



# **MORGAN COUNTY COMMISSION A G E N D A**

**December 19, 2023**

**5:00 PM**

**150 East Washington Street, Madison, GA  
2<sup>nd</sup> Floor Board Room**

## **Pledge and Invocation**

## **Agenda Approval**

## **Minutes**

1. December 05, 2023-**pg. #2**

## **New Business**

2. Recreation Construction Manager at Risk 2nd Amendment Establishing Building GMP & Schedule for Phase 2 Community Center & Athletic Complex-**pg. #10**
3. Development Authority Board Vacancies-**pg. #32**
4. Elections Board Vacancies-**pg. #33**
5. Tax Assessors Board Vacancy-**pg. #34**
6. Planning Commission Board Vacancy-**pg. #35**
7. Public Comments on Agenda Items
8. Commissioner Comments

## **EXECUTIVE SESSION**

9. Personnel

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,  
MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

**PRESENT:** Chairman Ben Riden, Jr., Vice-Chair Bill Kurtz, Commissioners Philipp von Hanstein, Donald Harris, and Blake McCormack.

**STAFF:** County Manager Adam Mestres, Assistant County Manager Mark Williams, County Attorney Christian Henry, and County Clerk Leslie Brandt.

**The meeting was called to order at 10:00 a.m., followed by the Pledge of Allegiance and Invocation.**

### **AGENDA APPROVAL**

**Motion** by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the agenda as presented. Motion Passed Unanimously.

### **MINUTES**

November 27, 2023 BOC Meeting

**Motion** by Commissioner McCormack, Seconded by Commissioner Harris to approve the minutes as presented. Motion Passed Unanimously.

### **CONSENT AGENDA**

Motion to accept as information the November 2023 payables and financials.

**MOTION** by Commissioner Harris, Seconded by Commissioner McCormack to approve the consent agenda as presented. Motion Passed Unanimously.

### **TEXT AMENDMENT TO TABLE 4.1 TO ADD SHIPPING CONTAINERS AND ASSOCIATED REGULATIONS TO THE MORGAN COUNTY ZONING ORDINANCE**

On February 26, 2023 - Gerald and Summer Wood requested a text amendment to add shipping containers to Table 4.1. The Planning Commission tabled the request for staff to work with the Wood's to address concerns and questions concerning shipping containers.

At the April 27, 2023 Planning Commission meeting, the Planning Commission recommended denial of the text amendment by a vote of 4 to 2.

The request then went before the Board of Commissioners on May 2, 2023 . The Board tabled the text amendment for further consideration.

The request was tabled again by the Board of Commissioners on June 6, 2023 and September 5, 2023.

The language below has been modified to address comments from Commissioners:

Definitions

- Accessory Building:** A structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.
- Damage:** Damage or breakage occurring to a unit of an industrialized building or any part thereof causing it to not comply with these regulations.
- Earthtone Colors:** A palette of colors that are similar to natural materials and landscapes. These colors are inspired by the earth's natural hues, including browns, greens, grays, and other muted shades.
- Storage Container:** A portable weather-resistant, commercially leased or rented receptacle designed and used for the storage or shipment of personal property.
- Shipping Container:** A single rigid, sealed, reusable, metal (corrugated) box in which cargo or freight is shipped by sea vessel, air, truck or rail, that is generally 10, 20, 30 or 40 feet in length by 8 feet wide by 8, 8.5, or 9.5 feet high and is designed and constructed in conformance with International Standards Organization (ISO) standards and International Convention for Safe Containers (ICSC) regulations to withstand normal stresses applied during regular transport.

Purpose

To establish regulations to limit the use of shipping containers to avoid unsightly conditions and degradation of community character. To reduce or eliminate the presence of shipping containers within the view of the public right-of-way and adjoining properties. To allow for temporary and/or ongoing use of existing shipping containers, subject to certain design, screening, and placement requirements.

Applicability

Shipping containers located on any property within Morgan County, Georgia shall comply with the regulations set forth in this chapter.

Regulations

Shipping and storage containers may be used as accessory buildings in accordance with the following:

- **Zoning Districts** – Permitted only in the General Commercial (C2) Agricultural (AG) and Agricultural Residential (AR) districts **with five (5) acres or more**.
- **Building Permit Required** - Purchasers, owners, or users of shipping or storage containers shall obtain a building permit from the county for a maximum of one (1) container, prior to placing or moving the container onto their property.
- **Setback Requirements** - Placement of the shipping or storage container shall be placed in the rear yard and meet all setbacks for the district in which it is located.
- **Permanent Foundation** - All shipping or storage containers shall be placed on concrete foundation **(piers)** at ground level to facilitate proper anchorage of the container for safety and stability.
- **Structural Compliance** – The shipping or storage container shall be free of damage and rust. Any alteration of the container shall be in compliance with the International Building Code.
- **Ventilation** – Shipping or storage containers shall provide adequate ventilation for personal safety.
- **Exterior Appearance** - The exterior of the storage container shall be maintained and free of damage and rust and be painted a solid earthtone color to blend with its surroundings. No signs, **letters, numbers**, or logos shall be on the container.
- **Screening** – All shipping or storage containers shall be screened from the public right of way and adjacent properties by a natural or planted buffer to provide a 75% opacity year-round.

Conditional Use Approval

Conditional use approval will be required for all commercial and agricultural operations requiring more than one shipping or storage container.

- **Commercial Businesses** - Shipping containers used for seasonal sale of landscaping materials shall be allowed at commercial businesses that typically sell such materials. Shipping containers shall not be allowed for storage of overstock or at businesses that do not typically sell outdoor or landscaping materials.
- **Agricultural Operations** – Shipping containers used in conjunction with agricultural operations for the storage of products grown or processed, prior to sale or use, may be used providing they meet these regulations.

#### Prohibitions

- No shipping or storage container shall be placed in a **common development** (subdivision).
- No shipping or storage container shall be stacked or otherwise arranged.
- No shipping or storage container shall be used as a dwelling unit.
- No trailers, to include but not limited to, semi-trailers, dry van boxes, mobile or manufactured homes, on or off wheels, shall be used as an accessory building.

#### Temporary Permits

- A temporary permit for the placement of one shipping or storage container per residential lot may be issued once in a calendar year for the purposes of temporarily storing or shipping personal property in association with moving or property improvement for a maximum of 90 consecutive days.
- A temporary permit for the placement of shipping container(s) for material storage and construction site office may be issued in conjunction with an active building permit for a commercial or industrial construction site development for a period of one year, but may be extended at the discretion of the Director. All shipping containers in association with an active building permit shall be removed prior to the Certificate of Occupancy of the building.

**MOTION** by Commissioner McCormack, Seconded by Commissioner von Hanstein to approve the text amendment to allow shipping containers as accessory buildings in the AG, AR, C2, and C3 zoning districts with 5 or more acres with the following amendment: grandfather all existing containers, subject to exterior appearance and screening, with the option to move the container. Motion Passed Unanimously.

#### **PROPOSED DESIGN STANDARDS FOR HOUSING IN COMMON DEVELOPMENTS**

Planning Director, Chuck Jarrell presented proposed language for form based design standards. The proposed design standards would apply to residential subdivisions with five or more houses.

##### Sec. 14-267. Definitions.

The following words, terms and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning.

**Architectural Period Style** – A definite type of architecture distinguished by special characteristics of structure and ornament, typically identified by a particular historic period.

**Cladding**- Any material used to cover a structure's exterior.

**Cluster Building Form** – An architectural form characterized by a combination of roof types, building heights, architectural styles and building materials.

**Common Development**- A contiguous area where multiple, separate and distinct construction activities will be taking place at different times on different schedules under one development plan; what is commonly known as a residential subdivision.

**Streetscape** – The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form a street's character.

##### Sec. 14-268. Purpose.

The Residential Building Form Standards promote high quality and aesthetically attractive development and construction in Morgan County and provide a mechanism to create consistency in common development residential subdivisions. The Building Form Standards establish the basic requirements for architectural and associated landscape components.

##### Sec. 14-269. Applicability

The Morgan County Residential Building Form Standards shall apply to all residential dwellings and associated buildings constructed in common developments or where 5 or more parcels are created. Where the provisions of a zoning action or Homeowner's Association architectural standards and/or covenants impose more restrictive, higher or greater standards, the requirements of such provisions shall prevail.



Sec. 14-270. Standards to apply to all developments in all zoning districts involving the creation of 5 or more new parcels.

*(1) Building Form Vision.*

The following outlines the architectural characteristics envisioned for Morgan County common developments, which will contribute to achieving high-quality and pleasant streetscapes.

- Traditional house styles that will build upon the heritage of the built environment in Morgan County and avoid the proliferation of repetitive and bland housing.
- Limit the allowance of recurring elevations to provide variety with diverse architectural building forms.
- Architectural elements to be varied and distinctive, and in proportion with overall design.
- Consistency of architectural detailing and exterior cladding materials on all elevations of each dwelling.
- A variety of cladding materials is encouraged.

*(2) Elevation Variety*

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To help create visual diversity in the streetscapes, a range of house designs shall be offered to the market. The proposed houses shall be designed with alternate elevation treatments to reduce the probability that identical houses are repeated in the same development.

- A minimum of 10 lots shall separate houses with the same elevation, regardless of whether the elevation is reversed. The separation shall be in every direction to prevent the same elevation from being seen within a single viewshed.
- A variety of garage treatments and locations shall be incorporated in each streetscape.

*(3) Influencing Residential Building Forms*

The character of applicable developments shall reflect house forms commonly found in Morgan County. Architectural period styles are not governed. Cluster building forms are not allowed. Innovative design solutions, which do not strictly adhere to the local and traditional house types, may be considered based on their merits, provided the spirit of the guidelines is maintained. The descriptions of traditional house styles below are intended to provide a brief understanding of the identified forms. These descriptions are provided for information and to provide guidance in house design.

**Farmhouse – Side Gable**

- Main body of the house is a side gable with the entry on the long side;
- Maybe one or two stories;
- May have shed or gable dormers;
- Must have a front porch; porch may have gable or shed roof;
- No recessed entry on front façade allowed;
- May have side gable or hip roof additions;
- May have side additions connected by hyphens. No more than one front facing gable per side;
- May have rear additions with any roof type;

**Farmhouse – Front Gable and Wing**

- Main body of the house is a side gable with one projecting front facing gable, typically at one end but may be located anywhere on the front façade;
- May be one or two stories, but both gables must be same number of stories;
- May have gable or shed dormers;
- Must have front porch, typically a shed roof;
- No recessed entry on front façade allowed;
- May have side gable or hip roof additions;
- May have rear additions with any roof type;

**Farmhouse – Front Gable**

- Main body of the house is a front facing gable with the entry on the front façade;
  - May be one or two stories;
  - May have gable or shed dormers on the sides;
  - Must have a front porch, porch may have gable or shed roof;
  - No recessed entry on the front façade allowed;
  - May have side gable or hip roof additions;
  - May have rear additions with any roof type;
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Craftsman

- Main body of the house is boxy with side gable, front gable or hip roof;
- Maybe one or two stories;
- Roof pitch is typically low, not less than 3:12 and not more than 5:12;
- Main body roof may extend over the front porch or porch roof may be a shed;
- Must have a front porch; porch roof is supported by columns, which may sit on brick or stone piers;
- May have gable or shed roof dormers; typically only one front facing dormer;
- No recessed entry on the front façade allowed;
- May have side gable or hip roof additions; small additions may have shed roofs;
- May have rear additions with any roof type;
- Typical Craftsman details include exposed rafter ends, knee braces, tapered or double column porch supports and extra stickwork in gables.

Hip Roof Cottage

- Main body of the house is boxy with a hip or pyramid roof, typically with a 5:12 slope;
- May be one or two stories;
- May have additions with any roof type, but they are minor and do not subtract from the overall box appearance of the house;
- May have gable, hip or shed dormers;
- No recessed entry on the front façade;

(4) Foundations

Slab on grade is prohibited. A basement, crawl space or an elevated slab with a minimum of 32" exposed foundation is allowed. All exposed foundation walls shall be finished with brick veneer, stone masonry or stucco.

(5) Exterior Building Materials

- Permitted predominant cladding materials include brick, stone masonry, stucco and fiber cement siding;
- Other cladding materials shall be reviewed for suitability and will be subject to design merit;
- Houses may be clad with a single material used on all elevations, or feature a combination of materials where one is the dominant cladding and accented by another;
- Aluminum, Vinyl and sheet metal siding are prohibited.

(6) Siding Detailing

Siding refers to the application of clapboard, board and batten or shakes. These siding products may be used as the primary cladding material or as an accent. Trim boards shall be provided around all door and window openings and corners and include a continuous frieze board detail under all eaves, as well as a continuous skirt board.

(7) Roofs

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The composition of varied building forms on the streetscape shall consider the roof as an integral element, which can provide articulation and visual interest. The overall shape, slopes, eave heights and accent detailing characterize the roof. These elements help define the scale and massing of a building, as well as determine the historic qualities of a particular vernacular.

- Roof slopes and shapes shall appropriately correspond with the chosen building form of the house. No main roof slope shall be less than 5:12 unless on a Craftsman house form;
- Roofing materials may be architectural asphalt shingles, metal panels, cedar shakes, slate, or clay or metal tile.
- Other roofing materials shall be reviewed for suitability and will be subject to design merit;
- Eaves shall appropriately correspond with the chosen building form of the house. No eave shall be less than 12 inches;
- Dormers shall be proportionally sized to the overall roof, and trimmed and detailed not to appear as false architectural elements;
- All roof and gas vents shall be painted to match the roof color;

(8) Utilities and Mechanical Equipment

Air conditioning units and backup generator units, where provided, shall not be located in the front yard. Screening is required and may be accomplished by opaque fencing, masonry walls or evergreen plants, or a combination.

(9) Accessory Buildings

Accessory buildings must be designed to be architecturally compatible with the primary dwelling, utilizing the same roof pitches and cladding materials. Accessory building must be located in the side or rear yards.

(10) Garages

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(10)        *Garages*

Garage treatments should be considered in combination with the orientation of houses. Solutions that locate the garage in the rear of the home are preferred.

- Garages must be designed to be architecturally compatible with the primary dwelling, utilizing the same roof pitches and cladding materials;
- Garages shall be side entry, whether in the front of the house or the rear or as a courtyard, or a detached structure in the rear of the house. Detached garages may face toward the front but must be a minimum of 20 feet behind the house;
- Garage doors shall be a minimum of 9 feet high;
- Garages must have sufficient width and depth to contain full size trucks or SUVs.

(11)        *Additions*

Additions to a house or accessory building must be designed to be architecturally compatible with the primary dwelling, utilizing the same roof slopes and cladding materials.

(12)        *Landscaping, Driveways and Fencing*

- All driveways shall be improved with a dust-free surface;

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- Sod is required in front and side yards. Rear yards must be seeded and strawed prior to the issuance of a Certificate of Occupancy;
  - Each front yard shall contain, at a minimum:
    - Four trees, a minimum of 2" caliper at breast height;
    - A minimum of 20 evergreen or flowering shrubs;
  - Native trees and shrubs are preferred;
  - Landscaping shall not restrict visibility of motorists or pedestrians;
  - No artificial plants, trees or other vegetation shall be installed;
  - Owner shall guarantee that all landscaping plants shall be maintained for a minimum of two years. Dead plants shall be replaced during this timeframe;
  - Privacy or other opaque fencing is prohibited in the front yard.

Sec. 14-280    *Design Review*

A Design Review Agent will review all submissions for compliance with these Residential Building Form Standards through a design review process that coordinates land disturbance, site planning, architecture, zoning, building code compliance and landscaping.

The Design Review Agent will have the authority to make interpretations of these guidelines to provide the necessary flexibility at the implementation stage, while ensuring that the spirit of the guidelines is met.

Approvals by the Design Review Agent do not release the applicant from compliance with other approval agencies, nor from compliance with all other Federal, State or Local ordinances. Approval by the Design Review Agent does not constitute approval of a building permit application.

All required plans for Design Review must be submitted with the building permit application. A developer or property owner may schedule a meeting with the Design Review Agent prior to submittal to confirm Design Review requirements. An approval will not be given prior to the submittal of a building permit application and meeting with the Design Review Agent shall not be construed as an approval.

The following documents shall be required for Design Review:

- (a) Site plan showing the location of all proposed structures, driveways, utilities, septic system (if applicable), and landscaping;
- (b) Building plans, including but not limited to, floorplans with dimensions and door/window sizes, full elevations of all exterior walls, architectural details, foundation plan with details, and roof plan.
- (c) A complete Design Review application. Incomplete applications will not be accepted.

Denial of the Design Review will suspend the building permit application review until such time as the Design Review is approved. Building permit application review will not continue separately once a Design Review is denied. The building permit application will be held for only four (4) weeks after the Design Review denial. The applicant is responsible for picking up the application materials if resubmittal takes longer than four weeks.

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**MOTION** by Commissioner Kurtz, Seconded by Commissioner McCormack to adopt the form based design standards for all common developments and add the language to the Code of Morgan County, Chapter 14 - Building and Building Regulations with the following amendment, slab must be 12"-32". Commissioner von Hanstein voted in favor of the motion and Commissioner Harris voted against the motion. Motion Passed 3-1.

**FRED TURNER TAX REFUND REQUEST**

Fred Turner, on behalf of Alfred Turner and Dolores Turner, is seeking a tax refund for a CUVA breach. The land was previously owned by Alfred Turner and Jerry Turner and was in CUVA. However, Jerry Turner passed away in August 2021 and his portion of the property was

transferred to Dolores Turner in March 2022. The Turner’s were not aware the ownership transfer required additional steps in the CUVA program to avoid a breach penalty. A certified letter was mailed to the Turner’s but was returned as undeliverable as addressed on May 01, 2023. Therefore, the Turner’s were not aware the change in ownership was a breach of the CUVA contract.

**MOTION** by Commissioner McCormack, Seconded by Commissioner Kurtz to approve the tax refund request in the amount of \$31,586.00. Motion Passed Unanimously.

**APPROVAL OF ALCOHOLIC BEVERAGE LICENSES FOR THE FOLLOWING BUSINESSES:**

- 1) Fairplay Express
- 2) Rainbow Food Mart
- 3) Golden Pond Valero
- 4) Apalachee Mart
- 5) The Pit Stop
- 6) Sandhu Food Mart
- 7) The General Store
- 8) The River Store
- 9) Blue Springs Marina

**MOTION** by Commissioner von Hanstein, Seconded by Commissioner Harris to approve the alcohol license applications for 2024 as listed above. Motion Passed Unanimously.

**TRANSIT EXPANSION**

Social Circle is discontinuing its 5311 services. Morgan County has been asked to take over the transportation in this area at no extra cost to Morgan County Citizens. Transit Director, Stephanie Martin has amended the requested 5311 budget contract for FY25 to include the additional cost and State reimbursements to add the area. GDOT has also asked Morgan County to extend services to Oconee County and Jasper County residents (they have no current Transit Services). Including these counties will not be any additional cost to Morgan County. This expansion will benefit Morgan County residents by extending the service area and how often we can provide trips into those areas. Service hours will stay the same.

**MOTION** by Commissioner McCormack, seconded by Commissioner Harris to approve the expansion into Social Circle/Monroe, Jasper, and Oconee contingent on receiving the applicable funds tied to the program. Motion Passed Unanimously.

**COUNTY MANAGER REPORT**

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues.

**PUBLIC COMMENTS ON AGENDA ITEMS**

Rutledge resident, JoEllen Artz commented on the Form Based Design Standards.

**COMMISSIONER COMMENTS**

Commissioners made comments and gave updates on Liaison assignments.

**MOTION** by Commissioner McCormack, seconded by Commissioner Kurtz to exit regular session at 11:45 a.m. Motion Passed Unanimously.

**EXECUTIVE SESSION- PERSONNEL**

**MOTION** by Commissioner McCormack, seconded by Commissioner Kurtz to enter Executive Session to discuss personnel at 11:50 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

**MOTION** by Commissioner von Hanstein, seconded by Commissioner McCormack to exit Executive Session and adjourn at 2:17 p.m. Motion Passed Unanimously.



\_\_\_\_\_  
Ben Riden, Jr., Chairman

ATTEST:

\_\_\_\_\_  
Leslie Brandt, County Clerk



## MORGAN COUNTY AGENDA REQUEST

Department:

Recreation

Presenter(s):

A. Mestres

Meeting Date: mm/dd/yyyy

12/19/2023

Type of Request:

New Business

Wording for the Agenda:

Recreation Construction Manager at Risk Second Amendment Establishing Building GMP and Schedule for Phase 2 Community Center and Athletic Complex

Background/History/Details:

On August 1, 2023 the Board of Commissioners approved the First Amendment for Phase 1 Site Civil GMP with Parrish Construction for the Community Center and Athletic Complex for \$8,238,442. Since that time, Parrish (CM at Risk), the working committee (McCormack, Jarrell, Alexander, Williams, Mestres), TSW (the architect firm), and Ascension Program Management (Jeff Prine, Owner/Rep) have been working to finalize the Phase 2 work and put it out for bid. After all bid packages were verified and vetted the Phase 2 GMP is \$13,223,278. This brings the working total together as follow: Original Contract with Parrish \$35,000 + Amendment 1 for Phase 1 GMP \$8,238,442 + Amendment 2 for Phase 2 GMP \$13,223,278 for a grand total of \$21,496,720. The overall final cost of the project remains at \$25M.

What action are you seeking from the Board of Commissioners?

Motion to approve the Construction Manager at Risk Contract for Community Center and Athletic Complex Second Amendment Establishing Building GMP and Schedule.

If this item requires funding, please describe:

Yes; Bond Proceeds

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

No

Backup Provided with Request?

Yes

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Yes

Approved by Purchasing

Not Applicable

Manager's Approval

Yes

Staff Notes:

STATE OF GEORGIA  
COUNTY OF MORGAN

**CONSTRUCTION MANAGEMENT AT RISK FOR  
COMMUNITY CENTER AND ATHLETIC COMPLEX**

**(SECOND AMENDMENT ESTABLISHING BUILDING GMP AND SCHEDULE)**

This **SECOND AMENDMENT** ("Second Amendment") to that Construction Services Agreement dated May 2, 2023 (the "Agreement"), is made and entered into by and between **MORGAN COUNTY, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its governing authority, the Morgan County Board of Commissioners (the "County"), and **PARRISH CONSTRUCTION GROUP, INC.**, a Georgia limited liability company (the "Construction Manager at Risk"), each sometimes hereinafter individually referred to as a "Party" or collectively referred to as the "Parties."

**RECITALS**

**WHEREAS**, the County and the Construction Manager at Risk entered into the Agreement for Construction Manager at Risk to construct the **Morgan County Community Center & Athletic Complex (Project Number RFP 2023-0301)**;

**WHEREAS**, pursuant to the Agreement, Article 14.2, the Construction Manager at Risk is to submit a Guaranteed Maximum Price proposal which, if accepted by the County, forms the basis for "Amendment No. 2" to the Agreement;

**WHEREAS**, pursuant to the Agreement, Article 15.1, the County reserved the right to order changes in the Work to be performed under the Agreement by altering or adding to the Work through a written Change Order (i.e., amendment) executed by the Parties and specifying the changes ordered and any necessary adjustment of compensation and completion time;

**WHEREAS**, information was presented to the Board of Commissioners for its consideration related to the terms and conditions of this First Amendment and the Board resolved to approve the terms and conditions of this First Amendment; and

**WHEREAS**, the County and the Construction Manager at Risk desire to amend the Agreement to add additional Work, to increase the Maximum Contract Price and to extend the project completion deadline.

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, the sufficiency of which are acknowledged by both Parties, the Parties agree as follows:

1. Pursuant to Article 2, the Parties agree to amend the Work by adding new **Exhibit I-1** containing a **list of Contract Documents** and **Exhibit I-2 – Assumptions and Clarifications for Building Package**, of the Agreement, as attached

REFER TO ATTACHED CONTENTS OF PROPOSED NEW EXHIBITS TO THIS AMENDMENT

2. Pursuant to Article 5.4, the Parties agree to amend Article 14.2.1 of the Agreement to establish the Guaranteed Maximum Price for **Building Package** of **\$13,223,278.00**, for all the additional work described within the attached Exhibits therefore increasing the **overall Agreement to \$21,496,720.00**. Refer to **Exhibit I-3 containing detailed Schedule of Values**.
3. Pursuant to Article 7, the Parties agree to add a new **Exhibit I-4 with the Critical Path Project Schedule** with a Substantial Completion date of **April 4, 2025**, and Final Completion date of **April 21, 2025**.
5. Except as modified hereby, the original Agreement shall continue in full force and effect.

6. This First Amendment may be executed in counterparts, and each counterpart shall constitute an original and taken together shall constitute but one document.
7. Each of the individuals executing this First Amendment on behalf of his or her respective Party agrees and represents to the other Party that he or she is authorized to do so.
8. The effective date of this First Amendment shall be the date the last Party hereto executes as indicated below.

**WHEREFORE**, the Parties having read and understood the terms of this First Amendment, they do hereby agree to such terms by execution of their signatures on the next sheet.



**COUNTY: MORGAN COUNTY, GEORGIA**

By: \_\_\_\_\_  
Adam Mestres, County Manager  
Board of Commissioners

**ATTEST:**

[AFFIX COUNTY SEAL]

By: \_\_\_\_\_  
Leslie Brandt, County Clerk

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

**ACCEPTED BY CONSTRUCTION MANAGER AT RISK:**

**PARRISH CONSTRUCTION GROUP, INC.**

By:  \_\_\_\_\_  
David J. Cyr

**ATTEST/WITNESS:**

[AFFIX CORPORATE SEAL]

By:  \_\_\_\_\_  
Charles W. Griffis  
Chief Operating Officer

Date: 12/15/2023

**EXHIBIT I-1**  
**LIST OF CONTRACT DOCUMENTS**

**1.) SPECIFICATIONS:** Consisting of One (1) Volume with Divisions and Specifications as enumerated in the Table of Contents and dated October 9, 2023

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS - (2023.10.09)**

**DIVISION 01 – GENERAL REQUIREMENTS - (2023.10.09)**

**DIVISION 03 – CONCRETE - (2023.10.09)**

**DIVISION 04 – MASONRY - (2023.10.09)**

**DIVISION 05 – METALS - (2023.11.07)**

**DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES - (2023.10.09)**

**DIVISION 07 – THERMAL MOISTURE PROTECTION - (2023.10.09)**

**DIVISION 08 – OPENINGS - (2023.11.08)**

**DIVISION 09 – FINISHES - (2023.11.07)**

**DIVISION 10 – SPECIALTIES - (2023.10.27)**

**DIVISION 11 – EQUIPMENT - (2023.10.09)**

**DIVISION 12 – FURNISHINGS - (2023.10.09)**

**DIVISION 13 – SPECIAL CONSTRUCTION- (2023.10.09)**

**DIVISION 14 – CONVEYING EQUIPMENT - (2023.10.09)**

**DIVISION 21 – FIRE SUPPRESSION - (2023.10.09)**

**DIVISION 22 – PLUMBING - (2023.10.09)**

**DIVISION 23 – HVAC - (2023.10.09)**

**DIVISION 25 – INTEGRATED AUTOMATION - (2023.10.09)**

**DIVISION 26 – ELECTRICAL - (2023.10.09)**

**DIVISION 27 – COMMUNICATIONS - (2023.10.09)**

**DIVISION 28 – ELECTRONIC SAFETY AND SECURITY - (2023.10.09)**

**DIVISION 31 – EARTHWORK- (2023.10.09)**

**DIVISION 23 – EXTERIOR IMPROVEMENTS - (2023.10.09)**

**DIVISION 33 – UTILITIES - (2023.10.09)**

**DIVISION 34 – TRANSPORTATION - (2023.10.09)**

**DIVISION 40 – PROCESS INTEGRATION - (2023.10.09)**

**DIVISION 46 – WATER AND WASTEWATER EQUIPMENT - (2023.10.09)**

**2.) ADDENDA:**

- Addendum #1 – Issued October 19, 2023
- Addendum #2– Issued October 27, 2023
- Addendum #3 – Issued November 3, 2023
- Addendum #4 Issued November 17, 2023
- Bid Package Revision #1 – Issued October 26, 2023
- Bid Package Revision #2– Issued October 31, 2023
- Bid Package Revision #3 – Issued November 6, 2023
- Bid Package Revision #4 – Issued November 7, 2023
- Bid Package Revision #5 – Issued November 8, 2023

**3.) SUBCONTRACTOR REQUEST FOR PROPOSAL:**

- I. Invitation to Bid
- II. Schedule of Bid Packages
- III. Project Schedule
- IV. Instructions to Bidders
- V. Bidder Qualifications Form
- VI. Bid Form
- VII. General Scope of Work Items
- VIII. Detailed Bid Package Scopes
- IX. Subcontract Agreement Form

**4.) DRAWINGS:** all dated Released for Construction 10/9/23 unless noted otherwise. Morgan County Parks & Recreation Community Center & Athletic Complex - Phase 2 consisting of One hundred and thirty-six sheets (136 sheets) as enumerated on the Drawing Index.

## DETAILED LIST OF DRAWINGS

### Morgan County Parks & Recreation Community Center & Athletic Complex - Phase 2

#### Community Center

##### GENERAL

- A0.0 MAIN COVER SHEET - (2023.10.09) CD SET
- A0.0A DRAWING INDEX & GENERAL NOTES - (2023.10.09) CD SET

##### ARCHITECTURAL

- A0.1 COVER SHEET - (2023.10.09) CD SET
- A0.2 ADA NOTES & SPECIFICATIONS - (2023.10.09) CD SET
- A0.3 ADA NOTES & SPECIFICATIONS - (2023.10.09) CD SET
- A0.4 PROJECT DESCRIPTION & CODE SUMMARY - (2023.10.09) CD SET
- A0.5 LIFE SAFETY PLANS - (2023.10.27) ADDENDUM 2
- A0.7 COMMUNITY CENTER PERSPECTIVE - (2023.10.09) CD SET
- A0.8 ARCHITECTURAL SITE PLAN - (2023.10.27) ADDENDUM 2
- A0.9 FIRST FLOOR SLAB PLAN - (2023.10.09) CD SET
- A1.0 SECOND FLOOR SLAB PLAN - (2023.10.09) CD SET
- A1.1 FIRST FLOOR PLAN - (2023.10.27) ADDENDUM 2
- A1.2 SECOND FLOOR PLAN - (2023.10.27) ADDENDUM 2
- A1.3 ROOF PLAN - (2023.10.27) ADDENDUM 2
- A2.0 FIRST FLOOR REFLECTED CEILING PLAN - (2023.10.09) CD SET
- A2.1 SECOND FLOOR REFLECTED CEILING PLAN - (2023.10.27) ADDENDUM 2
- A3.0 BUILDING ELEVATIONS - (2023.10.09) CD SET
- A3.1 BUILDING ELEVATIONS - (2023.10.09) CD SET
- A4.0 BUILDING SECTIONS - (2023.10.09) CD SET
- A4.1 BUILDING SECTIONS - (2023.10.09) CD SET
- A4.2 BUILDING SECTIONS - (2023.10.09) CD SET
- A4.3 WALL SECTION – (2023.11.17) ADDENDUM 4
- A4.4 WALL SECTION - (2023.10.09) CD SET
- A4.5 WALL SECTION - (2023.10.09) CD SET
- A6.0 ENLARGED STAIR PLANS & SECTIONS - (2023.10.09) CD SET
- A6.1 ENLARGED ELEVATOR PLANS & SECTIONS - (2023.10.09) CD SET
- A6.5 ENLARGED PLANS - (2023.10.27) ADDENDUM 2
- A7.0 FIRST FLOOR FINISH PLAN - (2023.10.09) CD SET
- A7.1 SECOND FLOOR FINISH PLAN - (2023.10.09) CD SET
- A7.2 FINISH SCHEDULE - (2023.10.27) ADDENDUM 2
- A8.0 INTERIOR ELEVATIONS - (2023.10.27) ADDENDUM 2
- A9.0 DETAILS - (2023.10.09) CD SET
- A9.1 DETAILS - (2023.10.09) CD SET
- A9.2 DETAILS - (2023.10.09) CD SET
- A9.5 DETAILS – OPENINGS - (2023.10.09) CD SET
- A10.0 WALL SCHEDULE - (2023.10.27) ADDENDUM 2

- A10.1 DOOR SCHEDULE - (2023.10.27) ADDENDUM 2
- A10.2 WINDOW SCHEDULE - (2023.10.09) CD SET

## **STRUCTURAL**

- S0.0 STRUCTURAL NARRATIVE - (2023.10.09) CD SET
- S0.1 STRUCTURAL GENERAL NOTES - (2023.10.09) CD SET
- S0.2 ABBREVIATIONS, LEGEND & WIND DIAGRAM - (2023.10.09) CD SET
- S0.3 SPECIAL INSPECTIONS - (2023.10.09) CD SET
- S1.1 FOUNDATION AND FLOOR PLAN - (2023.10.19) ADDENDUM 1
- S1.2 SECOND FLOOR FRAMING PLAN - (2023.10.09) CD SET
- S1.3 ROOF FRAMING PLANS - (2023.10.09) CD SET
- S3.1 FOUNDATION DETAILS - (2023.10.09) CD SET
- S3.2 FOUNDATION DETAILS - (2023.11.17) ADDENDUM 4
- S4.1 MASONRY DETAILS - (2023.10.09) CD SET
- S5.1 STEEL FRAMING DETAILS - (2023.10.09) CD SET
- S5.2 STEEL FRAMING DETAILS - (2023.10.09) CD SET
- S5.3 STEEL FRAMING DETAILS - (2023.10.09) CD SET
- S5.4 STEEL FRAMING DETAILS - (2023.10.09) CD SET

## **MECHANICAL**

- M0.1 MECHANICAL LEGEND, SPECIFICATIONS - (2023.10.27) ADDENDUM 2
- M1.1 FIRST FLOOR PLAN – MECHANICAL - (2023.10.09) CD SET
- M1.2 SECOND FLOOR PLAN – MECHANICAL - (2023.10.27) ADDENDUM 2
- M1.3. ROOF PLAN MECHANICAL - (2023.10.27) ADDENDUM 2

## **ELECTRICAL**

- E0.1 ELECTRICAL LEGEND, SPECIFICATIONS - (2023.10.09) CD SET
- E0.2 PARTIAL SITE PLAN – ELECTRICAL - (2023.10.09) CD SET
- E0.3 PARTIAL SITE PLAN – ELECTRICAL - (2023.10.09) CD SET
- E0.4 ELECTRICAL SCHEDULES - (2023.10.09) CD SET
- E0.5 PARTIAL SITE PLAN – ELECTRICAL - (2023.10.09) CD SET
- E0.6 PARTIAL SITE PLAN – ELECTRICAL - (2023.10.09) CD SET
- E1.1 FIRST FLOOR PLAN – ELECTRICAL - (2023.10.27) ADDENDUM 2
- E1.2 SECOND FLOOR PLAN – ELECTRICAL - (2023.10.27) ADDENDUM 2
- E1.3 ROOF PLAN ELECTRICAL - (2023.10.09) CD SET
- E1.4 CONCESSIONS AND CATERING KITCHEN ELECTRICAL - (2023.10.09) CD SET
- E2.1 FIRST FLOOR PLAN ELECTRICAL - (2023.10.27) ADDENDUM 2
- E2.2 SECOND FLOOR PLAN LIGHTING - (2023.10.27) ADDENDUM 2

## **PLUMBING**

- P0.1 PLUMBING – GENERAL - (2023.10.09) CD SET
- P0.2 PLUMBING - RISER DIAGRAMS - (2023.10.27) ADDENDUM 2
- P1.1 FIRST FLOOR PLAN - PLUMBING WASTE - (2023.10.09) CD SET
- P1.2 SECOND FLOOR PLAN - PLUMBING WASTE - (2023.10.27) ADDENDUM 2
- P2.1 FIRST FLOOR PLAN - PLUMBING SUPPLY - (2023.10.27) ADDENDUM 2
- P2.2 SECOND FLOOR PLAN - PLUMBING SUPPLY - (2023.10.27) ADDENDUM 2

## **FIRE PROTECTION**



- FP0.1 FIRE PROTECTION – GENERAL - (2023.10.09) CD SET
- FP1.1 FIRST FLOOR PLAN - FIRE PROTECTION - (2023.10.09) CD SET

#### **LOW VOLTAGE**

- LV-000 COVER PAGE - (2023.10.09) CD SET
- LV-0.0 LOW VOLTAGE, AUDIO VISUAL & SECURITY - (2023.10.09) CD SET
- LV-101 SITE PLAN - (2023.10.09) CD SET
- LV-201 FIRST FLOOR - RECREATION CENTER - (2023.10.09) CD SET
- LV-202 SECOND FLOOR - RECREATION CENTER - (2023.10.09) CD SET
- LV-301 LARGE SCALES - (2023.10.09) CD SET
- LV-401 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- LV-402 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- LV-501 DETAILS - (2023.10.09) CD SET
- LV-502 DETAILS - (2023.10.09) CD SET
- LV-503 DETAILS - (2023.10.09) CD SET
- LV-504 DETAILS - (2023.10.09) CD SET
- LV-505 DETAILS - (2023.10.09) CD SET
- LV-506 DETAILS - (2023.10.09) CD SET
- LV-601 CAMERA SCHEDULE - (2023.10.09) CD SET

#### **AUDIO VISUAL**

- AV-000 COVER PAGE - (2023.10.09) CD SET
- AV-001 SITE PLAN - (2023.10.09) CD SET
- AV-201 FIRST FLOOR - RECREATION CENTER - (2023.10.09) CD SET
- AV-202 SECOND FLOOR - RECREATION CENTER - (2023.10.09) CD SET
- AV-211 SECOND FLOOR - RECREATION CENTER – RCP - (2023.10.09) CD SET
- AV-301 LARGE SCALES – GYM - (2023.10.09) CD SET
- AV-302 LARGE SCALES - ACTIVITY ROOM - (2023.10.09) CD SET
- AV-303 LARGE SCALES - (2023.10.09) CD SET
- AV-401 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- AV-402 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- AV-403 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- AV-404 ONE-LINE DIAGRAM - (2023.10.09) CD SET
- AV-501 DETAILS - (2023.10.09) CD SET
- AV-601 DISPLAY SCHEDULE - (2023.10.09) CD SET

#### **Concessions Building**

##### **ARCHITECTURAL**

- A10.6 MOCKUP WALL - (2023.10.09) CD SET
- A11.0 CONCESSIONS COVER SHEET - (2023.10.09) CD SET
- A11.01 CONCESSIONS BUILDING CODE SUMMARY - (2023.10.09) CD SET
- A11.06 CONCESSION BUILDING PERSPECTIVE - (2023.10.09) CD SET
- A11.07 CONCESSIONS BUILDING FLOOR PLAN - (2023.10.09) CD SET
- A11.08 CONCESSIONS BUILDING RCP - (2023.10.09) CD SET
- A11.09 CONCESSIONS BUILDING ELEVATIONS - (2023.10.09) CD SET
- A11.10 CONCESSIONS BUILDING SECTIONS - (2023.10.09) CD SET

- A11.11 CONCESSIONS BUILDING FINISHED FLOOR PLAN - (2023.10.09) CD SET
- A11.12 CONCESSIONS BUILDING INTERIOR ELEVATIONS - (2023.10.09) CD SET
- A11.13 CONCESSIONS BUILDING WALL SECTION - (2023.10.09) CD SET
- A11.14 CONCESSIONS BUILDING WALL SECTION - (2023.10.09) CD SET
- A11.15 CONCESSIONS BUILDING DETAILS - (2023.10.09) CD SET
- A11.16 CONCESSIONS BUILDING DOOR & WINDOW SCHEDULE - (2023.10.09) CD SET

#### **STRUCTURAL**

- S0.1. STRUCTURAL GENERAL NOTES - (2023.10.09) CD SET
- S0.2. ABBREVIATION & WIND DIAGRAM - (2023.10.09) CD SET
- S0.3. SPECIAL INSPECTIONS - (2023.10.09) CD SET
- S11.1 CONCESSIONS & RESTROOM BUILDING PLANS - (2023.10.09) CD SET
- S13.1 CONCESSION & RESTROOM DETAILS - (2023.10.09) CD SET
- S13.2 CONCESSION & RESTROOM DETAILS - (2023.10.09) CD SET

#### **MECHANICAL**

- M10.1 MECHANICAL LEGEND, SPECIFICATIONS - (2023.10.09) CD SET
- M11.1 RESTROOM & CONCESSIONS – MECHANICAL - (2023.10.27) ADDENDUM 2

#### **ELECTRICAL**

- E10.1 ELECTRICAL LEGEND, SPECIFICATIONS - (2023.10.09) CD SET
- E11.3 RESTROOM & CONCESSIONS – ELECTRICAL - (2023.10.09) CD SET
- E12.3 RESTROOM & CONCESSIONS LIGHTING - (2023.10.27) ADDENDUM 2

#### **PLUMBING**

- P10.1 PLUMBING – GENERAL - (2023.10.09) CD SET
- P11.3 RESTROOM & CONCESSIONS PLAN - PLUMBING WASTE - (2023.10.27) ADDENDUM 2
- P12.3 RESTROOM & CONCESSIONS PLAN - PLUMBING SUPPLY - (2023.10.09) CD SET

#### **LOW VOLTAGE**

- LVC-000 DEVICE LEGEND - (2023.10.09) CD SET
- LVC-200 CONCESSIONS & RESTROOM - (2023.10.09) CD SET
- LVC-501 DETAILS - (2023.10.09) CD SET

#### **AUDIO VISUAL**

- AVC-000 DEVICE LEGEND - (2023.10.09) CD SET
- AVC-101 SITE PLAN - (2023.10.09) CD SET
- AVC-200 GROUND FLOOR - CONCESSIONS & RESTROOM - (2023.10.09) CD SET
- AVC-401 ONE-LINE DIAGRAM PAGING - (2023.10.09) CD SET

## **EXHIBIT I-2**

### **ASSUMPTIONS AND CLARIFICATIONS**

The following assumptions & clarifications were made in preparing the Guaranteed Maximum Price:

#### **Division 01: General Requirements**

1. In case of any inconsistency, conflict, or ambiguity among the Contract Documents, the documents shall govern in the following order: (a) Change Orders and written amendments to this agreement; (b) the Agreement; (c) the drawings, specifications, and addenda issued before the execution of this Agreement; (d) approved submittals; (e) information furnished by the Owner; (f) other documents listed in this Agreement. Among all Contract Documents, the term or provision that is most specific or includes the latest date shall control.
2. The Owner will pay All costs for independent testing services and CMP monitoring and are not included in the Guaranteed Maximum Price.
3. The construction schedule, as indicated in Exhibit I-4, assumes the following estimated lead times, such as Pre- Engineered Metal Building (5 months), HVAC equipment (9 months), and Electrical Equipment (10 months). The Owner and Construction Manager acknowledge the possibility that these dates can be extended due to supply chain constraints.
4. The GMP included in this agreement includes a construction contingency. This is a sum established by the Construction Manager for the Construction Manager's exclusive use to cover costs that are properly reimbursable as the cost of the Work but not the basis of a Change Order. This could include but is not limited to material shortages, price increases, coordination issues with design, vague/not complete scope or gaps in scope/design, unforeseen site issues, constructability issues in the field, etc., and necessary schedule acceleration. The Construction Manager shall account for and report any use of the construction contingency to the Owner monthly. The Owner and Construction Manager acknowledge the possibility of using construction contingency funds as they are made available to buy additional scope items not included in base GMP.
5. Construction Manager will utilize Phase 1 contingency for the items listed:
  - a. Retaining wall backfill, perforated drain, and grease traps: \$179,225.00
  - b. Roof drains: \$40,964.00
  - c. Dugout concrete: \$92,010.00

#### **Division 02 Existing Conditions**

1. N/A

#### **Division 03 Concrete**

1. N/A

#### **Division 04 Masonry**

1. N/A

#### **Division 05 Metals**

1. N/A

#### **Division 06 Wood, Plastics, & Composites**

1. N/A

#### **Division 07 Thermal and Moisture Protection**

1. We have excluded all vapor barrier, fiber cement siding, and exterior metal stud framing for the basis of design fiber cement siding at the Community Center.

#### **Division 08 Openings**

1. Includes Kawneer hardware for Aluminum Storefront Doors in lieu of basis of design.

#### **Division 09 Finishes**

1. All paint material will be furnished by the Owner. Including attic stock and material warranties. Labor furnished by Construction Manager.
2. All resilient flooring, tile carpeting, walk-off carpet/mats, and cove base material will be furnished by the Owner. Including attic stock and material warranties. Labor furnished by Construction Manager.
3. All wall tile and accessory material are excluded in lieu of paint. Labor furnished by Construction Manager.
4. We have included the Polyturf Plus Pad & Pour athletic flooring by Tarkett Sports in lieu of the basis of design.
5. We have included a suspended drywall ceiling with paint in lieu of wood ceiling design per Reflected Ceiling Plan A2.1.
6. We have excluded acoustical wall panels at Detail 3/A6.0 and 10/A8.0.
7. We have excluded all paint for the fiber cement associated with the Community Center building due to the metal wall panel value engineering item.

#### **Division 10 Specialties**

1. N/A

#### **Division 11 Equipment**

1. N/A

#### **Division 12 Furnishings**

1. We have excluded window treatments.

#### **Division 13 Special Construction**

1. We have included insulated metal wall panels in lieu of the basis of design fiber cement siding associated with the Community Center building due to the metal wall panel value engineering item.

#### **Division 14 Equipment**

1. N/A

#### **Division 15 Conveying Equipment**

1. N/A

#### **Division 21 Fire Suppression**

1. N/A

#### **Division 22 Plumbing**

1. Owner agrees to provide site gas infrastructure and regulator. CONSTRUCTION MANAGER will connect from regulator and feed into building.
2. We have included CPVC water piping in lieu of basis of design (copper piping).
3. We have included floor-mounted toilets in lieu of basis of design (wall-mounted toilets).
4. We have included manual flush valves in lieu of basis of design (sensor at all toilets, urinals, and lavatories).
5. We have included hub drains in lieu of basis of design (floor sinks).

#### **Division 23 HVAC**

1. We have included Carrier for all HVAC equipment in lieu of the basis of design Daikin.

#### **Division 26 Electrical**

1. We only include permanent power infrastructure from the utility transformer to the buildings.
2. We have included aluminum conductors in lieu of basis of design (copper).
3. Owner and Construction Manager agree to seek a minimum \$40,000.00 reduction in the lighting package.
4. We have deleted power to faucets and toilet sensors.

#### **Division 27 Communications**

1. Construction Manager has included an allowance of \$500,000.00 for all low-voltage/audio visual systems.
2. The owner will furnish access controls and CCTV devices.



### Division 32 Exterior Improvements

1. Construction Manager includes a splash pad by WaterPlay in lieu of the basis of design Vortex, which the Architect approved.
2. Construction Manager includes the following:
  - a. Bleacher covers: Basis of Design is the existing bleacher covers from Bill Wood Park (\$144,235.00)
  - b. Dugout Roofs & Framing: Basis of Design is by Steel Co. (\$120,835.00)
  - c. Allowance for Trash Cans and Benches (\$65,439.00)

**EXHIBIT I-3**  
**DETAIL GMP SCHEDULE OF VALUES**

<b>Bid Pkg</b>	<b>Description</b>	<b>Sub Amount</b>	<b>Notes</b>
<b>02.121</b>	<b>Irrigation Well</b>		
	Irrigation Well	65,439	
<b>02.160</b>	<b>Landscaping</b>		
	Irrigation Pump	152,300	Paulk Landscaping
<b>02.170</b>	<b>Misc. Site Specialties</b>		
	Trash Cans & Benches	63,298	Allowance
	Bleacher Covers	144,235	Steel Co
	Dugout Roofs & Framing	120,835	Steel Co
<b>03.100</b>	<b>Concrete</b>		
	Concrete	1,509,512	Parrish
<b>04.100</b>	<b>Masonry</b>		
	Masonry	646,800	Parrish
<b>05.100</b>	<b>Structural Steel</b>		
	Structural Steel	1,000,927	Smith Ironworks
<b>06.100</b>	<b>Rough Carpentry</b>		
	Rough Carpentry	95,500	DreamStates Construction
<b>06.110</b>	<b>Millwork</b>		
	Millwork	94,300	ACS
<b>07.100</b>	<b>Roofing</b>		
	Roofing	275,078	Pittman Waller Roofing
<b>07.110</b>	<b>Sealants and Caulking</b>		
	Sealants and Caulking	248,610	Maverick Waterproofing
	Wall Panel VE	(58,280)	Maverick Waterproofing
<b>07.150</b>	<b>EIFS/DEFS</b>		
	Fiber Cement Siding	519,462	S&W Installs
	Wall Panel VE	(470,013)	S&W Installs
<b>07.165</b>	<b>Spray Foam Insulation</b>		
	Spray Foam Insulation	36,000	Medford
<b>08.100</b>	<b>Doors and Hardware</b>		
	Door and Hardware	184,185	GA Hardware
	VE - Change Door Hardware to Kawneer	(24,600)	
<b>08.110</b>	<b>Aluminum Storefront/Curtainwall</b>		
	Aluminum Storefront	263,529	Glass Service Center
	VE - Change Door Hardware to Kawneer	(2,482)	
<b>08.130</b>	<b>Overhead Doors</b>		
	Overhead Door	11,645	OHD of ATL
<b>09.100</b>	<b>Metal Studs, Drywall, etc.</b>		
	Metal Studs & Drywall	868,400	Chuck Dye Alliance
	Delete Wood Ceiling	(132,000)	
	Delete Acoustical Wall Panels	(19,986)	
	Suspended Drywall Ceiling	39,660	
	Wall Panel VE	(182,070)	Chuck Dye Alliance
<b>09.130</b>	<b>Floor Coverings</b>		

<b>Bid Pkg</b>	<b>Description</b>	<b>Sub Amount</b>	<b>Notes</b>
<b>09.130</b>	<b>Floor Coverings</b>		
	Floor Coverings	51,525	PCC Commercial Floors
	Delete Wall Tile	(33,600)	
<b>09.150</b>	<b>Epoxy Flooring</b>		
	Epoxy Flooring and Base	45,150	MC's
<b>09.155</b>	<b>Polished Concrete</b>		
	Polished Concrete	20,658	Tri-Pac
<b>09.160</b>	<b>Gym Flooring</b>		
	Gym Flooring	203,346	Dynamic
	Alternate Mfr - Tarkett Sports Flooring	(8,346)	Impact Sports
<b>09.190</b>	<b>Painting</b>		
	Painting	122,500	AEI
	Suspended Drywall Ceiling Paint	2,000	AEI
	Wall Panel VE	(15,500)	AEI
<b>10.110</b>	<b>Toilet Partitions and Accessories</b>		
	Toilet Partitions	67,580	Joe Burton
<b>10.120</b>	<b>Signage</b>		
	Signage	37,079	REI
<b>10.140</b>	<b>Canopy</b>		
	Canopy	46,850	TVM
<b>10.170</b>	<b>Fire Extinguishers and Cabinets</b>		
	Fire Extinguishers and Cabinets	2,577	West GA
<b>10.200</b>	<b>Operable Partitions</b>		
	Operable Partitions	37,835	Acousti
<b>11.140</b>	<b>Gymnasium Equipment</b>		
	Gymnasium Equipment	107,992	HE Hodge
<b>11.155</b>	<b>Splash Pad</b>		
	Splash Pad	80,439	Gret Southern Rec
<b>11.250</b>	<b>Scoreboards</b>		
	Scoreboards	21,400	HE Hodge
<b>12.140</b>	<b>Telescoping Stands</b>		
	Telescoping Stands	120,608	HE Hodge
<b>12.150</b>	<b>Window Treatments</b>		
	Window Treatments	12,040	American Shade
	Delete Window Treatments	(12,040)	
<b>13.100</b>	<b>Metal Building</b>		
	Metal Building	1,264,497	Steel Co
	Wall Panel VE	650,107	Steel Co
<b>14.100</b>	<b>Hydraulic Elevator</b>		
	Hydraulic Elevator	90,200	TK
<b>15.100</b>	<b>HVAC</b>		
	HVAC	559,750	1st Source
<b>15.200</b>	<b>Plumbing</b>		

Bid Pkg	Description	Sub Amount	Notes
<b>15.200</b>	<b>Plumbing</b>		
	Plumbing	<b>537,240</b>	Pyles
	CPVC water piping ILO copper	<del>(7,800)</del>	
	Floor mount toilets ILO wall mount (Qty: 33)	<del>(15,500)</del>	
	Manual flush valves ILO sensor type at all (33) toilets	<del>(8,910)</del>	
	Manual flush valves ILO sensor type at all (11) urinals	<del>(2,970)</del>	
	Manual faucets ILO sensor type at all (28) lavatories	<del>(5,750)</del>	
	Hub drains ILO all (5) floor sinks	<del>(2,200)</del>	
<b>15.300</b>	<b>Fire Sprinkler</b>		
	Fire Sprinkler	<b>100,000</b>	Fire Sprinkler of ATL
<b>16.100</b>	<b>Electrical</b>		
	Electrical	<b>1,672,602</b>	Brittain Electric
	Lighting Package VE	<del>(40,000)</del>	
	Allow Aluminum Conductors	<del>(8,200)</del>	
	Delete Power to faucets/toilets	<del>(5,355)</del>	
<b>16.200</b>	<b>Low Voltage</b>		
	Low Voltage Allowance (Exclude Fire Alarm)	<b>500,000</b>	

### Estimate Totals

Description	Amount	Totals
General Conditions	560,000	
Final Cleaning	35,000	
P&P Bond	70,072	
Sub Default Insurance	174,691	
Insurance	82,563	
Construction Contingency	261,380	
Preconstruction		
Overhead & Profit	<u>383,475</u>	
	<b>1,577,190</b>	<b>13,223,278</b>
<b>Total</b>		<b>13,223,278</b>

# **EXHIBIT I-4** **PROJECT CRITICAL PATH SCHEDULE**

Morgan County Parks & Recreation Phase 2					2023	2024	2025
Name	Remaining Duration	Start	Finish		Q1	Q2	Q3
WB5 - 23-0328 Morgan Truss 6, Rock Phase 2	303d	09-Nov-23	21-Apr-25				
WB5 - Precipitation	361d	09-Nov-23	21-Apr-25				
Bed Day	0d	09-Nov-23					
CM Prepare GMP	28d	09-Nov-23	20-Dec-23				
Owner GMP Approval Process	5d	21-Dec-23	28-Dec-23				
Subcontractor Buyout	15d	29-Dec-23	22-Jan-24				
HVAC Contractor Prepare Critical Item Submittals	10d	23-Jan-24	05-Feb-24				
PEMB/Steel Contractor Critical Item Submittals	20d	23-Jan-24	20-Feb-24				
Electrical Contractor Prepare Critical Item Submittals	10d	23-Jan-24	06-Feb-24				
Concrete Contractor Prepare Critical Submittals	15d	23-Jan-24	12-Feb-24				
WB5 - Design Approval / Lead Times	206d	06-Feb-24	26-Nov-24				
HVAC Submittal Review/Approval	5d	06-Feb-24	12-Feb-24				
PEMB/Steel Submittal Review/Approval	10d	21-Feb-24	05-Mar-24				
Electrical Submittal Review/Approval	5d	06-Feb-24	12-Feb-24				
Concrete Submittal Review/Approval	5d	13-Feb-24	20-Feb-24				
HVAC Equipment Lead Times	180d	13-Feb-24	28-Oct-24				
PEMB/Steel Material Lead Times	100d	06-Mar-24	25-Jul-24				
Electrical Material Lead Times	200d	13-Feb-24	26-Nov-24				
Concrete Material Lead Times	20d	21-Feb-24	19-Mar-24				
WB5 - Corrosion Building	127d	06-Mar-24	30-Jul-24				
WB5 - Foundations JAG MEP	26d	06-Mar-24	10-Apr-24				
Layout	1d	06-Mar-24	06-Mar-24				
Footings	10d	07-Mar-24	20-Mar-24				
Foundation CMU	5d	21-Mar-24	27-Mar-24				
UG Plumbing	5d	28-Mar-24	03-Apr-24				
UG Electrical	5d	04-Apr-24	10-Apr-24				
WB5 - Structural	36d	11-Apr-24	30-May-24				
Slab Prep/Pour	6d	11-Apr-24	17-Apr-24				
Exterior/Interior Walls	15d	18-Apr-24	03-May-24				
Trusses/Sheathing	15d	09-May-24	30-May-24				
WB5 - Rough in	48d	23-Apr-24	20-Jun-24				
MEP Rough in (Walls/Ceiling)	40d	22-Apr-24	21-Jun-24				
Close Up Interior Walls	12d	11-Jun-24	26-Jun-24				
WB5 - Wall / Roof Dry in	40d	31-May-24	26-Jul-24				



Meyran County Parks & Recreation Phase 2									
Name	Remaining Duration	Start	Finish						
				2023	2024	2025	2026	2027	2028
				Q1	Q2	Q3	Q4	Q1	Q2
Exterior Waterproofing	5d	31-May-24	06-Jun-24						
Spray Foam Insulation	5d	31-May-24	06-Jun-24						
Brick	10d	07-Jun-24	20-Jun-24						
Fiber Cement Board	15d	21-Jun-24	12-Jul-24						
Asphalt Shingle Roof System	5d	31-May-24	06-Jun-24						
Metal Roof System	8d	07-Jun-24	18-Jun-24						
Metal Brackets & Canopies	10d	16-Jul-24	26-Jul-24						
Gutters & Flashings	8d	19-Jun-24	28-Jun-24						
Install All Doors	5d	01-Jul-24	08-Jul-24						
WB5 - Finishes	52d	10-Jun-24	30-Aug-24						
Insulate wall & HTF Drywall	10d	19-Jun-24	02-Jul-24						
Blockfill / 1st Coat	5d	05-Jul-24	10-Jul-24						
Ceilings	5d	05-Jul-24	10-Jul-24						
MEP Above Ceiling Trim Out	12d	08-Jul-24	23-Jul-24						
Flooring	15d	17-Jul-24	06-Aug-24						
Casework/Concession Equipment	5d	07-Aug-24	13-Aug-24						
Final Coat of Paint	5d	07-Aug-24	13-Aug-24						
Set Fixtures	3d	14-Aug-24	16-Aug-24						
Install Partitions & Accessories	5d	19-Aug-24	23-Aug-24						
Install Signage	5d	26-Aug-24	30-Aug-24						
WB5 - Rcc Building	275d	20-Mar-24	23-Apr-25						
WB5 - Foundations / Walls	68d	20-Mar-24	21-Jun-24						
Layout	2d	20-Mar-24	21-Mar-24						
Site Wall Footings	15d	22-Mar-24	11-Apr-24						
Site Wall Rebar / Form / Pour	25d	06-Apr-24	09-May-24						
Waterproofing Site Walls	12d	10-May-24	28-May-24						
Wall (21 Day Break)	15d	10-May-24	31-May-24						
Backfill Site Walls	15d	03-Jun-24	21-Jun-24						
Building Footings	15d	12-Apr-24	02-May-24						
Site Utility Rough in Bldg.	15d	12-Apr-24	02-May-24						
CMU Foundation Block	5d	03-May-24	09-May-24						
WB5 - UG MEP	23d	08-May-24	10-Jun-24						
UG MEP Rough in (Steel Framed Bldg.)	15d	08-May-24	29-May-24						
UG MEP Rough in (Gym Bldg.)	8d	30-May-24	10-Jun-24						

- Exterior Waterproofing
- Spray Foam Insulation
- Brick
- Fiber Cement Board
- Asphalt Shingle Roof System
- Metal Roof System
- Metal Brackets & Canopies
- Gutters & Flashings
- Install All Doors
- Insulate wall & HTF Drywall
- Blockfill / 1st Coat
- Ceilings
- MEP Above Ceiling Trim Out
- Flooring
- Casework/Concession Equipment
- Final Coat of Paint
- Set Fixtures
- Install Partitions & Accessories
- Install Signage

#### ■ Layout

- Site Wall Footings
- Site Wall Rebar / Form / Pour
- Waterproofing Site Walls
- Wall (21 Day Break)
- Backfill Site Walls
- Building Footings
- Site Utility Rough in Bldg.
- CMU Foundation Block
- UG MEP Rough in (Steel Framed Bldg.)
- UG MEP Rough in (Gym Bldg.)

McGowan County Parks & Recreation Phase 2												
Name	Remaining Duration	Start	Finish									
WB5 - Structural				2023	2024			2025				
				Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
Slab Prep/Pour (Steel Framed Bldg.)	8d	30-May-24	10-Jun-24									
Slab Prep/Pour (Gym Bldg.)	8d	11-Jun-24	20-Jun-24									
Erect Steel Framed Bldg.	15d	11-Jun-24	01-Jul-24									
2nd Floor Decking Install	5d	02-Jul-24	09-Jul-24									
2nd Floor Decking Slab Prep (MEP)	5d	10-Jul-24	16-Jul-24									
2nd Floor Decking Slab Prep/Pour	5d	15-Jul-24	19-Jul-24									
Roof Decking	5d	22-Jul-24	26-Jul-24									
Erect PEAB Bldg. Structure	10d	26-Jul-24	08-Aug-24									
PEAB Wall Panels	10d	09-Aug-24	22-Aug-24									
Roof Panels	10d	23-Aug-24	06-Sep-24									
WB5 - Rough In	60d	17-Jul-24	09-Oct-24									
MEP Rough In Walls/Ceilings	60d	17-Jul-24	09-Oct-24									
WB5 - Wall / Roof Dry In	79d	17-Jul-24	04-Nov-24									
Exterior Walls / Storefront	20d	17-Jul-24	13-Aug-24									
Interior Walls	15d	12-Aug-24	30-Aug-24									
Roofing	20d	29-Jul-24	23-Aug-24									
Set Rooftop Equipment	5d	29-Oct-24	04-Nov-24									
WB5 - Finish	145d	03-Sep-24	05-Apr-25									
HTF 1 Side / Insulate	20d	03-Sep-24	01-Oct-24									
HTF 2nd Side	20d	24-Sep-24	22-Oct-24									
Blockfill/ 1st Coat	15d	11-Oct-24	01-Nov-24									
Ceiling Grid / Framing	20d	24-Oct-24	21-Nov-24									
MEP Ceiling Trim	20d	15-Nov-24	13-Dec-24									
HTF Hard Ceilings	5d	16-Dec-24	20-Dec-24									
Elevator	10d	23-Dec-24	07-Jan-25									
Conditioned Air	15d	23-Dec-24	14-Jan-25									
Epoxy Flooring	10d	15-Jan-25	29-Jan-25									
Floor Coverings (LVT, Carpet)	15d	23-Jan-25	12-Feb-25									
Ceiling Tile	5d	13-Feb-25	20-Feb-25									
Specialty Ceilings / AMP	10d	21-Feb-25	06-Mar-25									
Basketball Goals	5d	07-Feb-25	13-Feb-25									
Gymnasium Flooring / Painting	10d	14-Feb-25	28-Feb-25									
Gymnasium Seating / Curtains	5d	03-Mar-25	07-Mar-25									

Slab Prep/Pour (Steel Framed Bldg.)

Slab Prep/Pour (Gym Bldg.)

Erect Steel Framed Bldg.

2nd Floor Decking Install

2nd Floor Decking Slab Prep (MEP)

2nd Floor Decking Slab Prep/Pour

Roof Decking

Erect PEAB Bldg. Structure

PEAB Wall Panels

Roof Panels

MEP Rough In Walls/Ceilings

Exterior Walls / Storefront

Interior Walls

Roofing

Set Rooftop Equipment

HTF 1 Side / Insulate

HTF 2nd Side

Blockfill/ 1st Coat

Ceiling Grid / Framing

MEP Ceiling Trim

HTF Hard Ceilings

Elevator

Conditioned Air

Epoxy Flooring

Floor Coverings (LVT, Carpet)

Ceiling Tile

Specialty Ceilings / AMP

Basketball Goals

Gymnasium Flooring / Painting

Gymnasium Seating / Curtains

21



## MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

Meeting Date: mm/dd/yyyy 12/19/2023

Type of Request: New Business

Wording for the Agenda:

Development Authority Board Vacancies

Background/History/Details:

The terms of Bob Mason and Scott Webb are set to expire 12/31/2023. Both have submitted applications to be considered for reappointment. No other applications were received.

What action are you seeking from the Board of Commissioners?

Motion to reappoint Bob Mason and Scott Webb to the Development Authority Board with term ending 12/31/2027.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

No

Backup Provided with Request?

Yes

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Not Applicable

Approved by Purchasing

Not Applicable

Manager's Approval

No

Staff Notes:



## MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Elections Board Vacancies

Background/History/Details:

The terms for James Woodard and Barry Broadnax will expire 12/31/2023. Both have submitted applications to be considered for reappointment. No other applications were received.

What action are you seeking from the Board of Commissioners?

Motion to reappoint James Woodard and Barry Broadnax to the Elections Board with term ending 12/31/2027.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:



## MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

Meeting Date: mm/dd/yyyy

12/19/2023

Type of Request:

New Business

Wording for the Agenda:

Tax Assessor Board Vacancy

Background/History/Details:

The term of Nicole Wasendorf on the Tax Assessors Board is set to expire 12/31/2023. Mrs. Wasendorf submitted an application to be considered for reappointment. No other applications were received.

What action are you seeking from the Board of Commissioners?

Motion to reappoint Nicole Wasendorf to the Tax Assessors Board with term ending 12/31/2027.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

No

Backup Provided with Request?

Yes

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Not Applicable

Approved by Purchasing

Not Applicable

Manager's Approval

No

Staff Notes:



## MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

Meeting Date: mm/dd/yyyy 12/19/2023

Type of Request: New Business

Wording for the Agenda:

Planning Commission Board Vacancy

Background/History/Details:

The term of Tara Dillard is set to expire 12/31/2023 on the Planning Commission Board. Tara submitted an application to be considered for reappointment. Applications were also received from Chas Moore and Bob McCauley for consideration.

What action are you seeking from the Board of Commissioners?

Motion to appoint an applicant to the Planning Commission Board with term ending 12/31/2026.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

No

Backup Provided with Request?

Yes

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Not Applicable

Approved by Purchasing

Not Applicable

Manager's Approval

No

Staff Notes: