43 minutes 20 seconds East for a distance of 115.96 feet to a point; THENCE South 83 degrees 34 minutes 22 seconds East for a distance of 196.98 feet to a point; THENCE South 03 degrees 39 minutes 50 Seconds West for a distance of 260.41 feet to a point; THENCE North 80 degrees 55 minutes 00 seconds West for a distance of 200.41 feet to a point; THENCE North 80 degrees 55 minutes 00 seconds West for a distance of 20.00 feet to a point; THENCE North 03 degrees 39 minutes 50 seconds East for a distance of 238.63 feet to a point; THENCE North 83 degrees 18 minutes 18 seconds West for a distance of 187.81 feet to a point; THENCE North 31 degrees 43 minutes 20 seconds West for a distance of 134.64 feet to a point; THENCE North 16 degrees 47 minutes 52 seconds East for a distance of 484.66 feet to a point; THENCE along a curve to the left having a radius of 1865.06 feet and an arc length of 11.16 feet, being subtended by a chord of North 58 degrees 39 minutes 00 seconds West for a distance of 11.16 feet to a point; THENCE along a curve to the left having a radius of 3987.51 feet and an arc length of 1065.17 feet, being subtended by a chord of North 67 degrees 50 minutes 58 seconds West for a distance of 1062.00 feet to a point; THENCE South 38 degrees 42 minutes 59 seconds West for a distance of 311.81 feet to a point; THENCE North 51 degrees 17 minutes 01 seconds West for a distance of 20.00 feet to a point; THENCE North 38 degrees 42 minutes 59 seconds East for a distance of 324.72 feet to a point; THENCE along a curve to the right having a radius of 4007.51 feet and an arc length of 1083.70 feet, being subtended by a chord of South 67 degrees 56 minutes 25 seconds East for a distance of 1080.40 feet to a point; THENCE along a curve to the right having a radius of 1885.06 feet and an arc length of 10.58 feet, being subtended by a chord of South 58 degrees 40 minutes 05 seconds East for a distance of 10.58 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.134 acres.

RETURN TO:

STATE OF GEORGIA COUNTY OF GWINNETT

QUIT CLAIM DEED

THIS INDENTURE, made this 3rd day of December, 2024, between

HJL ENTERPRISES, LLC a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, a political subdivision of the 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

WHEREAS, sanitary sewer service for Grantor's property is currently provided by a private sewer line constructed on Grantor's property and property adjoining Grantor's property that is currently owned by Humash Realty (Gwinnett Logistics Center GA) Limited Partnership, a Delaware limited partnership, successor in title to The Goodwin Ammonia Company; and

WHEREAS, pursuant to that certain Sewer Easement Agreement between Grantor and The Goodwin Ammonia Company, dated December 15, 2006, and recorded at Deed Book 47514, Page 634, Gwinnett County, Georgia records (hereinafter, the "Agreement"), Grantor acquired a perpetual, non-exclusive right, privilege and easement for the purposes of constructing, using, maintaining and repairing a sewer line and providing on-going sanitary sewer service to Grantor's property (the "Sewer Easement"); and

WHEREAS, said Agreement contemplated that the sewer line might be dedicated to or operated or maintained by Gwinnett County or other applicable governmental authority upon completion, and the parties to the Agreement agreed to cooperate and execute such customary instruments as need be to cause the sewer line to be so dedicated; and

WHEREAS, by this Quit Claim Deed, Grantor desires to dedicate a portion of the sanitary sewer line that serves its property to Grantee by transferring its interest in the Sewer Easement and a portion of the sanitary sewer line on its property to Grantee as set forth below.

NOW THEREFORE: That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

That property lying and being in Land Lot 242 of the 5th Land District of Gwinnett County, Georgia, being described by tax parcels 5242-014 and 5242-003, Gwinnett County, Georgia, for sewer force main easements as shown on the easement plats attached hereto as Exhibit "A" and incorporated herein by reference, entitled Sewer Force Main Easement Exhibit Parcel 9, prepared by AtkinsRéalis, dated August 15, 2024, and Sewer Force Main Easement Exhibit Parcel 10, prepared by AtkinsRéalis, dated August 19, 2024, together with all and singular, the rights, easements and hereditaments thereunto or otherwise appertaining, and being more particularly described in Exhibit "B," attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

EXPIRES

Signed, sealed and delivered in the presence of:

Unofficial Witness

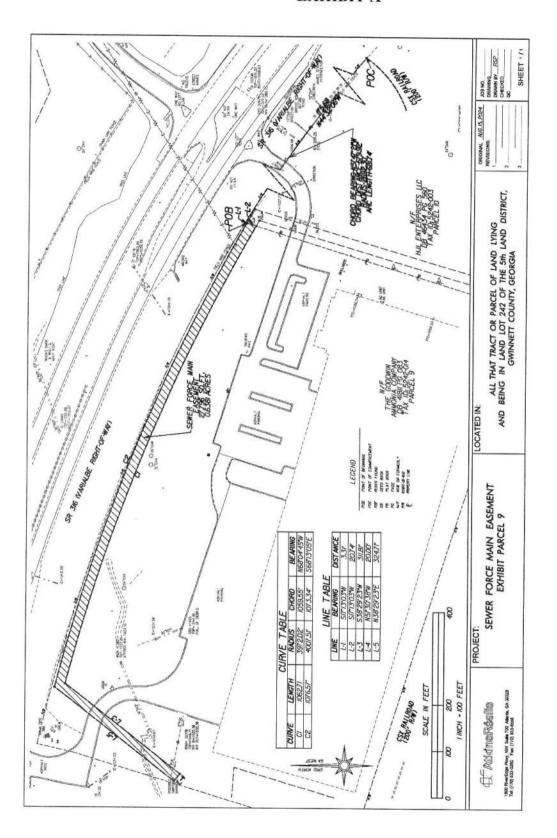
Notary Public

[Notary Seal]

HJL ENTERPRISES, LLC

By:

EXHIBIT A



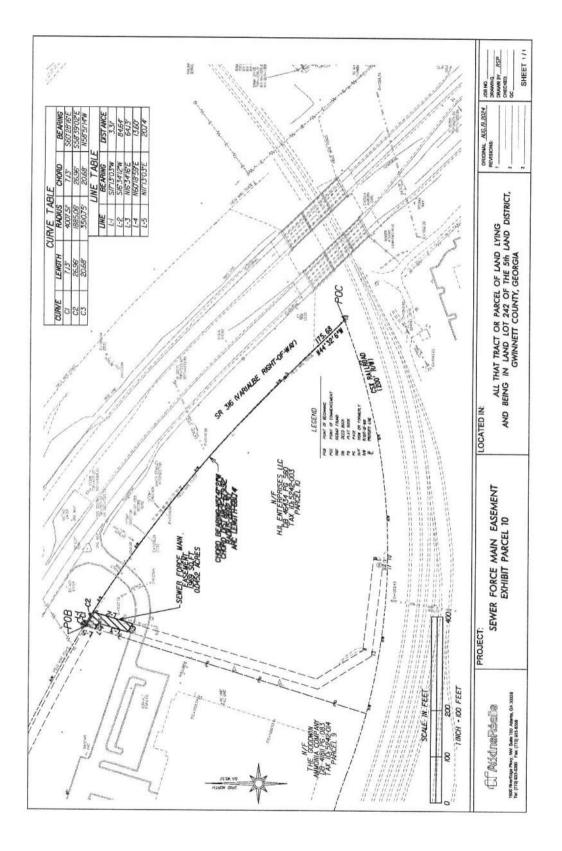


EXHIBIT B

LEGAL DESCRIPTION

Sewer Force Main Easement Parcel 9

All that tract or parcel of land lying and being in Land Lot 242 of the 5th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the intersection of the Southerly right-of-way line of Right-of-way Georgia Highway No. 316 (Public, Variable Right-of-Way) and the Northerly Right-of-Way of CSX Railroad (formerly Seaboard Coastline Railroad) (having a 200' Right-of-Way) THENCE continue along said southerly right-of-way line the following bearings and distances:

THENCE North 44 degrees 32 minutes 06 seconds West for a distance of 175.68 feet to a found Right-of-Way Monument;

THENCE along a curve to the left having a radius of 2692.30 feet and an arc length of 681.74 feet being subtended by a chord of North 51 degrees 47 minutes 21 seconds West for a distance of 679.92 feet to a point, said point being on the common line between Now or Formerly HJL Enterprises LLC and Now or Formerly the Goodwin Ammonia Company;

THENCE leaving said Southerly Right-of-Way line and continuing along said common line South 17 degrees 13 minutes 03 seconds East for a distance of 3.31 feet to a point, said point being the POINT OF BEGINNING;

THENCE South 17 degrees 13 minutes 03 seconds West for a distance of 20.74 feet to a point;

THENCE leaving said common line along a curve to the right having a radius of 3972.02 feet and an arc length of 1062.71 feet being subtended by a chord of North 68 degrees 04 minutes 45 seconds West for a distance of 1059.55 to a point;

THENCE South 38 degrees 29 minutes 23 seconds West for a distance of 311.81 feet to a point;

THENCE North 51 degrees 30 minutes 38 seconds West for a distance of 20.00 feet to a point;

THENCE South 38 degrees 29 minutes 23 seconds East for a distance of 324.71 feet to a point;

THENCE along a curve to the right having a radius of 4007.51 feet and an arc length of 1076.57 feet being subtended by a chord of South 68 degrees 13 minutes 05 seconds East for a distance of 1073.34 to the POINT OF BEGINNING;

Said property contains 27,796 square feet or 0.6381 acres, more or less.

Sewer Force Main Easement Parcel 10

All that tract or parcel of land lying and being in Land Lot 242 of the 5th Land District, Gwinnett County Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the intersection of the Southerly right-of-way line of Right-of-way Georgia Highway No. 316 (Public, Variable Right-of-Way) and the Northerly Right-of-Way of CSX Railroad (formerly Seaboard Coastline Railroad) (having a 200' Right-of-Way) THENCE continue along said southerly right-of-way line the following bearings and distances:

THENCE North 44 degrees 32 minutes 06 seconds West for a distance of 175.68 feet to a found Right-of-Way Monument;

THENCE along a curve to the left having a radius of 2692.30 feet and an arc length of 681.74 feet being subtended by a chord of North 51 degrees 47 minutes 21 seconds West for a distance of 679.92 point, said point being on the common line between Now or Formerly HJL Enterprises LLC and Now or Formerly the Goodwin Ammonia Company;

THENCE leaving said Southerly Right-of-Way line and continuing along said common line South 17 degrees 13 minutes 03 seconds West for a distance of 3.31 feet to a point, said point being the POINT OF BEGINNING;

THENCE along a curve to the right having a radius of 4007.51 feet and an arc length of 7.13 feet being subtended by a chord of South 60 degrees 28 minutes 16 seconds East for a distance of 7.13 to a point;

THENCE leaving said common line along a curve to the right having a radius of 1885.06 feet and an arc length of 26.96 feet being subtended by a chord of South 58 degrees 39 minutes 02 seconds East for a distance of 26.96 to a point;

THENCE South 16 degrees 34 minutes 12 seconds West for a distance of 84.64 feet to a point;

THENCE leaving said common line along a curve to the right having a radius of 3510.75 feet and an arc length of 20.68 feet being subtended by a chord of North 58 degrees 51 minutes 14 seconds West for a distance of 20.68 feet to a point;

THENCE North 16 degrees 34 minutes 16 seconds East for a distance of 64.13 feet to a point;

THENCE North 60 degrees 18 minutes 59 seconds West for a distance of 13.60 feet to a point on the common line between Now or Formerly HJL Enterprises LLC and Now or Formerly the Goodwin Ammonia Company;

THENCE continue along said common line North 17 degrees 13 minutes 03 seconds East for a distance of 20.74 feet to the POINT OF BEGINNING.

Said property contains 1,969 square feet or 0.0452 acres, more or less.



Russell R. McMurry, P.E., Commissioner One Georgia Center 600 West Peachtree Street, NW Atlanta, GA 30308 (404) 631-1000 Main Office

August 8, 2025

Ms. Nicole Love Hendrickson Chairwoman Gwinnett County Board of Commissioners Gwinnett Justice & Administration Center 75 Langley Drive Lawrenceville, Georgia 30046

Subject: Project No. N/A, Gwinnett County

P.I. No. 0013896

Contract Item Agreement Undated – Water and Sewer Facilities

Dear Ms. Hendrickson:

In accordance with your request, the adjustment of Water and Sewer facilities belonging to **Gwinnett County** is being included in the Department's contract for the roadway work on the above numbered project.

We are transmitting three counterparts of an undated Contract Item Agreement which sets forth the conditions under which the State agrees to have its Contractor perform the work and by which **Gwinnett County** will reimburse the Department for this work. As outlined in Article 8, the non-binding Pre-let estimate not including betterment for this work is \$640,947.00 (of which \$233,513.00 is for Reimbursable Sewer items and \$407,434.00 is for Non-reimbursable Water and Sewer Items). The Department will bear 100% or \$233,513.00 for the Reimbursable Items and Gwinnett County will bear \$407,434.00 or 100% for the Non-Reimbursable Items. Also, attached is a cost estimate supporting the Agreement.

If the Agreement meets with your approval, please handle for execution on behalf of Gwinnett County and return all three (3) counterparts to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308, for execution on behalf of the Department. Also, complete the attached resolution form and insert the date of resolution on page 5 of the Agreement. The Official Seal of Gwinnett County is also required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also, please provide Gwinnett County's Federal Employee Identification Number (FEIN) in the blank shown on page 4 of the Agreement.

In accordance with Articles 8, 9, and 10 of the Agreement, the Department shall notify

Ms. Nicole Love Hendrickson
Project No. N/A, Gwinnett County
P.I. No. 0013896
Contract Item Agreement Undated – Water and Sewer Facilities
August 8, 2025; Page 2 of 2

Gwinnett County in writing the amount due the Department based upon the aforementioned commitment letter at the time of execution. At that time a check for the amount required to perform the work will be requested as outlined in the Agreement.

The Department will refund any overpayment or request in writing that Gwinnett County pay the Department the revised amount as determined by the aforesaid method.

If you have any questions or need further information, please contact Danah Bonny at 404-631-1709 or by email at dbonny@dot.ga.gov. Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Very truly yours,

Shajan Joseph, P.E.

Assistant State Utilities Administrator

For: Nicholas Fields

State Utilities Administrator

NF: SPJ: MGC: DB

Attachments (Agreement and Estimate)
cc: Jason Dykes, P.E., District 1 Engineer
Terri Holbrook, District 1 Utilities Manager
Temitope Akinkunmi, Project Manager
Frantz Boileau, Utilities Preconstruction Specialist
Abdulvahid Munshi, Utility Coordinator

Account No. – Class: 733005-309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

Georgia Project No.: N/A, Gwinnett County

G.D.O.T. P.I. No.: **0013896**

THIS AGREEMENT, made this _______, by and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the DEPARTMENT, first party, and **Gwinnett County**, a political subdivision of the State of Georgia, hereinafter called the LOCAL AGENCY, second party;

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project to construct the Fence Road Connector between County Road 5661/Fence Road to State Route 316 in Gwinnett County, Georgia; and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments or additional installation of utility facilities of the LOCAL AGENCY, the cost of which shall be determined in accordance with Articles 8, 9, & 10 below; and

WHEREAS, the LOCAL AGENCY has requested that the DEPARTMENT include the adjustment or installation of **water and sewer facilities** in its highway construction contract as shown on the attached plans; and

WHEREAS, this Agreement being for the sole purpose of providing a contractor for work performed on the LOCAL AGENCY'S water and sewer facilities, the LOCAL AGENCY shall bear the cost of said work to be determined as hereinafter set forth;

WHEREAS, the preliminary engineering, including preparation of detailed plans and contract estimate for adjustment of the utilities described above have been accomplished by the LOCAL AGENCY;

WHEREAS, the DEPARTMENT has relied on the LOCAL AGENCY'S design in the plans for the utility work, which has been approved by the LOCAL AGENCY and accepted by the DEPARTMENT prior to commencing work;

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the LOCAL AGENCY or LOCAL AGENCY'S Consultant before authorizing any changes or deviations which affect the LOCAL AGENCY'S facility.

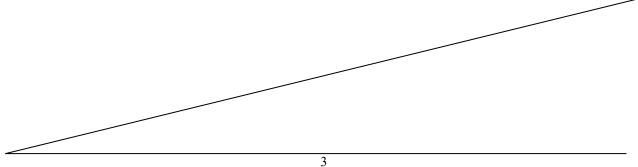
STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

- 2. The LOCAL AGENCY or the LOCAL AGENCY'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The DEPARTMENT agrees to notify the LOCAL AGENCY when all utility work is completed and ready for final inspection by the LOCAL AGENCY.
- 3. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the LOCAL AGENCY of the new project designation. Such change in project designation shall have no effect whatsoever on any of the other terms of this Agreement.
- 4. The DEPARTMENT shall include in its contract for this project all work necessary to accomplish the adjustment of the LOCAL AGENCY'S facilities as shown on the highway plans along with the necessary specifications to assure that the work conforms to sound construction practices.
- 5. In the event it becomes necessary to add pay items that are not provided for in the contract, the DEPARTMENT shall negotiate prices with the contractor and enter into a supplemental agreement with the contractor for completion of the additional items. Upon notification, the LOCAL AGENCY shall furnish a check for the additional cost as determined in Article 8 below.
- 6. The DEPARTMENT shall furnish on the project the construction engineering inspection and testing by its own forces required to assure that the work is done in accordance with the plans, specifications and Special Provisions.
- 7. Upon completion of the work and upon certification by the DEPARTMENT'S engineers that the work has been completed in accordance with the aforesaid plans and specifications, the LOCAL AGENCY shall accept the adjusted and additional facilities and shall thereafter operate and maintain the adjusted and additional facilities without further cost to the DEPARTMENT or its contractor. Such maintenance and all operations and activities shall be subject to the DEPARTMENT'S rules, policies and procedures as contained in its Utility Accommodation Policy and Standards, current edition. The DEPARTMENT, its employees, officers, consultant, and officials shall have no liability stemming from the DEPARTMENT's reliance upon the LOCAL AGENCY'S design plans for the utility relocation.
- 8. The DEPARTMENT shall include in its highway contract those items shown as "materials" for permanent installation on the aforesaid plans. The price bid for the appropriate items shall include all labor, materials and incidentals necessary to complete the work. The cost of the requested work shall be determined from unit quantities and unit prices as shown in the DEPARTMENT'S tabulation of bids. The approximate non-binding pre-let estimate, not including betterment, is \$640,947.00 (of which \$233,513.00 is for the Reimbursable Sewer Items and \$407,434.00 is for the Non-Reimbursable Water and Sewer Items) based on the LOCAL AGENCY'S estimate attached hereto of which the Department shall bear 100% or

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

\$233,513.00 of the Reimbursable Items and the LOCAL AGENCY shall bear \$407,434.00 or 100% of the Non-Reimbursable Items.

- It is mutually agreed that as soon as practicable after the opening of bids and acceptance of a bid by the DEPARTMENT, the DEPARTMENT shall notify the LOCAL AGENCY in writing of the amount due the DEPARTMENT. The LOCAL AGENCY shall pay to the DEPARTMENT the amount due within sixty (60) days.
- It is further mutually agreed that the final cost of the work performed on 10. behalf of the LOCAL AGENCY shall be determined by measurement of the actual quantities of installed materials, including added items under Article 5, multiplied by the actual bid prices. Accordingly, after the project has been completed, the DEPARTMENT shall determine the final cost to be borne by the LOCAL AGENCY and, as the case may be, shall refund to the LOCAL AGENCY or shall request of the LOCAL AGENCY an additional payment in the amount of the difference between the final cost to be borne by the LOCAL AGENCY and the amount which the LOCAL AGENCY has previously paid to the DEPARTMENT. In the event additional payment is due to the DEPARTMENT, the LOCAL AGENCY agrees to pay same within sixty (60) days after the statement is received from the DEPARTMENT. In the event a refund is due the LOCAL AGENCY, the DEPARTMENT agrees to pay the LOCAL AGENCY within sixty (60) after the refund amount is determined or final acceptance is made by the DEPARTMENT.
- The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
- Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL AGENCY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.
- 13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.
- 14. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.



STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as original by their authorized representative the day and date hereinabove written.

GWINNETT COUNTY

		BY:CHAIRWOMAN
*****	*******	o <u>resolution</u> dated
FEIN_ ************************************		BY: SECRETARY/ASST.SECRETARY (OFFICIAL SEAL)
		ACCEPTED: DEPARTMENT OF TRANSPORTATION
		BY:COMMISSIONER
PROJECT NO.: COUNTY: G.D.O.T. P.I. NO.: DATE:	Gwinnett 0013896	Signed, sealed and delivered this
I attest that the seal		(OFFICIAL SEAL OF THE DEPARTMENT) ial Seal of the DEPARTMENT.
		BY: TREASURER OFFICIAL CUSTODIAN OF THE SEAL

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

RESOLUTION

STATE OF GEORGIA

GWINNETT COUNTY

BE IT RESOLVED by the CHAIRW	OMAN and the Bo	ard of Commissioners	of Gwinnett
County, and it is hereby resolved, that the for	regoing attached Ag	greement, relative to pr	oject N/A,
GWINNETT COUNTY, P.I. No. 0013896 to	construct the Fenc	e Road Connector bety	veen County
Road 5661/Fence Road to State Route 316 in	Gwinnett County,	and that Ms. Nicole Lo	ove
Hendrickson as Chairwoman and		, as County Clerk, be a	nd they are,
thereby authorized and directed to execute th	e same for and in b	ehalf of said by the Ch	airwoman
and the Board of Commissioners of Gwinnet	t County.		
Passed and adopted, this the	day of	, 20_	·
ATTEST:			
	BY:		
COUNTY CLERK		CHAIRWOMAN	
STATE OF GEORGIA,			
GWINNETT COUNTY			
Ι,	as County Clerk, c	lo hereby certify that I	am custodiar
of the books and records of the same, and tha			
file in my office, and was passed by the Cha	irwoman and the B	oard of Commissioner	s of Gwinnet
County. WITNESS my hand and official sig	nature, this the	day of	
20			
	ВҮ:	COUNTY CLERK	



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	GWINNETT COUNTY
or Project Description	PROJECT NO. N/A, PI NO. 0013896, GWINNETT COUNTY, TO CONSTRUCT THE FENCE ROAD CONNECTOR BETWEEN COUNTY ROAD 5661/FENCE ROAD TO STATE ROUTE 316.

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number (EEV/E-Verify Company Identification Number)	Date of Authorization
Name of Contractor	
I hereby declare under penalty of perjury that the foregoing is true and correct	
Printed Name (of Authorized Officer or Agent of Contractor)	Title (of Authorized Officer or Agent of Contractor)
Signature (of Authorized Officer or Agent)	Date Signed
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE	
DAY OF	
	[NOTARY SEAL]
Notary Public	
My Commission Expires	

CERTIFICATION OF COMPLIANCE WITH ANNUAL IMMIGRATION REPORTING REQUIREMENTS/ NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent
Printed Name of Authorized Officer or Agent
Title of Authorized Officer or Agent
Date

P.I. 0013896 SR 316 CEDARS RD TO SUGARLOAF PKWY - Gwinnett County Department of Water Resources - Water & Sewer Utilities -															
				In-Kind I	Items	Rei	mbursable Sanitary Sewer Items				Actual Bid C	Costs			
Pay Item and Description	Additional Description	Unit	Orig Plan Total Qty	Orig Est Unit Price	Orig Est Cost	Orig Plan Total Qty	Orig Est Cost	In-Kind / Reimbursable Total Qty	Actual Bid Total Qty	Actual Bid Unit Price	Actual Total Bid Cost	Actual In-Kind Bid Cost	Actual Bid Cost Reimbursable Sanitary Sewer Items	Final QTY	Final Cost
ITEM NO. Description (Item Number)		UNITS													s -
WATER FACILITIES							s -	0			S -	S -	S -		s -
500-3101 CLASS A CONCRETE(500-3101)	Used for concrete encase shallow util	CY	16	\$ 755.00			S -	16			S -	S -	S -		s -
615-2555 JACK OR BORE PIPE, 36 IN STEEL CASE(615-2555)				\$ 1,195.00			S -	80			s -	S -	S -		S -
670-1160 WATER MAIN, 16 IN(670-1160)			545				S -	545			s -				S -
670-4000 FIRE HYDRANT(670-4000)		EA	_				S -	1			s -	- 2	S -		S -
670-4500 CONCRETE THRUST COLLAR, 6 IN PIPE OR SMALLER(670-4500)	·	EA	_				s -	1			S -	S -	S -		\$ -
660-4065 STEEL CASING. 36 IN(660-4065)	·	LF	176	\$ 639.00	S 112.464.00		s -	176			S -				\$ -
SEWER FACILITIES	·						s -	0			S -	S -			s -
660-1120 TEMPORARY BYPASS PUMPING(660-1120)	used for CSX FM tie in and SS at Fence Rd			\$ 1,554.00				10			s -		S -		s .
660-1150 CUT & PLUG EXISTING SEWER MAIN(660-1150)		EA	1				s -	1			S -	s -			s -
660-1215 SEWER FORCE MAIN, 4 IN, -(660-1215)			136				s -	136			S -				s -
660-1625 SEWER MAIN, DUCTILE IRON, 8 IN(660-1625)	Used for SS relocation at Fence Road	LF		\$ 277.00		407		407			S -	s -			S -
660-4035 STEEL CASING, 16 IN(660-4035)	Used for SS relocation at Fence Road	LF				170		170			S -	s -			S -
668-3300 SAN SEWER MANHOLE. TP 1(668-3300)	Used for SS relocation at Fence Road	EA		\$ 8,660.00		2		2			S -				s -
668-3312 SAN SEWER MANHOLE, TP 1, ADDL DEPTH, CL 2(668-3312)	Used for SS relocation at Fence Road	LF		\$ 599.00		12		12			S -				S -
610-1725 REM SAN SEWER PIPE. 8 IN(610-1725)	Used for SS relocation at Fence Road	LF		\$ 65.00	S -	300	S 19,500.00	300			S -	s -			s -
							ļ				S -	s -	\$ -		S -
GDOT SHARE 0.09%				TOTAL	L EST In-Kind 407,434.00		Reimbursable Sanitary Sewer Items EST 233,513.00			TOTAL Act	tual Bid Cost	TOTAL Actual In- Kind Bid Cost	TOTAL Actual Betterment Reimbursable Sanitary Sewer Items	TOTAL	s -
UTILITY OWNER SHARE					URSIBLE / FACILITY NER SHARE	TOTAL I	ESTIMATE IN-KIND & Reimbursable Sanitary Sewer Items			REIMBURSIB	COST NON- LE / FACILITY R SHARE	TOTAL BID COST I	N-KIND & Reimbursable Sewer Items	CHECK RECEIVED	s -
100.00%				s	407,434.00	s	640,947.00			S		s	-		
				REIMBURSE	BLE / GDOT SHARE 233,513.00	SHARE 6	FAL ESTIMATE IN-KIND (NON- BURSABLE) FACILITY OWNER & Reimbursable Sanitary Sewer Items 640,947.00			REIMBURS SH	BID COST / IBLE/ GDOT ARE	REIMBURSABLE) FA & Reimbursable	OST IN-KIND (NON- ACHLITY OWNER SHARE Sanitary Sewer Items	AMOUNT DUE FROM UTILITY OWNER	s -
NOTE:									NOTES:						
GDOT IS RESPONSIBLE FOR 100% OF THE REIMBURSABLE HIGHLIGHTED SANITARY SEWER ITEMS AT FENCE ROAD (LISTED IN C	OLUMNs I AND J - ESTIMATED COSTS OF	\$233,513.0	0). GWINNET	T COUNTY IS RESPO	ONSIBLE FOR 100% THE IN	I-KIND WATI	ER AND SEWER ITEMS (ESTIMATED CO:	STS \$407,434.00)							

P10013896 - Gwinnett - Gwinnett County W&S - CLA Spreadsheet - Reinbursable Items - 8-8-25

THE LAW FIRM OF JOHN W. BELL, P.C.

ATLANTA OFFICE: 5 CONCOURSE PARKWAY SUITE 3000 ATLANTA, GEORGIA 30328 ALPHARETTA OFFICE: 12600 DEERFIELD PARKWAY SUITE 100 ALPHARETTA, GEORGIA 30004 TELEPHONE: (678) 762-3394 DIRECT DIAL: (678) 457-1198 TELECOPIER: (770) 783-8706 EMAIL: jwbell@jwb-law.com

ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

QUIKTRIP CORPORATION, an Oklahoma corporation

CLIENT:	Gwinnett County Department of Water Resources	TAX PARCEL:	5242 001
PROJECT:	SR 316 @ Winder Hwy. F-1256-02 – PI 0013895	OUR FILE:	22-19232
DISTRICT:	5	LAND LOT(S):	242
PARCEL:	N/A	EFFECTIVE DATE:	September 12, 2022

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Gwinnett County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in QUIKTRIP CORPORATION, an Oklahoma corporation, by virtue of a Limited Warranty Deed dated as of February 12, 1998 and recorded in Deed Book 15467, Page 171, Gwinnett County, Georgia records, as described therein; subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

- (a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.
- (b) Any matters not shown by the public records or which are improperly indexed of record.
- (c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.
- (d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.
- (e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.
- (f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record, and those matters filed according to the names of any tenants or lessees of the subject property, as no lessee or tenant search is included herewith.
- (g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.
- (h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.
- (i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.
- (j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.
- (I) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.
- (m) Liens for taxes not yet due and payable.

SPECIAL EXCEPTIONS

SECURITY DEEDS

1. None found open of record. Please inquire.

PROTECTIVE COVENANTS AND PLAT RESTRICTIONS

1. Those matters shown on that certain Department of Transportation Right of Way Map filed May 10, 1978 and recorded in Plat Book 8, Page 28, Gwinnett County, Georgia records.

EASEMENTS, RIGHT-OF-WAY DEEDS, AND AGREEMENTS

- 1. Right of Way Deed, relinquishment of access rights, and associated easements from Minnie L. Stanley to the Department of Transportation, dated May 5, 1978, filed May 9, 1978 and recorded in Deed Book 1469, Page 65, aforesaid records.
- 2. Easement from QuikTrip Corporation to Gwinnett County, dated May 1, 1998, filed June 12, 1998 and recorded in Deed Book 16203, Page 14, aforesaid records.
- 3. Maintenance Agreement by and between QuikTrip Corporation and Gwinnett County, filed March 8, 2011 and recorded in Deed Book 50575, Page 120, aforesaid records.

LIENS AND JUDGMENTS

1. None.

TAXES

1. No search of applicable state, county or municipal real property taxes has been conducted, but a search can be performed upon request.

OTHER EXCEPTIONS

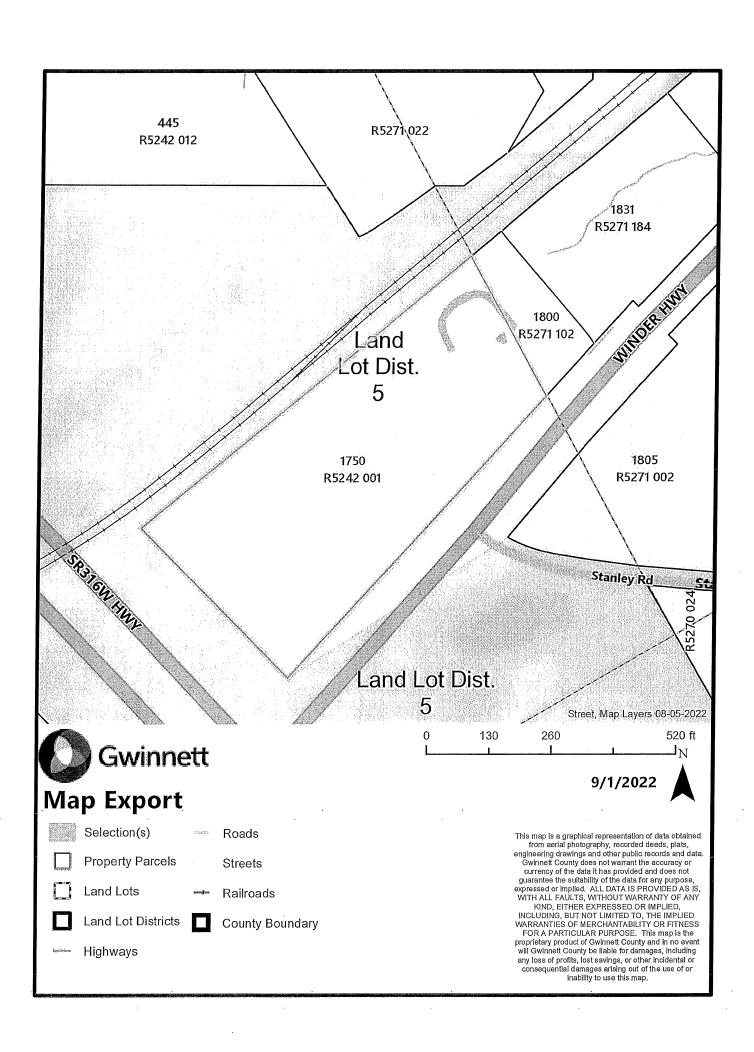
1. None.

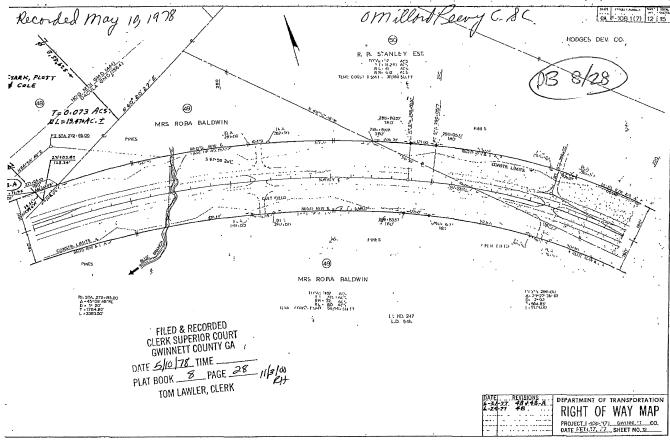
This the 30th day of September, 2022.

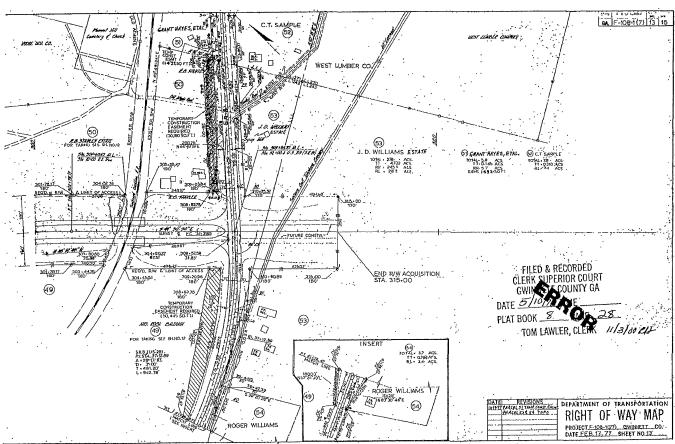
JOHN W. BELL, P.C.

Bv:/

John W. Bell, Attorney at Law







15467 Ø171

BK 15467 PG0171



UPON RECORDING RETURN TO:

Alston & Bird One Atlantic Center 1201 West Peachtree Street Atlanta, Georgia 30309-3424 Attention: B, Ford Robertson

LIMITED WARRANTY DEED

CLENK'SUPERIOR COURT SWINNETT COUNTY, GA. 1998 FEB 17 PN 2: 00 TOM LAWLER, CLERK

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made as of February 12, 1998, between GABLES INVESTMENTS ASSOCIATES, INC., a Florida corporation (herein called "Grantor"), and QUIKTRIP CORPORATION, an Oklahoma corporation (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

GWINNETT CO. GEORGIA REAL ESTATE TRANSFER TAX

AA980340.049 Section 4 \$ 685.00 TOTAL LAWLER CLERK OF SUPERIOR COURT

Deed Store Number 766

0503111

1/0

15467 0173

BK 15467 PG0173

Exhibit A

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 4.848 ACRES AND LYING AND BEING IN LAND LOT 242 OF THE 5th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

GEORGIA, AND BRING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA STATE ROUTE 8 (FORMERLY U.S. HIGHWAY 29), A RIGHT OF WAY OF VARYING WIDTHS, AND THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA STATE ROUTE 316, A RIGHT OF WAY OF VARYING WIDTHS, THENCE ALONG SAID RIGHT OF WAY OF GEORGIA STATE ROUTE 316 NORTH 44 DEGREES 28 MINUTES 37 SECONDS WEST A DISTANCE OF 354.52 FRET TO AN IRON PIN SET AT THE INTERSECTION OF FAID RIGHT OF WAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF A 100 FROOT RIGHT OF WAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF A 100 FROOT RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD, THENCE ALONG SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2450.80 FEET AN ARC DISTANCE OF 122.67 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 52 DEGREES 28 MINUTES 33 SECONDS EAST A DISTANCE OF 122.66 FEET) TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 13311.46 FEET AN ARC DISTANCE OF 193.21 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 50 DEGREES 37 MINUTES 34 SECONDS EAST A DISTANCE OF 193.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 13311.46 FEET AN ARC DISTANCE OF 193.21 FEET OA POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 13311.46 FEET AN ARC DISTANCE OF 193.21 FEET OA A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ORTH 50 DEGREES 12 MINUTES 37 SECONDS EAST A DISTANCE OF 402.79 FEET TO AN IRON PIN SET ON THE LAND LOT LINE COMMON TO LAND LOTS 242 AND 271; THENCE ALONG SAID RIGHT OF WAY OF GEORGIA STATE ROUTE 8, THENCE ALONG SAID RIGHT OF WAY OF GEORGIA STATE ROUTE 8, THENCE ALONG SAID RIGHT OF WAY OF GEORGIA STATE ROUTE 8, THENCE ALONG SAID RIGHT OF WAY SOUTH 41 DEGREES 59 MINUTES 47 SECONDS WEST A DISTANCE OF 356.85 FEET TO A CONCRETE MONUMENT FOUND, THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 41 DEGREES 59 MINUTES 47 SEC

a-1

DOT 118 LA Revised - 4/5/7	2	DEPARTMENT OF	TRANSPORTATION	800以 1469 PAGE (65
			WAY DEED	是 由	
•		(LIMITED	•	THE REPORT OF THE PARTY OF THE	
GEORGIA	Gwinnett	COUNTY .	PROJECT NO	F-108-1-107 55	
			_ day ofMay		
WITNESSETH that	Mini	ie L. Stanley		, the undersigned,	
is the owner of	a tract of land	in	Gwinnett	_ COUNTY through which the	
-	. Lawrencev	ille - Athens	Highway	, known as	
Project No.	F-108-1 (7)		_, has been laid out	by the Department of Trans-	
portation as a I of said road in Georgia, to whice	the office of the	to Department o	ore particularly des of Transportation, N	cribed in a map and drawing o. 2 Capitol Square, Atlanta,	
and maintenance receipt whereof ment of Transpor	of said road, and is hereby acknown tation, and their	d in considers ledged, I do h r successors i	ation of ONE DOLLAR sereby grant, sell as	erty by the construction (\$1.00) in hand paid, the id convey to said Depart-id as to make a right of is follows:	
All that tract o District of Gwin	r parcel of lan	d lying and be orgia, and be:	eing in Land Lot 24 ing more particular	2 of the 5th Land ly described as	

BEGINNING at a point on the boundary between the lands of the grantor and lands now or formerly owned by Mrs. Roba Baldwin, said point being 180 feet left of Georgia Highway Project F-108-1 (7) mainline survey centerline Station 286+85.18, and running thence southeasterly 206.70 feet along an arc 180 feet left of and parallel to Project F-108-1 (7) mainline survey centerline to a point 180 feet left of Project F-108-1 (7) mainline survey centerline to a point 180 feet left of Project F-108-1 (7) mainline survey centerline Station 288+83.57, thence \$67°58'26"E 121.60 feet to a point 180 feet left of Project F-108-1 (7) mainline survey centerline Station 290+05.17; thence southeasterly a combined distance of 1246.70 feet along an arc 180 feet left of and parallel to Project F-108-1 (7) mainline survey centerline to a point 180 feet left of Project F-108-1 (7) mainline survey centerline Station 301+78.17; thence \$44°30'50"E 274.19 feet to a point on the existing right of way of Seaboard Coastline Radiroad, said point being 180 feet left of Project F-108-1 (7) mainline survey centerline Station 304+52.36; thence southwesterly 266.17 feet along said right of way to a corner of the Roba Baldwin tract, said corner being 75.88 feet right of Project F-108-1 (7) mainline survey centerline Station 303+80.60; thence N48°52'48"W a combined distance of 1718.76 feet along the Baldwin boundary to the point of EEGINNING.

follows:

Also BEGINNING at a corner on the northwest existing right of way of State Route 8 between the lands of the condemnees and lands now or formerly owned by Mrs. Roba Baldwin, said corner being 31.83 feet right of Project F-108-1 (7) mainline survey centerline Station 309+57.59, and running thence N48*52'48"W 468.67 feet along the Baldwin boundary to a corner on the existing right of way of Seabcard Coastline Railroad, said corner being 67.51 feet right of Project F-108-1 (7) mainline survey centerline Station 304+90.27; thence northeasterly 265.99 feet along said existing right of way to a point 190 feet left of Project F-108-1 (7) mainline survey centerline Station 305+55.47; thence S44°30'50"E 348.37 feet to a point 190 feet left of Project F-108-1 (7) mainline survey centerline Station 309+03.84; thence northeasterly 105.72 feet to a point 70 feet right of Project F-108-1 (7) State Route 8 centerline Station 29+00; thence N44°49'19"E 200:25 feet to a point 60 feet right of Project F-108-1 (7) State Route 8 centerline Station 27+00, thence N41°57'44"E 342.45 feet to a point on the boundary of a tract now or formerly owned by W. A. Elinburg, Jr., et al., said point being 60 feet right of Project F-108-1 (7) State Route 8 centerline Station 23+57.54; thence S30*30'26"E 30.84 feet along said boundary to a corner on the northwest existing right of way of State Route 8, said corner being 30 feet right of Project F-108-1 (7) State Route 8 centerline Station 23+55.81; thence S41°57'34"N 865.88 feet along said right of way to the point of BEGINNING.

Also the right to a temporary construction easement within the area colored red on the attached plat.

BOOK 1469 PAGE 66

For the same consideration I hereby convey and relinquish to the Department of Transportation all rights of access between the LIMITED ACCESS HIGHWAY and approaches thereto on the above numbered highway project and my remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation,

Said right of way hereby conveyed, consisting of 11.210 acres, more or less, is shown in color on the plat of the property prepared by the Department of Transportation, dated Pehrnary 17, 1977, attached hereto and made a part of this description.

To have and to hold the said conveyed premises in fee simple.

PLAT RECORDED IN
PLAT BOOK 8 PAGE 28

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

In Testimony whereof, I have hereunto set my hand and seal the day above written,

Signed, Sealed and Delivered in the presence of:

Minnie L. Stanley (1.8.)

_ (L,S,)

(L.S.)

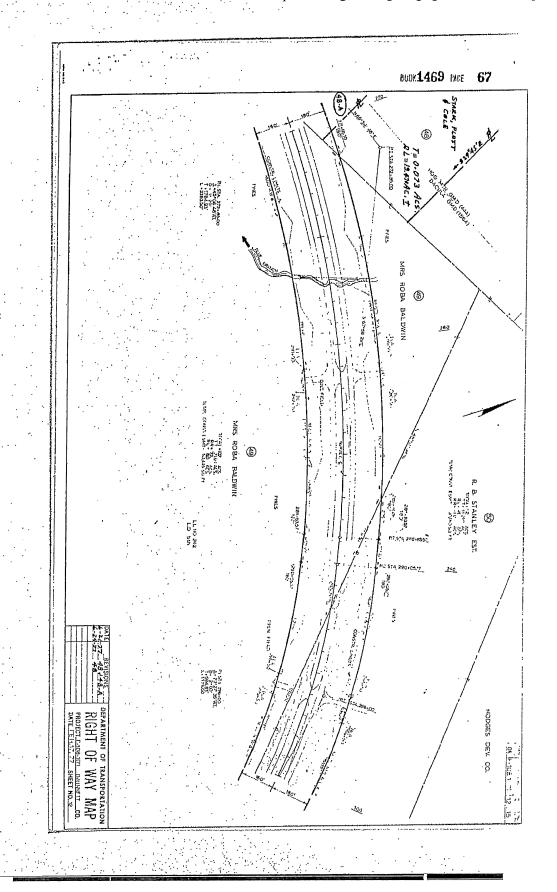
Notary Public

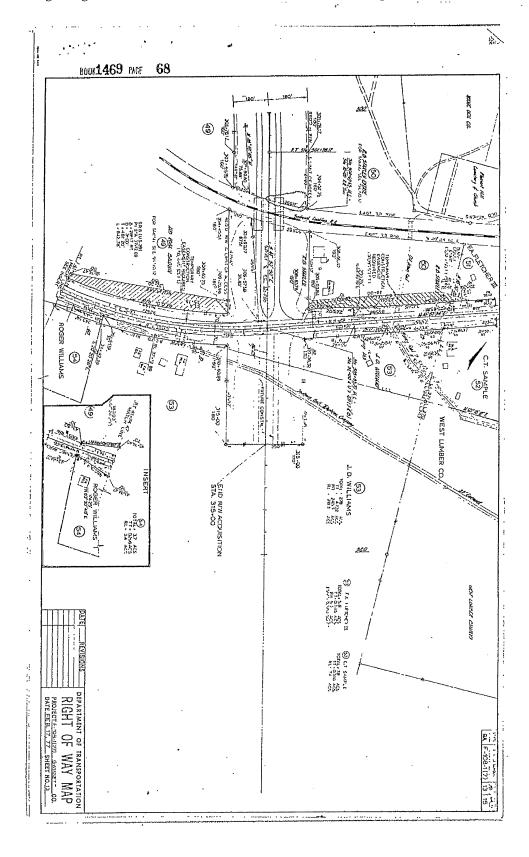
Notary Mulific, Georgia, State at Large My Commission Expires Sept. 21, 1978

Deed No. 50

;;

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BK 16203 PG0.014

EASEMENT

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA.

GEORGIA, GWINNETT COUNTY

1998 JUN 12 PM 4: 19

THIS INDENTURE, made this 1" day of May, 1998, between Milly His Edipolation, an Oklahoma Corporation, hereinafter referred to as party of the first part, and Gwinnett County, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1,00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof 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, an easement for the purpose of maintaining, repairing, replacing and relocating within same sewer line and through said easement being described as the "20' permanent sanitary sewer line" in Exhibit "A". Said Attachment shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to said easement for the purposes previously stated.

The said easement being more particularly defined as a portion of that property in Land Lot 242 of the 5th Land District, being described by the tax parcel 5-242-1 of Gwinnett County, Georgia, for a sanitary sewer line as shown on the attached plan labeled as Exhibit "A", prepared by Cook Engineering and dated May 1, 1998, which by reference is incorporated herein.

The party of the first part does hereby covenant with party of the second part that he is the owner of record and is lawfully seized and possessed of the property above described, and he has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances and that he will forever warrant and defend title hereto against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered on the 74 day of MAY

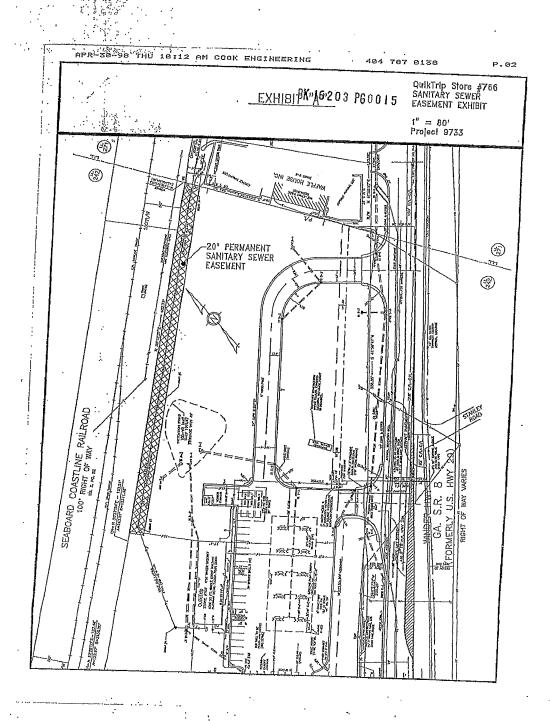
in the presence of:

Unofficial Witness

R. Blic A. Sharie D. Sanders GEO Notary Ruble, Ewinnett County, Georgia D. M. Cofingsson Expires Jan. 12, 2001

QUIKTRIP CORPORA

704953



50575 . 00120 · ·

BX50575 P00120

Please return to: Vicki Harrod

Gwinnett County Planning and Development

STATE OF GEORGIA

COUNTY OF GWINNETT

CLERK SUPERIOR COURT GWINNETT COUNTY, GA. 2011 MAR -8 PM 3: 05

Maintenance Agreement

WHEREAS, the Property Owner <u>QuikTrip Corporation</u> recognizes that the extended dry detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called, <u>QuikTrip Store No. 766</u>, located in Land Lot(s) <u>242</u>, District(s) <u>5</u>, of Gwinnett County, Georgia; and,

302987

WHEREAS, the Property Owner is the owner of real property more particularly described on the attached Exhibit A (hereinafter referred to as "the Property"), and,

WHEREAS, Gwinnett County (hereinafter referred to as "the County") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the County require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.

The facility or facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

SECTION 2.

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to the County and in accordance with the schedule of long term maintenance activities agreed hereto and attached as Exhibit B.

SECTION 3.

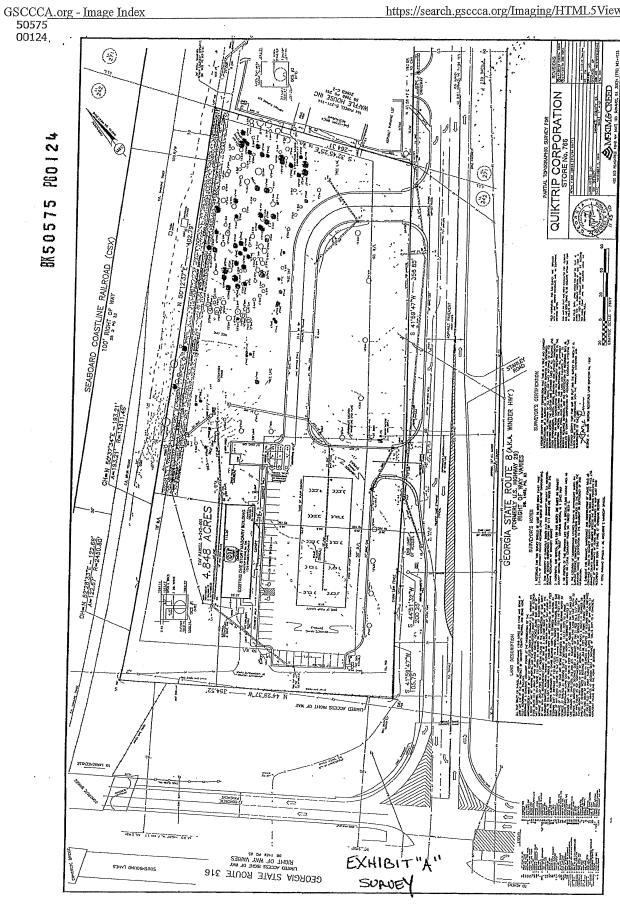
The Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to the County, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the County deems necessary. Whenever possible, the County shall provide notice prior to entry. The Property Owner shall execute an access easement in favor of Gwinnett County to allow the County to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as Exhibit C and by reference made a part hereof.

0018685

January 10, 2007

CDP2010-00158

PBO 124 M50575





Russell R. McMurry, P.E., Commissioner One Georgia Center 600 West Peachtree Street, NW Atlanta, GA 30308 (404) 631-1000 Main Office

May 23, 2025

Ms. Nicole Love Hendrickson Chairwoman Gwinnett County Board of Commissioners Gwinnett Justice & Administration Center 75 Langley Drive Lawrenceville, Georgia 30046

Subject: Project No. N/A, Gwinnett County

P.I. No. 0013897

Contract Item Agreement Undated – Water Facilities

Dear Ms. Hendrickson:

In accordance with your request, the adjustment of Water facilities belonging to **Gwinnett County** is being included in the Department's contract for the roadway work on the above numbered project.

We are transmitting three counterparts of an undated Contract Item Agreement which sets forth the conditions under which the State agrees to have its Contractor perform the work and by which **Gwinnett County** will reimburse the Department for this work. As outlined in Article 8, the non-binding Pre-let estimate including betterment for this work is \$1,395,886.00 of which the Department will bear 0% or \$0.00 and **Gwinnett County** will bear \$1,395,886.00 or 100%. Also, attached is a cost estimate supporting the Agreement.

If the Agreement meets with your approval, please handle for execution on behalf of Gwinnett County and return all three (3) counterparts to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308, for execution on behalf of the Department. Also, complete the attached resolution form and insert the date of resolution on page 5 of the Agreement. The Official Seal of Gwinnett County is also required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also, please provide Gwinnett County's Federal Employee Identification Number (FEIN) in the blank shown on page 4 of the Agreement.

In accordance with Articles 8, 9, and 10 of the Agreement, the Department shall notify Gwinnett County in writing the amount due the Department based upon the aforementioned commitment letter at the time of execution. At that time a check for the amount required to perform the work will be requested as outlined in the Agreement.

Ms. Nicole Love Hendrickson Project No. N/A, Gwinnett County P.I. No. 0013897 Contract Item Agreement Undated – Water Facilities May 23, 2025; Page 2 of 2

The Department will refund any overpayment or request in writing that Gwinnett County pay the Department the revised amount as determined by the aforesaid method.

If you have any questions or need further information, please contact Danah Bonny at 404-631-1709 or by email at dbonny@dot.ga.gov. Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Very truly yours,

Shajan Joseph, P.E.

Assistant State Utilities Administrator

For: Nicholas Fields

State Utilities Administrator

NF: SPJ: MGC: DB

Attachments (Agreement and Estimate)
cc: Jason Dykes, P.E., District 1 Engineer
Terri Holbrook, District 1 Utilities Manager
Temitope Akinkunmi, Project Manager
Frantz Boileau, Utilities Preconstruction Specialist
Abdulvahid Munshi, Utility Coordinator

Account No. - Class: 733005-309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

Georgia Project No.: N/A, Gwinnett County G.D.O.T. P.I. No.: 0013897

THIS AGREEMENT, made this _______, by and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the DEPARTMENT, first party, and **Gwinnett County**, a political subdivision of the State of Georgia, hereinafter called the LOCAL AGENCY, second party;

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project to construct State Route 316 from east of Fence Road to west of Sugarloaf Parkway interchange in Gwinnett County, Georgia; and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments or additional installation of utility facilities of the LOCAL AGENCY, the cost of which shall be determined in accordance with Articles 8, 9, & 10 below; and

WHEREAS, the LOCAL AGENCY has requested that the DEPARTMENT include the adjustment or installation of **water facilities** in its highway construction contract as shown on the attached plans; and

WHEREAS, this Agreement being for the sole purpose of providing a contractor for work performed on the LOCAL AGENCY'S **water facilities**, the LOCAL AGENCY shall bear the cost of said work to be determined as hereinafter set forth;

WHEREAS, the preliminary engineering, including preparation of detailed plans and contract estimate for adjustment of the utilities described above have been accomplished by the LOCAL AGENCY;

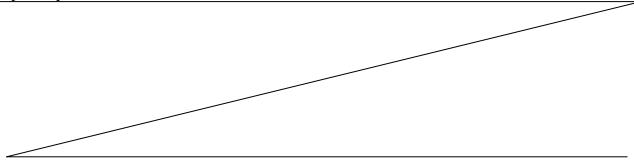
WHEREAS, the DEPARTMENT has relied on the LOCAL AGENCY'S design in the plans for the utility work, which has been approved by the LOCAL AGENCY and accepted by the DEPARTMENT prior to commencing work;

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the LOCAL AGENCY or LOCAL AGENCY'S Consultant before authorizing any changes or deviations which affect the LOCAL AGENCY'S facility.

- 2. The LOCAL AGENCY or the LOCAL AGENCY'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The DEPARTMENT agrees to notify the LOCAL AGENCY when all utility work is completed and ready for final inspection by the LOCAL AGENCY.
- 3. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the LOCAL AGENCY of the new project designation. Such change in project designation shall have no effect whatsoever on any of the other terms of this Agreement.
- 4. The DEPARTMENT shall include in its contract for this project all work necessary to accomplish the adjustment of the LOCAL AGENCY'S facilities as shown on the highway plans along with the necessary specifications to assure that the work conforms to sound construction practices.
- 5. In the event it becomes necessary to add pay items that are not provided for in the contract, the DEPARTMENT shall negotiate prices with the contractor and enter into a supplemental agreement with the contractor for completion of the additional items. Upon notification, the LOCAL AGENCY shall furnish a check for the additional cost as determined in Article 8 below.
- 6. The DEPARTMENT shall furnish on the project the construction engineering inspection and testing by its own forces required to assure that the work is done in accordance with the plans, specifications and Special Provisions.
- 7. Upon completion of the work and upon certification by the DEPARTMENT'S engineers that the work has been completed in accordance with the aforesaid plans and specifications, the LOCAL AGENCY shall accept the adjusted and additional facilities and shall thereafter operate and maintain the adjusted and additional facilities without further cost to the DEPARTMENT or its contractor. Such maintenance and all operations and activities shall be subject to the DEPARTMENT'S rules, policies and procedures as contained in its Utility Accommodation Policy and Standards, current edition. The DEPARTMENT, its employees, officers, consultant, and officials shall have no liability stemming from the DEPARTMENT's reliance upon the LOCAL AGENCY'S design plans for the utility relocation.
- 8. The DEPARTMENT shall include in its highway contract those items shown as "materials" for permanent installation on the aforesaid plans. The price bid for the appropriate items shall include all labor, materials and incidentals necessary to complete the work. The cost of the requested work shall be determined from unit quantities and unit prices as shown in the DEPARTMENT'S tabulation of bids. The approximate non-binding pre-let estimate, including betterment, is \$1,395,886.00 based on the LOCAL AGENCY'S estimate attached hereto of which the Department shall bear 0.00% or \$0.00 and the LOCAL AGENCY shall bear \$1,395,886.00 or 100%.

- 9. It is mutually agreed that as soon as practicable after the opening of bids and acceptance of a bid by the DEPARTMENT, the DEPARTMENT shall notify the LOCAL AGENCY in writing of the amount due the DEPARTMENT. The LOCAL AGENCY shall pay to the DEPARTMENT the amount due within sixty (60) days.
- 10. It is further mutually agreed that the final cost of the work performed on behalf of the LOCAL AGENCY shall be determined by measurement of the actual quantities of installed materials, including added items under Article 5, multiplied by the actual bid prices. Accordingly, after the project has been completed, the DEPARTMENT shall determine the final cost to be borne by the LOCAL AGENCY and, as the case may be, shall refund to the LOCAL AGENCY or shall request of the LOCAL AGENCY an additional payment in the amount of the difference between the final cost to be borne by the LOCAL AGENCY and the amount which the LOCAL AGENCY has previously paid to the DEPARTMENT. In the event additional payment is due to the DEPARTMENT, the LOCAL AGENCY agrees to pay same within sixty (60) days after the statement is received from the DEPARTMENT. In the event a refund is due the LOCAL AGENCY, the DEPARTMENT agrees to pay the LOCAL AGENCY within sixty (60) after the refund amount is determined or final acceptance is made by the DEPARTMENT.
- 11. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
- 12. Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL AGENCY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.
- 13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.
- 14. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.



IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as original by their authorized representative the day and date hereinabove written.

GWINNETT COUNTY

		BY·
		BY:CHAIRWOMAN
Signed on behalf of *********	Gwinnett County pursuant to	o <u>resolution</u> dated
FEIN		BY:
**** [*] *********	********	BY: SECRETARY/ASST.SECRETARY (OFFICIAL SEAL)
		ACCEPTED:
		DEPARTMENT OF TRANSPORTATION
		BY:COMMISSIONER
		COMMISSIONER
PROJECT NO.:		Signed, sealed and delivered this
COUNTY: G.D.O.T. P.I. NO.:		day of, 20,
	May 23, 2025, DB	
		(OFFICIAL SEAL OF THE DEPARTMENT)
I attest that the seal	imprinted herein is the Offic	ial Seal of the DEPARTMENT.
		BY:
		TREASURER OFFICIAL CUSTODIAN OF THE SEAL

RESOLUTION

STATE OF GEORGIA

GWINNETT COUNTY

BE IT RESOLVED by the CHAIRV	VOMAN and the Board of	Commissioners of Gwinnett						
County, and it is hereby resolved, that the fo	oregoing attached Agreeme	nt, relative to project N/A,						
GWINNETT COUNTY, P.I. No. 0013897 t	to construct State Route 316	from east of Fence Road to						
west of Sugarloaf Parkway interchange in C	Swinnett County, and that N	Is. Nicole Love Hendrickson						
as Chairwoman and, as County Clerk, be and they are, thereby								
authorized and directed to execute the same	for and in behalf of said by	the Chairwoman and the						
Board of Commissioners of Gwinnett Coun	ty.							
Passed and adopted, this the	day of	, 20						
ATTEST:								
	BY:							
COUNTY CLERK	СНА	AIRWOMAN						
STATE OF GEORGIA,								
GWINNETT COUNTY								
I	, as County Clerk, do here	by certify that I am custodian						
of the books and records of the same, and th								
file in my office, and was passed by the Ch	airwoman and the Board of	f Commissioners of Gwinnett						
County. WITNESS my hand and official si	gnature, this the	day of,						
20	D.V.							
	BY:	UNTY CLERK						



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor's Name:	GWINNETT COUNTY
on Project Description	PROJECT NO. N/A, PI NO. 0013897, GWINNETT COUNTY, TO CONSTRUCT STATE ROUTE 316 FROM EAST OF FENCE ROAD TO WEST OF SUGARLOAF PARKWAY INTERCHANGE.

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number (EEV/E-Verify Company Identification Number)	Date of Authorization
Name of Contractor	
I hereby declare under penalty of perjury that the foregoing is true and correct	
Printed Name (of Authorized Officer or Agent of Contractor)	Title (of Authorized Officer or Agent of Contractor)
Signature (of Authorized Officer or Agent)	Date Signed
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE	
DAY OF	
	[NOTARY SEAL]
Notary Public	
My Commission Expires	

CERTIFICATION OF COMPLIANCE WITH ANNUAL IMMIGRATION REPORTING REQUIREMENTS/ NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent
Printed Name of Authorized Officer or Agent
Title of Authorized Officer or Agent
Date

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