

City of Warner Robins
Draft Council Agenda
December 16, 2024
Council Chambers
700 Watson Blvd. Warner Robins, GA 31093
Immediately Following Pre-Council Meeting

Opening Prayer Led by – Pastor Vince Harrington; No Limit Church
Pledge of Allegiance by – Veterans High School Sophomore Class Representative—Joshua Ratchford

Mayor Calls Meeting to Order

Adoption of the Agenda: Motion –
Second –

Announcements:

- Warner Robins High School Theater; GHSA AAAA Once Act State Champions
- Houston County High School Theater; GHSA AAAAA Once Act State Champions

Proclamations/Awards/Presentations:

- Award – Community Impact Awards
- Presentation – Haunt For A Cause Inc.
- Presentation – Veterans High School Chick-fil-A Leadership Academy
- Presentation – Buttons and Threads
- Recognition – Mr. James Dodson
- Lt. Patrick Allen WRPD – Pinning
- Award – Employee Service Awards

1. Approval of Minutes from the Regular Meeting of December 2, 2024 – **Lashley**
2. Formal Public Comments Pertaining to Current Agenda Items
3. Consent Agenda – **Mack**
 - A. Purchasing Bids
 - B. Home Occupation Permits
4. Resolution – Brentwood Services and Midwest Employers Casualty Company – **Bibb**
5. Resolution – GIRMA (Firefighters Cancer Policy Renewal) – **Holmes**
6. Resolution – CDBG FY21 Action Plan Amendment – **Curtis**
7. Resolution – CDBG FY22 Action Plan Amendment – **Lauritsen**
8. Resolution – Tyler Technologies – **Lashley**

The City of Warner Robins is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the council meeting please contact the ADA Coordinator, Jessica Bird, at (478) 302-5505 or jbird@wrga.gov as far in advance of the council meeting as possible. Persons with hearing disabilities can contact the City through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

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9. Resolution – Pro Construction of GA, LLC – **Mack**
10. Resolution – ARPA Allocation; Community Grants – **Bibb**
11. Motion – Rezoning Petition – 3V Investment Group/3.6 acres/North side of Elberta Road, situated across from the intersection of Imperial Circle West and Elberta Road/ C-2 [General Commercial District] to R-4[Multi-Family Residential District] – **Holmes**
12. Motion – Rezoning Petition – J&B Capitol Group, LLC/15.10 acres/North east corner of Southland Station and Tallulah Trail/ C-2[General Commercial District] to PDR[Planned Development Residential District] – **Curtis**
13. Motion – 2025 Planning Commission Meeting Schedule – **Lauritsen**
14. Motion – 2025 Holidays and Mayor/Council Meeting Schedule – **Lashley**
15. Ordinance – Budget Transfer – **Mack**

Citizen Comments
Council Comments
Mayor's Comments

Executive Session – Personnel

Adjourn

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Formal Public Comment – Speaker Protocol

The City of Warner Robins has identified this portion of the meeting to allow individuals an opportunity to formally address specific item(s) on the agenda for this meeting. The Mayor will recognize the speaker at the appropriate time and ask him/her to come forward to the podium. During this public comment section, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

Informal Public Comment – City Council Agenda Protocol

The City of Warner Robins believes that any member of the general public should be afforded the opportunity to address the City Council provided that designated rules are followed by the speaker. Any member of the public who wishes to address the City Council and offer public comment may do so during the Informal Public Comment period of the meeting. These rules will govern; if silent, most recent edition of Robert's Rules of Order shall apply. Elected officials shall preserve order and decorum. City officials or employees shall not respond to questions posed during a meeting. Citizens shall conduct themselves with propriety and decorum. Unauthorized remarks from the audience, stamping of the feet, whistles, yells, and similar demonstrations shall not be permitted. Placards, banners, signs, pamphlets, flyers, or political materials shall not be permitted in the council chambers or conference room, general comments will be received. Persons are urged to limit comments to topics relevant to the operations or business of the City. During the public comment sections of a council meeting, persons shall be permitted to speak for three (3) minutes. When that time period has expired, the mayor shall direct the person speaking to cease. A second request from the mayor to cease speaking shall be cause for the removal of the speaker. Any person making personal, impertinent, profane, or slanderous remarks, or who becomes boisterous while addressing the city council or who otherwise violates any of the above-mentioned rules while attending a council meeting shall be removed from the room at the direction of the mayor, and the person shall be barred from further audience before the council during that meeting. If the mayor fails to act, any member of the council may move to require the mayor to act. If so directed by the mayor or an affirmative vote of the majority of the council, the offending person shall be removed.

Placement on the Agenda

Warner Robins requires that any person who wishes to place a subject on the agenda shall advise the City Clerk's Office and the specified subject matter which he or she desires to place on the agenda no later than 12:00 p.m. on the Wednesday prior to the council meeting. Every member of the public will be given an opportunity to be placed on the agenda once every six (6) months. The request can be done in person, regular mail, fax or e-mail. The request should state the name of the individual(s) desiring to be heard and the subject matter to be presented to City Council. Requests may be referred at the discretion of the City Clerk, to appropriate staff for mediation prior to being placed on the public agenda. Please be advised the request to be placed on the agenda does not entitle the speaker to be added to the agenda.

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City of Warner Robins City Council Meeting Minutes

Monday, December 2, 2024 Immediately Following Pre-Council Meeting Council Chambers

Presiding: Mayor LaRhonda W. Patrick

City Officials Present:

Councilman Kevin Lashley
Councilman Larry Curtis
Councilman Keith Lauritsen

Councilman Derek Mack
Councilman Charlie Bibb
Councilman Clifford Holmes

City Officials Absent:

Regular Meeting of Warner Robins City Council

Call to Order: 4:59 p.m.

Adoption of the Agenda: Councilman Lauritsen moved to adopt the agenda with the revision of moving council comments to before Executive Session. Councilman Bibb seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for adoption of the agenda.

Opening Prayer: Pastor David A. Clarke, Sr.; Union Grove Missionary Baptist Church

Pledge of Allegiance: Lt. Brian White; Warner Robins Fire Department

Announcements:

- **Christmas Tree Lighting** – Thursday, December 5, 2024 5-8pm
- **Christmas Parade** – Saturday, December 7, 2024 10am

Proclamations/Awards/Presentations:

Action Items:

Action Item 1	Presentation of Minutes from the Regular Meeting of November 18, 2024
The minutes of the Regular Meeting of November 18, 2024 were presented for approval.	
Motion:	Councilman Lauritsen moved for the approval of the minutes for the regular meeting of Monday, November 18, 2024.
Second:	Councilman Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Curtis and Holmes voted for approval.

Action Item 2 Formal Public Comments Pertaining to Current Agenda Items	
Motion:	N/A
Second:	N/A
Outcome:	N/A

Action Item 3 Consent Agenda	
A. Purchasing Bids B. Employee Promotions	
Motion:	Councilman Lashley moved for the approval of the consent agenda.
Second:	Councilman Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 3 (A)	Purchasing Bids
Purchasing Bid List item, attached hereto, were presented for approval. 10 items	

Action Item 3 (B)	Employee Promotions
The following employees are recommended for promotion by their respective Department Directors, and the Mayor and City Council deem such recommendations beneficial.	
<ul style="list-style-type: none"> Eric Gossman, promoted from Police Lieutenant, Job Class #631, Grade 606, Police Department to Police Captain, Job Class #628, Grade 608, Police Department, to be effective December 9, 2024. Patrick Allen, promoted from Police Sergeant, Job Class #635, Grade 605, Police Department to Police Lieutenant, Job Class #631, Grade 606, Police Department, to be effective December 9, 2024. Marcus Baker, promoted from Detective, Job Class #630, Grade 603, Police Department to Police Sergeant, Job Class #635, Grade 605, Police Department, to be effective December 9, 2024. 	

- Angela Doersam, promoted from Property Custodian, Job Class #637, Grade 10, Police Department, to Employment Specialist, Job Class #311, Grade 18, Human Resources, to be effective December 9, 2024.

Action Item 4	Resolution – 2025 LMIG MOU
<p>A resolution of the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to execute the attached Local Maintenance and Improvement Grants (LMIG) Memorandum of Agreement with the Board of Commissioners of Houston County, the City of Centerville, the City of Perry, and the City of Byron to secure the best price for road improvement projects within the aforesaid jurisdictions.</p>	
Motion:	Councilman Mack moved for the approval.
Second:	Councilmen Bibb
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 5	Resolution – Solid Waste Contract Amendment
<p>A resolution of the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to execute the attached Amendment to the Contract for Solid Waste Disposal Services first entered into on May 2, 2023, between GFL Environmental, Inc., and the City of Warner Robins, Georgia, whereby GFL Environmental, Inc. will provide additional bin trash, bulk trash, and yard debris collection.</p>	
Motion:	Councilman Bibb moved for the approval.
Second:	Councilmen Mack
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 6	Resolution – Amicus Brief in the Chang v. City of Milton appeal
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A resolution of the Mayor and Council of the City of Warner Robins does hereby authorize participation in an amicus brief before the Georgia Supreme Court asking that the Chang appellate ruling be taken by the Supreme Court and reversed. An amicus brief so tendered may include the City’s name as a participating party.

Motion:	Councilman Holmes moved for the approval.
Second:	Councilmen Lashley
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 7	Ordinance #45-24 – Annexation – Alexis Investments, LLC/309.4 acres/East Side of Moody Road, South of Woodard Road and Directly to the East of Country Estates Subdivision
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Ordinance #45-24 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from ALEXIS INVESTMENTS, LLC to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 232, 233, 216, & 217 of the 10th Land District, Houston County, Georgia, consisting of 309.4 acres, as shown on a plat of survey drawn by Marty McLeod, GRLS #2991, of McLeod Surveying Company titled, “Annexation & Rezoning Plat for: Moody Road Tract” (Drawing Number “17-0652F-REVISED”) dated October 9, 2024.

Said plat and the record there of are incorporated herein by reference for all purposes.

The property is located along the east side of Moody Road, south of Woodard Road, and situated to the east of the intersection of Country Lane and Moody Road, Bonaire, GA 31005; tax parcel no. 001040 129000.

WHEREAS, the said land of ALEXIS INVESTMENTS, LLC, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioners being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from ALEXIS INVESTMENTS, LLC, on October 16, 2024, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

Motion:	Councilman Curtis moved for the approval of Ordinance #45-24 and to waive the second reading.
Second:	Councilmen Holmes
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Curtis moved for the approval to rezone from R-1 [Single Family Residential District] and R-AG [Residential Agricultural District] to R-2 [Single Family Residential District].
Second:	Councilmen Mack
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Action Item 8	Ordinance #46-24 – Annexation – Wilson Charlie Estate in REM C/O Johnny B Wilson/145.5 acres/227 Wilson Road
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Ordinance #45-24 of the GOVERNING AUTHORITY OF THE CITY OF WARNER ROBINS, GEORGIA, ANNEXING A TRACT OR PARCEL OF LAND CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY, AND FOR OTHER PURPOSES.

WHEREAS, a petition has been received from JOHNNY B. WILSON, ADMINISTRATOR TO THE ESTATE OF CHARLIE WILSON, DECEASED to annex the property which is more particularly described as follows, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 250 of the 10th Land District, Houston County, Georgia, consisting of 145.56 acres, as shown on a plat of survey drawn by Statewide Surveying Company, dated August 28, 2013, and being of record in Plat Book 75, Page 151, Clerk’s Office, Houston Superior Court, AND, All that tract or parcel of land situate, lying and being in Land Lot 250 of the 10th Land

District, Houston County, Georgia, being known and designated as “Tract 2” consisting of 5.21 acres, as shown on a plat of survey drawn by Statewide Surveying Company, dated July 28, 2022, and being of record in Plat Book 83, Page 298, Clerk’s Office, Houston Superior Court LESS AND EXCEPT All that tract or parcel of land situate, lying and being in Land Lot 250 of the 10th Land District, Houston County, Georgia, being known and designated as “Tract 1” consisting of 5.21 acres, as shown on a plat of survey drawn by Statewide Surveying Company, dated July 28, 2022, and being of record in Plat Book 83, Page 298, Clerk’s Office, Houston Superior Court, Houston County, GA.

Said plat and the record there of are incorporated herein by reference for all purposes.

The property is located at 227 Wilson Road, Bonaire, GA 31005; tax parcel no. 001030 015000.

WHEREAS, the said land of JOHNNY B. WILSON, ADMINISTRATOR TO THE ESTATE OF CHARLIE WILSON, DECEASED, may be annexed pursuant to the provisions of the Official Code of Georgia Annotated Section 36-36-20 et seq., said lands being contiguous to the existing corporate limits of the City of Warner Robins and the petitioners being the sole owners of said properties; and

WHEREAS, The City of Warner Robins, relative to its best interest, is desirous of annexing the above-described properties.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Warner Robins, Georgia, and it is hereby ordained by authority of the same, that the petition from JOHNNY B. WILSON, ADMINISTRATOR TO THE ESTATE OF CHARLIE WILSON, DECEASED, on October 16, 2024, is adopted and approved and said properties are hereby incorporated into the City of Warner Robins, Georgia.

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference.

Motion:	Councilman Lauritsen moved for the approval of Ordinance #46-24 and to waive the second reading.
Second:	Councilmen Curtis
Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
Motion:	Councilman Lauritsen moved for the approval to rezone from R-AG [Residential Agricultural District] to R-2 [Single Family Residential District].
Second:	Councilmen Bibb

Outcome:	Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.
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Citizen Comments: N/A

Executive Session — Mayor Patrick requested a motion to enter into an executive session for Potential Litigation. Councilman Lauritsen motioned for Executive Session for Potential Litigation. Councilman Bibb seconded the motion. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval of the executive session. The regular council meeting was suspended at 5:25 pm, and the governing body convened into executive session at 5:31 pm; the executive session ended at 5:43 pm. The City Clerk is in possession of the executive session minutes.

Mayor Patrick requested a motion to reconvene the meeting at 5:46 pm. Councilman Mack motioned for the request. Councilman Bibb seconded. Councilmen Mack, Bibb, Lauritsen, Lashley, Holmes and Curtis voted for approval.

Adjournment: 5:47 pm

Next Regular Council Meeting: Monday, December 16, 2024

Mandy Stella
City Clerk

CITY OF WARNER ROBINS, GEORGIA

PURCHASING COVERSHEET

MEETING DATE: December 16, 2024

Written requests have been submitted by the City Departments for the following items. The Purchasing Department recommends the following items be acquired. By approval, Authority is given for supporting contracts to be executed in accordance with applicable provisions of the City Code. (Relevant documents are attached)

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
1) 2025 Membership Service Fees	Georgia Municipal Association Atlanta, GA	\$25,202.33	1595-52351 / \$90,024.90 Remaining	Submitted by Mandy Stella
2) HP Elitebooks Laptops & Monitors	SHI-Government Solutions Somerset, NJ	\$20,565.48	2221-54125 ARPA – Computer Equipment	Submitted by Chris Rooks
3) Set-Up and Takedown of Christmas Decorations	Jubilee Décor LLC Andalusia, AL	\$27,579.52	18-54121 CVB – Christmas Décor / Machinery & Equipment	Submitted by Chris Rooks
4) i-Pro Renewal for Body Worn Camera & In-Car Camera Systems	Insight Public Sector, Inc. Chandler, AZ	\$23,351.19	3210-52041 / \$383,164.71 Remaining	Submitted by Chief Fisher
5) i-Pro for Body Worn Camera & In-Car Camera Systems Yearly Service Fee	Insight Public Sector, Inc. Chandler, AZ	\$37,181.64	3210-52041 / \$383,164.71 Remaining	Contract period: February 28, 2025 – February 28, 2026 Submitted by Chief Fisher
OMNIA PARTNERS #: 23-6692-03	PROFESSIONAL SERVICE		POLICE – Software & Support	Contract period: December 2024 – December 2025

CITY OF WARNER ROBINS, GEORGIA

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
6) Police Uniforms RENEWAL – ANNUAL CONTRACT Bid No.: P-4537	GALLS, LLC Lexington, KY	See Attachment # 1 – 1a	3210-53010 POLICE – Uniforms & Clothing	Submitted by Chief Fisher Ordered on an as-needed basis throughout the year Contract period: January 01, 2025 – December 31, 2025
7) Grease Trap Pumping ANNUAL CONTRACT Bid No.: U-4634	Darling Ingredients Inc. Atlanta, GA	\$230,000.00 ** Estimated based on previous years usage	4330-52105 / \$85,956.00 Remaining UTILITY / SEWER – Grease Trap Pumping	Submitted by Montie Walters Contract period: January 01, 2025 – December 31, 2025
8) Fire Uniforms RENEWAL - ANNUAL CONTRACT Bid No.: F-4542	T & T Uniforms, Inc. Smyrna, GA	See Attachment # 2 – 2a	3520-53010 / \$50,072.99 Remaining FIRE – Uniforms & Clothing	Submitted by Chief Wright Ordered on an as-needed basis throughout the year Contract period: January 01, 2025 – December 31, 2025
9) Bonaire North Gravity Trunk Main Upgrades Bid No.: U-4624	Cleary Construction, Inc. Tompkinsville, KY	\$5,896,675.00 See Attachment # 3 – 3b	2020S-54063 / 2020 Revenue Bonds UTILITIES / Sewer – New Projects	Submitted by Montie Walters
10) Cummins Natural Gas / Propane Genset Generator for Hwy 41 Industrial Park Sourcewell Contract #092222-CMM	Cummins Inc Columbus, IN	\$140,653.25	4440-54063 UTILITIES / Water – Water Treatment Plant	Submitted by Montie Walters Purchase approved November 20, 2023. Presented for modification of budget line per Ordinance 32-30 signed October 5, 2020.
11) Commercial Circle Impervious Surface Removal Bid No.: CED-4630	Southern Equipment Macon, GA	\$48,000.00 See Attachment # 4	7500-52119 / \$52,774.26 Remaining KWRB - TAG Grant Expense	Submitted by Kate Hogan

CITY OF WARNER ROBINS, GEORGIA

BID NUMBER / ITEMS	VENDOR	COST	ACCOUNT NO. / BUDGET	COMMENTS
12) Interior Painting of City Hall Bid No.: GA-4614	Turner Investment Group Dublin, GA	\$40,350.00 See Attachment # 5	3524-54124 GENERAL ADMINISTRATION – City Hall Fixtures / Security	Submitted by Chris Rooks Recommendation of Evaluation Committee



Exhibit A: Contract Price List
Contract Period: January 1, 2025 -
December 31, 2025.

Customer:	City of Warner Robins
Attn:	
Rep Name:	
Acct #:	1001498326
Qty of Orders:	
Shipping Charge:	

11/21/2024

GQ Item#	Mft Model #	MFG Name	Description	Current Price	New Price
BP2867		Blauer Mfg Co	FLEXRS ARMORSKIN XP	\$ 122.00	\$ 128.10
FW1036		Merrell- Wolverine Worldwide	MOAB 3 8 TACTICAL SZ WP	\$ 132.57	\$ 139.20
FW515		WEINBRENNER SHOE COMPANY, INC.	POROMERIC ACADEMY OXFORD	\$ 71.27	\$ 74.83
GL557		MECHANIX WEAR, INC.	M-PACT GLOVE WITH PORON XRD	\$ 38.72	\$ 40.66
HA118		W. ALBOUM HAT CO INC	THREE PIECE SWIVEL CHIN STRAP	\$ 6.55	\$ 6.88
HA325		PREMIER EMBLEMS	HAT COVER CLEAR CAMPAIGN	\$ 3.00	\$ 3.15
HS452		M L Kishigo Manufacturing Co	ML KISHIGO ECONOMY HI-VIS VEST	\$ 12.00	\$ 12.60
HW257		W. ALBOUM HAT CO INC	TRIPLE BRIM STRAW CAMPAIGN HAT W/ 1 EYELET	\$ 105.00	\$ 110.25
HW261		W. ALBOUM HAT CO INC	METALLIC CAMPAIGN CORD W/ACORNS	\$ 7.95	\$ 8.35
HW3730		Propper International Sales	PROPPER OCP HOT WEATHER BOONIE	\$ 17.60	\$ 18.48
LP798		BOSTON LEATHER INC	1 3/4IN GARRISON LEATHER BELT	\$ 27.72	\$ 29.11
NP354		SAFARILAND, LLC.	ACCUMOLD ELITE BELT KEEPERS	\$ 20.87	\$ 21.91
NP569		5.11 Inc.	5.11 TDU BELT 1.5IN PLASTIC BUCKLE	\$ 18.47	\$ 19.39
NP989		Tru-Spec Global LLC	TRU SPEC SECURITY FRIENDLY BELT	\$ 10.55	\$ 11.08
NS007			3/4 IN MONOGRAMMING NON APPLIED NAMESTRIP (VAS ITEM)	\$ -	\$ -
RW093		CAROLINA SAFETY SPORT INT'L, L	1870C SCREENPRINTED RAIN COAT W/REFLECT TAPE	\$ 24.57	\$ 25.80
SH1902		Propper International Sales	PROPPER OCP COMBAT SHIRT	\$ 48.39	\$ 50.81
SH3591		Blauer Mfg Co	FLEX RS LS SUPERSHIRT	\$ 76.00	\$ 79.80
SH3592		Blauer Mfg Co	FLEX RS SS SUPERSHIRT	\$ 71.00	\$ 74.55
SH3593		Blauer Mfg Co	FLEX RS SS BASE SHIRT	\$ 60.00	\$ 63.00
SH3609		Blauer Mfg Co	WOMENS FLEX RS LS SUPERSHIRT	\$ 76.00	\$ 79.80
SH3610		Blauer Mfg Co	WOMENS FLEX RS SS BASE SHIRT	\$ 60.00	\$ 63.00
SH3650		Blauer Mfg Co	WOMENS FLEX RS S/S SUPERSHIRT	\$ 71.00	\$ 74.55
SH3842		First Tactical LLC	MENS V2 PRO PERFORMANCE L/S SHIRT	\$ 54.00	\$ 56.70

SH3843		First Tactical LLC	MENS V2 PRO PERFORMANCE S/S SHIRT	\$ 54.00	\$ 56.70
SH3847		First Tactical LLC	WOMENS V2 PRO PERFORMANCE L/S SHIRT	\$ 54.00	\$ 56.70
SH3857		First Tactical LLC	WOMENS V2 PRO PERFORMANCE S/S SHIRT	\$ 54.00	\$ 56.70
SM574		Propper International Sales	PROPPER WOMENS ICE L/S POLO	\$ 36.36	\$ 38.18
SR3186		Propper International Sales	PROPPER ACU COAT	\$ 61.60	\$ 64.68
ST136		Propper International Sales	I.C.E. PERFORMANCE POLO	\$ 35.18	\$ 36.94
ST283		Propper International Sales	MENS ICE LONG SLEEVE POLO SHIRT	\$ 36.36	\$ 38.18
ST284		Propper International Sales	PROPPER - I.C.E. WOMENS PERFORMANCE POLO SHORT SLEEVE	\$ 35.18	\$ 36.94
TR082		FECHEIMER BROTHERS UNIFORM CO	MENS POLYESTER TROUSERS	\$ 47.00	\$ 49.35
TR083		FECHEIMER BROTHERS UNIFORM CO	LADIES POLYESTER TROUSERS	\$ 47.00	\$ 49.35
TR2078		First Tactical LLC	WS V2 TCTCL PANT	\$ 59.49	\$ 62.46
TR2105		First Tactical LLC	MS V2 TCTCL PANT	\$ 59.49	\$ 62.46
TR2254		Blauer Mfg Co	FLEXRS COVERT TACTICAL PANT	\$ 78.60	\$ 82.53
TR2266		Blauer Mfg Co	WOMENS FLEXRS COVERT TACTICAL PANTS	\$ 78.60	\$ 82.53
TR2484		Propper International Sales	PROPPER IHWCU IMPROVED HOT WEATHER COMBAT UNIFORM TROUSER	\$ 61.60	\$ 64.68
TR549		Tru-Spec Global LLC	MENS TRU-SPEC 24-7 TEFLON COATED P/C R/S TACTICAL PANTS	\$ 44.00	\$ 46.20
TR625		Tru-Spec Global LLC	TRU-SPEC 24-7 WOMENS P/C R/S PANT	\$ 44.00	\$ 46.20
UA025N		SPUR NAME TAPES	1IN WEBB NAMESTRIP (NOT APPLIED)	\$ 6.95	\$ 7.30
ZC570		SAMUEL BROOME UNIFORM ACCESSOR	3.5 IN POLYESTER CLIP-ON TIE W/ BUTTONHOLE	\$ 6.00	\$ 6.30
ZM170		SAFARILAND, LLC.	7950 ACCUMOLD ELITE DUTY BELT	\$ 65.11	\$ 68.37
FT1191		5.11	ATAC 2.0 8 BOOT	\$ 95.00	\$ 99.75
FW565		Intapol Industries	POLICE MOTORCYCLE BOOTS LACE UP	\$ 300.00	\$ 315.00
JA837		5.11	DOUBLE DUTY JACKET	\$ 124.00	\$ 130.20
				\$ -	\$ -

**EXHIBIT A
 BID PRICE LIST
 RENEWAL CONTRACT FOR FIRE UNIFORMS
 T & T UNIFORMS, INC.**

RENEWAL CONTRACT PERIOD: JANUARY 1, 2025 - DECEMBER 31, 2025

Line #	Description	Estimated Quantity	Unit of Measure	Original Contract Price	Extended	Renewal Contract Period Price
1	Mens Dress Coat, Workrite or Equivalent	10	Each	\$479.00	\$4,790.00	\$488.58
2	Mens Dress Pants, Workrite or Equivalent	25	Each	\$51.45	\$1,286.25	\$52.75
3	Mens Dress Shirt, Workrite or Equivalent	10	Each	\$52.20	\$522.00	\$52.97
4	Mens Dress Shirt, Workrite or Equivalent	25	Each	\$65.11	\$1,627.75	\$66.05
5	Tees, Black, polyester, 3 1/2" sizes S, M, Long & X-Long	10	Each	\$6.00	\$60.00	\$6.25
6	Mens Work Shirt (Short Sleeve) Workrite or Equivalent	200	Each	\$133.00	\$26,600.00	\$140.00
7	Mens Work Pants (Nomex) Workrite or Equivalent	200	Each	\$135.00	\$27,000.00	\$140.00
8	Galls Agent LITC G-Tac Soft Shell Jacket, Item# JX778 or Equivalent	3	Each	\$46.50	\$139.50	\$140.00
9	Name Tapes: Created and sewn on shirt	200	Each	\$8.00	\$1,600.00	\$10.00
10	Womens Short Sleeve Shirt, Workrite or Equivalent	3	Each	\$52.20	\$156.60	\$52.75
11	Womens Pants, Workrite or Equivalent	3	Each	\$135.00	\$405.00	\$140.00
12	Womens Nomex IIIA Pants, Workrite or Equivalent	3	Each	\$135.00	\$405.00	\$140.00
13	Womens Crossover Tie	3	Each	\$6.00	\$18.00	\$6.25
14	Womens Poly Command Long Sleeve shirt, Workrite or Equivalent	3	Each	\$65.12	\$195.36	\$66.05
15	Womens Service Dress Skirt, Workrite or Equivalent	3	Each	\$153.75	\$461.25	\$158.00
16	Womens Single Breasted Dress Coat, Workrite or Equivalent	3	Each	\$479.81	\$1,439.43	\$488.58
17	Womens Nomex IIIA Short Sleeve Shirt, Workrite or Equivalent	3	Each	\$133.00	\$399.00	\$140.00
18	Womens Industrial Pant, Workrite 7.5 oz Nomex IIIA Item# TT481 or Equivalent	3	Each	\$135.00	\$405.00	\$140.00
19	Propper I.C.E. Performance Polo Shirt, Item# ST136 or Equivalent	3	Each	\$48.84	\$146.52	\$49.82
20	5.11 Tactical Water Repellent Job Shirt, Item# ST132 or Equivalent	3	Each	\$108.85	\$326.55	\$111.03
21	5.11 Tactical 1/4 zip job shirt, Item# SW850 or Equivalent	3	Each	\$97.72	\$293.16	\$99.67
22	5.11 Tactical 1/4 zip job shirt, Item# SW850 or Equivalent	3	Each	\$97.72	\$293.16	\$99.67
23	Galls Womens Agent LITC G-Tac Soft Shell Jacket, Item# JA1312 or Equivalent	3	Each	\$46.50	\$139.50	\$140.00
24	Blackhawk COB Rescue Belt	15	Each	\$48.67	\$730.05	\$58.28
25	Thorogood 834-6134 Station Boots	15	Each	\$82.00	\$1,230.00	\$105.00
26	Bates High-Gloss Oxford 0941 Uniform Shoe	15	Each	\$52.00	\$780.00	See substitute line #47 on Addendum

ADDENDUM TO EXHIBIT A - ITEMS ADDED TO RENEWAL CONTRACT			
F-4542 Annual Contract for Fire Uniforms			
Line #	Description	Unit of Measure	Price
27	5.11 Tactical Men's A.T.A.C. 8" Black Side Zip Boot	Each	\$112.00
28	5.11 Tactical Men's A.T.A.C. 6" Black Side Zip Boot	Each	\$105.00
29	5.11 Tactical Women's A.T.A.C. 8" Black Side Zip Boot - Reg. Width	Each	\$112.00
30	5.11 Tactical Women's A.T.A.C. 6" Black Side Zip Boot - Reg. Width	Each	\$105.00
31	Port Authority Black Poly-Cotton Twill Flex Fit Ball Cap Monogram Logo	Each	\$25.00
32	Port Authority Navy Poly-Cotton Twill Flex Fit Ball Cap Monogram Logo	Each	\$25.00
33	Eisman Ludmar 1" Red Disc clutch back Gold 5 horns/Bugles - Chief Coat	Each	\$13.00
34	Eisman Ludmar 1" Red Disc clutch back Gold 4 horns/Bugles - Dpty Chief Coat	Each	\$13.00
35	Eisman Ludmar 1" Red Disc clutch back Gold 3 horns/Bugles- Asst. Chief	Each	\$13.00
36	Eisman Ludmar 1" Red Disc clutch back Gold 2 horns/bugles - Capt.	Each	\$13.00
37	Eisman Ludmar 1" Red Disc clutch back Gold 1 Horn/bugle - Lieutenant	Each	\$13.00
38	Eisman Ludmar 1" Red Disc clutch back Silver ff scramble - Firefighter	Each	\$13.00
39	Hero's Pride 3/4" 5 cut-out bugles - Chief - Shirt	Each	\$8.00
40	Hero's Pride 3/4" 4 cut-out bugles - Deputy Chief - Shirt	Each	\$8.00
41	Hero's Pride 3/4" 3 cut-out bugles - Asst. Chief - Shirt	Each	\$8.00
42	Hero's Pride 3/4" 2 cut-out bugles - Captain - Shirt	Each	\$8.00
43	Hero's Pride 3/4" 1 cut-out bugles - Lieutenant - Shirt	Each	\$8.00
44	Hero's Pride 3/4" Silver ff scramble disc - Firefighter - Shirt	Each	\$8.00
45	Taylor's Leather Black leather bomber jacket	Each	\$290.00
46	28P8696C-98 Men's Matching Black Poly-Wool Pant	Each	\$155.47
47	831-6031 Men's/Women's Thorogood Hi-Gloss Shoe	Each	\$80.00



November 22, 2024

Ms. Allison Lanneau
Assistant Purchasing Agent
City of Warner Robins
Procurement Office
700 Watson Blvd.
Warner Robins, GA. 31095

Re: **Recommendation of Award**
Project Number: 100163.21.03 (U-4624)
City of Warner Robins
Bonaire-North Gravity Trunk Main Upgrades

Dear Ms. Lanneau:

On Thursday, November 22, 2024, at 2:30 P.M., bids for the subject project were received at the Procurement Office, City of Warner Robins, Georgia, opened, and read aloud. Two (2) firms offered a bid for the project. Enclosed is a copy of the Certified Bid Tabulation. Based on the level of interest demonstrated during the bidding process, we believe that the bids received are competitive and responsive for the work contemplated.

The apparent low bidder was Cleary Construction, Inc. with a base bid amount of \$5,896,675.00. An additive alternate was submitted with the bid package, the inclusion of which produced an alternate bid amount of \$5,978,475.00. We performed a review of Cleary Construction, Inc. and found that their construction experience meets the desired qualifications. We recommend rejection of the additive alternate and recommend award of the project to Cleary Construction, Inc. at the base bid with a contract amount of \$5,896,675.00.

We appreciate this opportunity of responding to your needs and look forward to working with the City of Warner Robins towards the successful completion of this project. Should you have any questions, concerns, or require additional information, please do not hesitate to contact us.

Sincerely,

ARDURRA GROUP, INC.

A handwritten signature in black ink that reads "Sean Carroll".

Sean Carroll
Project Manager

BID TABULATION SHEET



Client: City of Warner Robins
 Project: Bonaire North Gravity Trunk Main Upgrades
 Project No: 100163.21.03 (U-4624)
 Bid Date: November 21, 2024

Certified as Correct: Sean M. Carroll
 Date: 11/22/2024

Item	Description	Unit	Est. Quantity	Complete Sitework Services, LLC		BIDDERS		Cleary Construction Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Bid Schedule	EA	1	\$ 850,000.00	\$ 850,000.00	\$ 290,000.00	\$ 290,000.00		
2	Mobilization	LF	57	\$ 420.00	\$ 23,940.00	\$ 405.00	\$ 23,085.00		
3	24" PVC Sanitary Sewer (8' to 10' Deep)	LF	174	\$ 426.00	\$ 74,124.00	\$ 455.00	\$ 79,170.00		
4	24" PVC Sanitary Sewer (10' to 12' Deep)	LF	392	\$ 443.00	\$ 173,656.00	\$ 530.00	\$ 207,760.00		
5	24" PVC Sanitary Sewer (12' to 14' Deep)	LF	1242	\$ 488.00	\$ 581,256.00	\$ 690.00	\$ 856,980.00		
6	24" PVC Sanitary Sewer (14' to 16' Deep)	LF	278	\$ 488.00	\$ 135,664.00	\$ 695.00	\$ 193,210.00		
7	24" PVC Sanitary Sewer (16' to 18' Deep)	LF	86	\$ 508.00	\$ 43,688.00	\$ 870.00	\$ 74,820.00		
8	24" PVC Sanitary Sewer (18' to 20' Deep)	LF	74	\$ 528.00	\$ 39,072.00	\$ 1,200.00	\$ 88,800.00		
9	24" PVC Sanitary Sewer (20' to 22' Deep)	LF	100	\$ 548.00	\$ 54,800.00	\$ 1,200.00	\$ 120,000.00		
10	24" PVC Sanitary Sewer (22' to 24' Deep)	LF	100	\$ 575.00	\$ 57,500.00	\$ 2,180.00	\$ 218,000.00		
11	24" DIP Sanitary Sewer (0' to 6' Deep)	LF	345	\$ 664.00	\$ 229,080.00	\$ 660.00	\$ 227,700.00		
12	24" DIP Sanitary Sewer (6' to 8' Deep)	LF	66	\$ 670.00	\$ 39,530.00	\$ 680.00	\$ 40,120.00		
13	24" DIP Sanitary Sewer (8' to 10' Deep)	LF	12	\$ 683.00	\$ 8,196.00	\$ 795.00	\$ 9,540.00		
14	30" PVC Sanitary Sewer (8' to 10' Deep)	LF	12	\$ 485.00	\$ 13,095.00	\$ 660.00	\$ 16,200.00		
15	30" PVC Sanitary Sewer (10' to 12' Deep)	LF	27	\$ 499.00	\$ 42,415.00	\$ 815.00	\$ 55,250.00		
16	30" PVC Sanitary Sewer (12' to 14' Deep)	LF	85	\$ 499.00	\$ 42,415.00	\$ 815.00	\$ 55,250.00		
17	30" PVC Sanitary Sewer (14' to 16' Deep)	LF	9	\$ 547.00	\$ 4,923.00	\$ 965.00	\$ 8,685.00		
18	30" PVC Sanitary Sewer (16' to 18' Deep)	LF	232	\$ 567.00	\$ 131,544.00	\$ 1,310.00	\$ 70,740.00		
19	30" PVC Sanitary Sewer (18' to 20' Deep)	LF	54	\$ 587.00	\$ 31,698.00	\$ 965.00	\$ 223,880.00		
20	Sanitary Sewer Piping installed on Existing Concrete Piers	EA	1	\$ 298,000.00	\$ 298,000.00	\$ 1,130,000.00	\$ 1,130,000.00		
21	5' Cut-in Manhole	EA	1	\$ 14,391.00	\$ 14,391.00	\$ 25,000.00	\$ 25,000.00		
22	5' Precast Concrete Manhole	EA	225	\$ 1,814.00	\$ 408,150.00	\$ 1,770.00	\$ 398,250.00		
23	12" Tie-in to Existing Manholes	EA	1	\$ 12,500.00	\$ 12,500.00	\$ 24,500.00	\$ 24,500.00		
24	24" Tie-in to Existing Manholes	EA	2	\$ 6,400.00	\$ 12,800.00	\$ 5,000.00	\$ 10,000.00		
25	Temporary Construction Exit	EA	1	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ 500.00		
26	Curb Inlet Filter	LF	11420	\$ 18.90	\$ 215,838.00	\$ 4.00	\$ 45,680.00		
27	Silt Fence	LF	949	\$ 343.00	\$ 325,507.00	\$ 120.00	\$ 113,880.00		
28	Cut and Replace Asphalt Roadway	LF	70	\$ 305.00	\$ 21,350.00	\$ 125.00	\$ 8,750.00		
29	Cut and Replace Concrete Curb & Gutter	LF	23	\$ 717.00	\$ 16,491.00	\$ 370.00	\$ 8,510.00		
30	Cut and Replace Drainage Swale	LF	92	\$ 850.00	\$ 78,200.00	\$ 340.00	\$ 31,320.00		
31	Cut and Replace Concrete Driveway/Apron	LF	16	\$ 205.00	\$ 3,280.00	\$ 300.00	\$ 4,800.00		
32	Sewer Service Lateral Connection	EA	3	\$ 18,450.00	\$ 55,350.00	\$ 80,000.00	\$ 80,000.00		
33	Abandonment of Existing Sanitary Sewer in Place	LS	1	\$ 180,000.00	\$ 180,000.00	\$ 50,000.00	\$ 50,000.00		
34	Abandonment of Existing Manholes in Place	LF	830	\$ 189.00	\$ 156,870.00	\$ 100.00	\$ 83,000.00		
35	Removal of Existing Sanitary Sewer and Manholes	LS	1	\$ 215,000.00	\$ 215,000.00	\$ 30,000.00	\$ 30,000.00		
36	Maintenance and Protection of Traffic	LS	1	\$ 1,225,000.00	\$ 1,225,000.00	\$ 715,000.00	\$ 715,000.00		
37	Temporary Bypass Pumping	LS	1	\$ 1,225,000.00	\$ 1,225,000.00	\$ 715,000.00	\$ 715,000.00		
38									
Total of Unit Price Bids				\$	6,121,947.00	\$	5,775,175.00		

BID TABULATION SHEET



Client: City of Warner Robins
 Project: Bonaire North Gravity Trunk Main Upgrades
 Project No: 100163.21.03 (U-4624)
 Bid Date: November 21, 2024

Certified as Correct: *Sean M Carroll* Sean M. Carroll

Date: 11/22/2024

Item	Description	Unit	Est. Quantity	Unit Price	Amount	BIDDERS	
						Complete Sitework Services, LLC	Cleary Construction Inc.
1	Unreliable Soils	CY	100	\$ 2,500.00	\$ 250,000.00	\$ 215.00	\$ 21,500.00
2	Owner's General Construction Contingency	LS	1	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Total of Unit Price Allowances					\$ 350,000.00	\$	\$ 121,500.00
Total Bid Price					\$ 6,471,947.00	\$ 5,896,675.00	
Alternates							
Item	Description	Unit	Est.	Unit Price	Amount	Unit Price	Amount
1	36" Steel Casing installed via Jack & Bore	LF	40	\$ 2,303.00	\$ 92,120.00	\$ 2,440.00	\$ 97,600.00
2	24" PVC Sanitary Sewer Installed in 36" Steel Casing	LF	40	\$ 205.00	\$ 8,200.00	\$ 425.00	\$ 17,000.00
3	Deduct 24" Sanitary Sewer (14' to 16' Deep)	LF	40	\$ (468.00)	\$ (18,720.00)	\$ (695.00)	\$ (27,800.00)
4	Deduct Cut and Replace Concrete Curb and Gutter	LF	18	\$ (805.00)	\$ (14,490.00)	\$ (125.00)	\$ (2,250.00)
5	Deduct Cut and Replace Asphalt Driveway	LF	25	\$ (343.00)	\$ (8,575.00)	\$ (120.00)	\$ (3,000.00)
Total of Alternate Unit Price Bids					\$ 67,345.00	\$	\$ 81,800.00
Total Alternate Bid Price					\$ 6,539,292.00	\$ 5,978,475.00	

BID TABULATION

ATTACHMENT # 4

Bid No.: CED-4630
Bid Closing Date: November 28, 2024

Agenda Item #3A

Line #	Description	QTY	UOM	Southern Equipment, LLC		Limitless Concrete & Works	
				Total Price	Extended	Total Price	Extended
1	Soil remediation after impervious surface removal at 101 - 111 S. Commercial Circle and Parcel 0W027B 005000. The buildings have already been removed but the impacted soil needs to be graded and top tilled so it can be returned to greenspace using a Bermuda / Rye seed mixture.	1	LS	\$19,000.00	\$19,000.00	\$27,150.00	\$27,150.00
2	Impervious surface removal at 401 N Commercial Circle. The buildings and billboard have already been removed, but all other impervious surface including all metal poles lining the sidewalks and the old sign on the corner of the lot must be removed. Area must be graded and top-tilled then seeded with a Bermuda / Rye grass seed mixture. Sidewalks are the only impervious surface to remain.	1	LS	\$24,000.00	\$24,000.00	\$37,000.00	\$37,000.00
3	Impervious surface removal around Keep Warner Robins Beautiful site at the corner of Watson Blvd & N. Davis Dr. Asphalt to be removed, area graded and top-tilled then seeded with a Bermuda / Rye grass seed mixture.	1	LS	\$5,000.00	\$5,000.00	\$21,500.00	\$21,500.00

BID TABULATION

Bid No.: GA-4614

Bid Closing Date: September 20, 2024

ATTACHMENT # 5

Agenda Item #3A

Line #	Description	QTY	UOM	ATL PRIME SERVICES Lawrenceville, GA		TURNER INVESTMENT GROUP Dublin, GA		Painters on Demand Tampa, FL				
				Total Price	Unit	Extended	Total Price	Unit	Extended	Total Price	Unit	Extended
1	Interior Painting of City Hall	1	LS	\$22,500.00		\$22,500.00	\$40,350.00		\$40,350.00	\$58,847.48		\$58,847.48

Lindsey Painting, Inc. Macon, GA		KD Epps Enterprises Byron, GA		Intercontinental Commercial Lawrenceville, GA				
Total Price	Unit	Extended	Total Price	Unit	Extended	Total Price	Unit	Extended
\$59,000.00		\$59,000.00	\$85,333.00		\$85,333.00	\$86,360.00		\$86,360.00



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

MEMORANDUM

TO: MANDY STELLA – CITY CLERK
FROM: DARIN CURTIS – MANAGER, PLANNING & ZONING
DATE: DECEMBER 11, 2024
SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

Please place the following items on the agenda for the next Mayor and Council Meeting:

The Planning & Zoning Board recommends approval the following Home Occupation applications as submitted.

1. **Victor Johnson Jr.** – 309 Sarah Dr. – Roadside Assistance
2. **Connor LaBarge** – 104 Selena Ct. – Lawncare Service
3. **Tracey Jefferson** – 126 Mary Jay Dr. – Tax Service
4. **Shemekea Johnson** – 109 Latham Dr. Apt. 91 – Ministry
5. **Lori Lumpkin** – 301 Corder Rd. Apt. 720 – Online Retail

CITY OF WARNER ROBINS
STATE OF GEORGIA

R E S O L U T I O N

WHEREAS; the Insurance Committee recommends the City continue receiving from Brentwood Services, the program development, claims administration and financial analysis of the City’s Workers Compensation Self-Insurance Program, and

WHEREAS, Brentwood Services and Arthur J. Gallagher Risk Management Services has recommended re-insurance through Midwest Employers Casualty Company, and

WHEREAS, the Mayor and Council deem it in the best interest of the City that agreements be executed for a period of one year effective January 1, 2025 through December 31, 2025 for Workers’ Compensation Administration and Re-insurance.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize LaRhonda W. Patrick, Mayor, and Mandy Stella, City Clerk, to execute agreements with Brentwood Services, and Midwest Employers Casualty Company under the terms and conditions set forth above.

This ____ day of December, 2024.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
LaRhonda W. Patrick, Mayor

ATTEST:

Mandy Stella, City Clerk

**CITY OF WARNER ROBINS
STATE OF GEORGIA**

RESOLUTION

WHEREAS, City staff recommends the City retain its longstanding relationship and renew its agreement for Georgia Firefighters' Cancer Benefit Program insurance coverage with the Georgia Interlocal Risk Management Agency (GIRMA) for a period of one year; and

WHEREAS, the Mayor and Council deem such recommendation to be beneficial.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick and City Clerk, Mandy Stella, to execute a coverage agreement with the Georgia Interlocal Risk Management Agency (GIRMA).

This _____ day of December 2024.

CITY OF WARNER ROBINS

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STATE OF GEORGIA
COUNTY OF HOUSTON
CITY OF WARNER ROBINS

RESOLUTION
AUTHORIZING FY2021 COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT

WHEREAS, the City of Warner Robins (City) is designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city, allowing its participation in the Community Development Block Grant (CDBG) Program;

WHEREAS, the City is committed to rehabilitating and improving homes for vulnerable residents to enhance their quality of life;

WHEREAS, the City seeks to address these needs within various locations of the Neighborhood Strategy Area by reallocating available resources;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Warner Robins that the Annual Action Plan for FY2021 is hereby amended to reflect the transfer of entitlement funds totaling \$2,871.30 from Genesis Joy House and \$2,136.67 from Houston County Volunteer Medical Clinic, for a combined total of \$5,007.97, to Single-Unit Residential.

This _____, day of _____, 2024.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: COMMUNITY & ECONOMIC DEVELOPMENT

SUBMITTED BY: KIM MAZO

MEETING DATE: DECEMBER 16, 2024

AGENDA ITEM

Resolution: FY2021 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT

Consideration of the adoption of a resolution authorizing the reallocation of entitlement funds between project activities.

STAFF RECOMMENDATION

Approve as presented a resolution of the City of Warner Robins, Georgia authorizing the transfer & reallocation of entitlement funds between CDBG activities. This amendment will transfer \$2,871.30 from Genesis Joy House and \$2,136.67 from Houston County Volunteer Medical Clinic, and reallocate the combined funds of \$5,007.97 to the Single-Unit Residential program, which supports the City's owner-occupied rehabilitation grant program for home improvements.

BUDGET AND PROCUREMENT

Budgeted Item: Yes
 Fiscal Impact: No
 Included In Current Capital Budget: No
 Included In Current Operating Budget: Yes
 Total Project Costs: \$5,007.97 (total transfer)
 Appropriations: FY2021 CDBG Fund Allocations

Account Title / Number	Dollar Amount
CDBG Fund 21 Genesis Joy House / 021.22.7322.52712	-\$2,871.30
CDBG Fund 21 Ho Co Volunteer Med Clinic/ 021.22.7322.52715	-\$2,136.67
CDBG Fund 21 Single-Unit Residential/ 021.022.7323.52901	\$5,007.97

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	

ITEM DESCRIPTION

This resolution proposes an amendment of the City of Warner Robins FY2021 CDBG Annual Action Plan, previously approved by M&C resolution on April 19, 2021, to reallocate funds between activities as outlined below:

- Transfer \$2,871.30 from the Genesis Joy House and \$2,136.30 from Houston County Volunteer Medical Clinic and reallocate the combined funds of \$5,007.97 to the Single-Unit Residential, which supports the City's owner-occupied rehabilitation grant program for home improvements.

This amendment is necessary to address a **change in activity**, as defined by the City of Warner Robins' CDBG Citizen Participation Plan, and to better meet the needs of the community.

ALTERNATIVES

Do not authorize and the funds will remain in the account without a designated project for their utilization.

ATTACHMENTS

1. Resolution

DRAFT

STATE OF GEORGIA
COUNTY OF HOUSTON
CITY OF WARNER ROBINS

RESOLUTION
AUTHORIZING FY2022 COMMUNITY DEVELOPMENT BLOCK GRANT
ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT

WHEREAS, the City of Warner Robins (City) is designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city, allowing its participation in the Community Development Block Grant (CDBG) Program;

WHEREAS, the City is committed to rehabilitating and improving homes for vulnerable residents to enhance their quality of life;

WHEREAS, the City seeks to address these needs within various locations of the Neighborhood Strategy Area by reallocating available resources;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Warner Robins that the Annual Action Plan for FY2022 is hereby amended to reflect the transfer of entitlement funds totaling \$7,940.35 from House of Promise #2 to Single-Unit Residential.

This _____ day of _____, 2024.

CITY OF WARNER ROBINS, GEORGIA

BY: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: COMMUNITY & ECONOMIC DEVELOPMENT

SUBMITTED BY: KIM MAZO

MEETING DATE: DECEMBER 16, 2024

AGENDA ITEM

Resolution: FY2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT

Consideration of the adoption of a resolution authorizing the reallocation of entitlement funds between CDBG project activities.

STAFF RECOMMENDATION

Approve as presented a resolution of the City of Warner Robins, Georgia authorizing the transfer & reallocation of entitlement funds between CBDG project activities. This amendment will transfer \$7,940.35 from House of Promise #2 and reallocate funds to the Single-Unit Residential program, which supports the City's owner-occupied rehabilitation grant program.

BUDGET AND PROCUREMENT

Budgeted Item: Yes

Included In Current Operating Budget: Yes

Fiscal Impact: No

Total Project Costs: \$7,940.35 (total transfer)

Included In Current Capital Budget: No

Appropriations: FY2022 CDBG Fund Allocations

Account Title / Number	Dollar Amount
CDBG Fund 21 House of Promise #2 / 021.22.7322.52712	-\$7,940.35
CDBG Fund 21 Single-Unit Residential/ 021.22.7323.52901	\$7,940.35

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	

ITEM DESCRIPTION

This resolution proposes an amendment of the City of Warner Robins FY2022 CDBG Annual Action Plan, previously approved by M&C resolution on July 5, 2022, to reallocate funds between activities as outlined below:

- Transfer \$7,940.35 from House of Promise #2 and reallocate funds to the Single-Unit Residential program, which supports the City's owner-occupied rehabilitation grant program for home improvements.

This amendment is necessary to address a **change in activity**, as defined by the City of Warner Robins' CDBG Citizen Participation Plan, and to better meet the needs of the community.

ALTERNATIVES

Do not authorize and the funds will remain in the account without a designated project for their utilization.

ATTACHMENTS

1. Resolution

DRAFT

**STATE OF GEORGIA
CITY OF WARNER ROBINS**

RESOLUTION

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to execute the attached Agreement with Tyler technologies, Inc., and the City of Warner Robins, Georgia, whereby Tyler Technologies, Inc., will implement an Enterprise Resource Planning System (ERP) to include modern applications for financial management, budgeting, revenue management, online payment processing, procurement, human capital management, payroll, inventory and asset management, permitting, work orders, and financial reporting..

This 16th day of December, 2024.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY ADMINISTRATOR
 SUBMITTED BY: JAMES DRINKARD
 MEETING DATE: DECEMBER 16, 2024

AGENDA ITEM

Bid Award: Enterprise Resource Planning System (RFP# GA-4570)

Consideration of awarding a bid and contract for the provision and implementation of an Enterprise Resource Planning System (ERP) to include modern applications for financial management, budgeting, revenue management, online payment processing, procurement, human capital management, payroll, inventory and asset management, permitting, work orders, and financial reporting.

STAFF RECOMMENDATION

Approve the award of RFP GA-4570 to Tyler Technologies, Inc. in an amount not to exceed \$1,261,143 for the provision and implementation of an Enterprise Resource Planning System and authorize the Mayor to execute all necessary documents.

BUDGET AND PROCUREMENT

Budgeted Item: Yes Included In Current Operating Budget: No
 Fiscal Impact: Yes Total Project Cost: \$1,261,143.00
 Included In Current Capital Budget: Yes Appropriations: Yes

Account Title / Number	Dollar Amount
Account Number 022.000.0000.54120.000.000 (ARPA Funds) IT Software	\$1,000,000.00
Account Number 010.001.1535.54125.000.000 (Management Information Systems) Computer Equipment	\$ 261,143.00

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

BACKGROUND:

An enterprise resource planning system (ERP) is a software platform that integrates and manages the core business processes within an organization, providing a single source of information across different departments and allowing for streamlined operations and improved decision-making. By collecting an organization's shared transactional data from multiple sources, ERP systems eliminate data duplication and provide data integrity with a single source of truth.

An ERP system is not just "financials;" although that is an important subset of components within an ERP. For municipal organizations, a modern ERP system includes applications such as financial management, budgeting, revenue management, online payment processing, procurement, human capital management, payroll, inventory and asset management, permitting, work orders, and financial reporting.

Modern ERP systems provide a number of operational benefits and advantages, including:

- Improved business insight from real-time information generated by reports
- Lower operational costs through streamlined business processes and best practices
- Enhanced collaboration from users sharing data in contracts, requisitions, and purchase orders
- Improved efficiency through a common user experience across many business functions and well-defined business processes
- Consistent infrastructure from the back office to the front office, with all business activities having the same look and feel
- Higher user-adoption rates from a common user experience and design
- Reduced risk through improved data integrity and financial controls
- Lower management and operational costs through uniform and integrated systems

Currently, the City of Warner Robins does not utilize an ERP system. Rather, the organization relies on a variety of software packages and databases to manage processes and data. This includes the AS/400 software that is the backbone of our financial operations. AS/400 software, also known as IBM-I, is an operating system and software platform developed and introduced by IBM in 1988 for their mid-range computers.

PROCUREMENT PROCESS AND PROPOSAL REVIEW:

Seeking to modernize operations, improve efficiency, and elevate customer service, the City of Warner Robins issued RFP# GA-4570 on April 12, 2024, seeking a modern ERP and service/support including the conversion of its data and assistance in implementing modern best management practices. Responses to RFP# GA-470 were due by May 17, 2024, and the City received eight proposals from qualified vendors.

Proposals were reviewed by a multi-disciplined committee representing all City departments. Proposals were evaluated based on six criteria:

Functional Fit	40 Points
Technical Requirements <i>(usability, security, data management, integrations, etc.)</i>	15 Points
Vendor Strength and Viability <i>(local government experience, solution strength, etc.)</i>	10 Points
Maintenance and Support <i>(regular upgrades/enhancements, support services, etc.)</i>	10 Points
Implementation <i>(project plan, approach, methodology, timelines, etc.)</i>	20 Points
Solution Pricing <i>(cost, value, price certainty, etc.)</i>	105 Points

Based on these criteria, the committee identified three short-listed vendors that were invited to provide demonstrations and undergo interviews. At the conclusion of this process, the review committee unanimously ranked the short-listed vendors as follows:

Rank	Vendor	Year 1/Implementation Cost	Year 2 Cost
1	Tyler Technologies	\$1,261,143	\$ 580,803
2	BA&A Software	\$ 808,675	\$ 270,161
3	Harris ERP	\$ 665,052	\$ 231,274

RECOMMENDATION:

Based on the specified criteria and the product demonstrations, Tyler Technologies, Inc. is the recommended vendor for this engagement.

Founded in 1966, Tyler Technologies is the largest provider of integrated software and technology services focused on the public sector. The publicly traded company currently has over 45,000 installations across 13,000 sites, employs more than 7,300 professionals including 2,822 software engineers, and boasts a 98% client retention rate. Tyler’s largest local government client is the County of Los Angeles (population 9.6 million), and their smallest client is Loving, Texas (population 57).

In Georgia, 273 government agencies currently use Tyler Technologies solutions. This includes 126 municipal departments, 135 county departments, and 5 state agencies. Notably, Houston County is currently in the process of converting to Tyler Technologies ERP platform.

Key reasons for the recommendation to award RFP# GA4570 to Tyler Technologies, Inc. include:

- Broad spectrum of modules included in the ERP platform will allow the City to cease use of a disparate and disconnected set of other software systems;
- Tyler Technologies is constantly improving and evolving their solution set to account for the changing technology landscape, local government needs, and customer expectations, which means that the system will grow with the City making future software migrations or platform changes far less likely;
- Migrating to a system that will also be in use by the County will allow for seamless and efficient communication of data sets such as the tax digest between our agencies;

- Tyler's user experience makes the platform intuitive, reducing the time needed for employees to learn to operate effectively in the system and improving operational efficiency for performing common tasks; and
- Tyler Technologies has performed literally thousands of system migrations, including transitions from AS/400 platforms, which will translate to fewer issues in moving to the new system and a shorter migration timeline.

ALTERNATIVES

The City has two primary options should the Mayor and City Council choose to follow a path other than that being recommended by Staff:

1. Award RFP# GA-4570 to one of the other vendors.
The solution offered by BA&A Software is a viable option that would be an improvement over our current environment; however, the City of Warner Robins would be the company's largest local government client and the probability is that we would outgrow the platform's capabilities in very short order.
2. Reject all proposals and rebid the engagement.
Pursuing this option would mean needing to delay the project until FY2026 so that an alternative funding source can be identified. This is because the current primary funding for year 1 and the implementation process is ARPA funds that must be encumbered by the end of the 2024 calendar year.

ATTACHMENTS

1. Excerpt of Tyler Technologies Proposal
2. RFP# GA-4570

**STATE OF GEORGIA
CITY OF WARNER ROBINS**

RESOLUTION

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to execute the attached Agreement with Pro Construction of GA, LLC, and the City of Warner Robins, Georgia, whereby Pro Construction of GA, LLC, will complete renovations and additions for Haven Hope House Homeless Shelter.

This 16th day of December, 2024.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY ADMINISTRATION
 SUBMITTED BY: JAMES DRINKARD
 MEETING DATE: DECEMBER 16, 2024

AGENDA ITEM

Bid Award: General Contractor Services For Haven Hope House (RFP# GA-4617)

Consideration of awarding a bid and contract for a general contractor to coordinate all construction operations necessary to successfully complete the renovation and construction of the Haven Hope House Homeless Shelter.

STAFF RECOMMENDATION

Approve the award of RFP GA-4617 to Pro Construction of GA, LLC in an amount not to exceed \$897,999.00 for the provision of general contractor services and the coordination of all construction operations, including but not limited to labor, technical skills, materials, and equipment, necessary to complete the renovation and construction of the Haven Hope House Homeless Shelter; encumber additional funds in an amount not to exceed \$100,000 to address unforeseeable contingencies that may arise with the project; authorize the City Administrator to direct the expenditure of such contingency funds if reasonable and necessary; and authorize the Mayor to execute all necessary documents.

BUDGET AND PROCUREMENT

Budgeted Item: Yes	Included In Current Operating Budget: No
Fiscal Impact: Yes	Total Project Cost: Enter Cost: \$997,999.00
Included In Current Capital Budget: No	Appropriations: Yes

Account Title / Number	Dollar Amount
Account Number 022.000.0000.57610.001.000 (ARPA Funds) WR Shelter Project	\$997,000.00

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

BACKGROUND:

In 2022, the City of Warner Robins acquired property located at 79 Green Street with the intent of creating a shelter to aid in addressing homelessness in the community. Design plans for the shelter were unveiled in December 2023, and work to renovate the existing building began in early 2024.

To-date, volunteer labor has been relied upon to complete the project. While this has helped to reduce costs, it has resulted in a significantly protracted timeline, inefficient execution of the build, and inconsistent approaches to the construction.

PROCUREMENT PROCESS AND PROPOSAL REVIEW:

As a result, on September 30, 2024, the City issued RFP# GA-4617 seeking a licensed general contractor to coordinate all construction operations, including but not limited to labor, technical skills, materials, and equipment, necessary to complete the renovation and construction of the Haven Hope House Homeless Shelter. Responses to the RFP were originally due by October 29, 2024; however, this deadline was extended to November 12, 2024, due to no qualified bids being received by the original deadline.

One vendor, Pro Construction of GA, LLC, submitted a qualified complete bid by the November 12 deadline. A second vendor submitted a proposal, but it was disqualified due to being incomplete and not addressing all project requirements.

The proposal from Pro Construction of GA was reviewed by a multi-disciplined team that has subsequently recommended the award of the bid to the vendor.

THE RECOMMENDED VENDOR:

Pro Construction of GA is a commercial construction general contracting firm founded in 2009 and based in Macon. The firm provides design-build and construction management services throughout the southeast and has successfully completed projects ranging from office buildings and churches to banks and car washes. In addition to its work for private sector clients, the company has successfully completed and delivered projects for the Georgia Bureau of Investigation, Georgia State Patrol, Gordon County Health Department, and the Perry-Houston County Airport.

THE RECOMMENDATION:

Staff recommends that RFP# GA-4617 be awarded to Pro Construction of GA, LLC, in an amount not to exceed \$897,999.00. Additionally, because some work at the facility was performed by volunteer labor and could not be inspected by the vendor due to being inside walls, Staff recommends that an additional allocation of \$100,000.00 be encumbered for unforeseeable contingencies and that the City Administrator be authorized to release such contingency funding to the project if deemed reasonable and necessary by the City Administrator in consultation with other City Staff.

Pro Builders estimates that, once given the notice to proceed, the project will require 90 days to complete and deliver.

ALTERNATIVES

The Mayor and City Council can elect to reject all bids received and rebid the project.

ATTACHMENTS

1. Pro Construction Of GA Proposal
2. RFP# GA-4617

DRAFT

CITY OF WARNER ROBINS
REQUEST FOR PROPOSAL
GENERAL CONTRACTOR SERVICES FOR
HAVEN HOPE HOUSE HOMELESS SHELTER

RFP NO.: GA-4617



RELEASE DATE: SEPTEMBER 30, 2024

DUE DATE: OCTOBER 29, 2024 AT 2:00 PM (ET)

CITY OF WARNER ROBINS
700 WATSON BOULEVARD
P.O. Box 8629
WARNER ROBINS, GA 31095

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I. INTRODUCTION

The City of Warner Robins is seeking proposals from licensed General Contractors to coordinate all construction operations needed to successfully complete renovations at the Haven Hope House Homeless Shelter. The City of Warner Robins purchased the property and existing structure located at 79 Green Street, Warner Robins, Georgia with intent to open a fully operational homeless shelter. To accommodate needs and accomplish the project’s mission, renovations to the existing structure are required, including the addition of two sections to the building that total 2,304 sq. ft. A significant portion of the necessary renovations have been completed through donated labor. The remaining scope of work and need for skilled trades necessitates the services of a licensed General Contractor to coordinate all construction operations. The scope of work includes, but may not be limited to, labor, technical skills, materials and equipment needed to complete renovations. For the purposes of this solicitation, “contractor” refers to any entity qualified under the solicitation terms capable of providing the specified services.

A mandatory onsite pre-bid meeting will be held on Tuesday, October 15, 2024 at 10:00 AM (ET) at the Haven Hope House Homeless Shelter located at 79 Green Street, Warner Robins, Georgia 31093.

Proposals will be accepted via the City’s online procurement system, IonWave, until Tuesday, October 29, 2024 at 2:00 PM (ET).

The City encourages proposers to submit questions in IonWave for clarification or additional information relating to proposal specifications. All questions must be submitted via IonWave by Thursday, October 24, 2024 at 2:00 PM (ET). Corresponding answers will be posted publicly in IonWave.

Submission of a proposal shall constitute acknowledgement and acceptance of all terms, conditions, and addenda to this RFP.

The City reserves the right to reject any and all proposals, to waive informalities and technicalities, and to accept or reject any item or combination of items. The bid, if awarded, will be awarded to the responsible bidder whose bid will be most advantageous to the City of Warner Robins, price, availability, value and other factors considered.

II. GENERAL INFORMATION

A. **Timeline**

RFP Release	September 30, 2024
Mandatory Pre-Bid Meeting	October 15, 2024 at 10:00 AM (ET)
Due Date for Questions	October 24, 2024 at 2:00 PM (ET)
Proposals Due	October 29, 2024 at 2:00 PM (ET)
Evaluation Process	November 2024
City Approval & Contract Award	Anticipated November/December 2024

All dates are subject to change at the discretion of the City. Sufficient notice of any such changes in the timeline will be provided to prospective respondents via email and/or IonWave.

B. Mandatory Pre-Bid Meeting

A mandatory onsite pre-bid meeting will be held on Tuesday, October 15, 2024 at 10:00 AM (ET) at the Haven Hope House Homeless Shelter located at 79 Green Street, Warner Robins, Georgia 31093. To remain eligible for bid award, at least one representative from the respective contractor must be in attendance promptly at the start of the meeting and remain present for the duration of the meeting.

C. Staff Contact

No direct or indirect contact with the Mayor, City Council Members or employees of the City of Warner Robins, other than the point of contact listed below, will be allowed during the solicitation process. If such contact is made, the City of Warner Robins reserves the right to reject the bid submission.

Lauren Polk, Purchasing Agent
Purchasing Office
700 Watson Blvd.
Warner Robins, GA 31093
lpolk@wrga.gov
478-302-5530

Allison Lanneau, Assistant Purchasing Agent
Purchasing Office
700 Watson Blvd.
Warner Robins, GA 31093
alanneau@wrga.gov
478-302-5530

D. Public Information

All submitted proposals and accompanying materials become property of the City of Warner Robins and information included therein shall become public record after formal approval by Mayor and Council in accordance with Georgia open records laws.

E. Addendum

All additional information and addenda to this RFP will be issued via IonWave and/or email. Submission of a proposal shall serve as acknowledgement and acceptance of any/all addenda to this RFP.

F. RFP Deadline and Submission

All proposals and required documents must be submitted via the City's online procurement system, IonWave, by the designated date and time of Tuesday, October 29, 2024 at 2:00 PM (ET). Proposals submitted via mail, hand delivery, fax, or any alternative method will not be accepted.

G. Proposal Format

Proposals should be clear, concise, and provide all requested information. Any costs incurred in the preparation of a proposal shall be the responsibility of the proposer.

Proposals must include the following information:

1. Letter of Interest: Provide a brief letter outlining contractor history, qualifications, and points of contact.
2. Experience and References: Detail similar construction and/or renovation projects that have been completed within the past 3 years. Provide a minimum of three (3) professional references for which a similar scope of services has been provided.
3. Statement of Proposed Services: Explain the company's overall approach for this project and explain the proposed scope of work and management of cost.
4. Required Documents: Proposals must include the documents described in Section III of this RFP, signed by an authorized representative of the responding company.
5. Timeline and Proposed Fee: Proposal must describe the anticipated timeline for the completion of all work. The proposed fee shall reflect the total lump sum cost for all items described in Section IV of this RFP.

III. TERMS AND CONDITIONS

A. General Conditions

Submission of a bid shall constitute acknowledgement, acceptance, and agreement to comply with all terms outlined in any and all bid materials (RFP, addenda, question responses, general conditions for goods & services). Any agreement or contract resulting from the acceptance of a proposal shall be on forms either supplied or approved by the City of Warner Robins. The City of Warner Robins reserves the right to reject any and all bids, to waive informalities and technicalities, to reject portions of bids and to award contracts in a manner consistent with the City Code and all applicable State and Federal regulations.

By submitting a bid, the contractor certifies that they are not currently debarred from submitting bids or proposals on contracts by any agency of the State of Georgia and the Federal Government, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency of the State of Georgia or the Federal Government.

B. Required Documents

Proposals must include all applicable documents required by the procurement policies of the State of Georgia and the City of Warner Robins. Documents must be current, valid, and fully executed by an authorized representative of the proposing company. Such documents include the following: General Terms and Conditions, Certificate of Insurance, professional licensure required by the State of Georgia, Business License, Non-Collusion Affidavit, E-Verify Affidavit, Sub-Contractor E-Verify Affidavit (if applicable), Sole Proprietor Affidavit (if applicable), and Absence of Conflict of Interest Certification.

C. Insurance Requirements

The selected contractor shall give satisfactory evidence of insurance coverage in sufficient amounts to ensure adequate coverage of the work, with the following minimum amounts acceptable:

1. Worker's Compensation at Statutory Requirement
2. Commercial General Liability 1M/Occurrence, 2M General Aggregate
3. Commercial Auto Liability 1M Combined Single Limit
4. Umbrella Liability 5M

The City of Warner Robins must be designated as a Certificate Holder with the following information listed:

City of Warner Robins
 Attn: Purchasing Office
 P.O. Box 8629
 Warner Robins, GA 31095

No contractor shall commence work of any kind under this solicitation until all insurance requirements contained in this solicitation have been complied with and until evidence of such compliance satisfactory to the City of Warner Robins as to form and content has been filed with the City.

D. Bond Requirements

All bids shall be accompanied by a bid bond in an amount no less than five percent (5%) of the total proposed cost. A performance bond and a payment bond equal to one hundred percent (100%) of the total awarded amount shall be provided. All bonds provided must be approved as to form and as to solvency of the surety by the City of Warner Robins, and shall be secured from bonding companies licensed to do business in the State of Georgia.

E. Employment Authorization Program

In accordance with the Georgia Security and Immigration Compliance Act, as amended, any respondent that enters into a contract for the physical performance of services shall register and participate in the federal work authorization program, E-Verify. All subcontractors and sub-subcontractors, as such terms are defined in O.C.G.A. § 13-10-90, shall also be required to comply with these E-Verify requirements. Respondents and their subcontractors and sub-subcontractors will be required to execute an affidavit verifying their compliance with O.C.G.A. § 13-10-91.

IV. SCOPE OF SERVICES

The scope of services required under this RFP include, but are not limited to, the labor, materials and equipment needed to successfully coordinate construction operations as follows:

1. Framing of building additions (approximately 2,304 sq. ft. total) to include windows and doors.
2. Roofing for additions only (approximately 2,304 sq. ft.), both metal and shingle roofing should be quoted.
3. Fire Suppression system for entire building (approximately 7,000 sq. ft.).
4. Electrical services for entire building (approximately 7,000 sq. ft.).
5. HVAC unit will be donated, contractor should include all costs associated with the installation only, contractor or sub-contractor must hold a warm air license.

6. Security Alarm System for entire building (approximately 7,000 sq. ft.).
7. All areas surrounding the worksite shall be protected from debris or damage. Any damage to property due to construction will be the responsibility of the contractor.
8. All services must be completed in compliance with all relevant building codes and regulations, to include ADA regulations, and all required permits shall be obtained by the contractor.
9. All work shall be substantially completed within 180 days from the date that the Notice to Proceed is issued.

All additional specifications included in this solicitation via addenda, responses to questions, and pre-bid meeting instructions, will be incorporated into this solicitation by reference thereof.

V. SELECTION AND EVALUATION

A. Selection Process

Proposals will be evaluated equitably using the criteria outlined below. The evaluation process may include interviews with contractors and past performance reviews from references. The selected contractor must hold an active General Contractor license and liability insurance meeting the minimum requirements designated in this solicitation. The project, if awarded, will be awarded to the responsible proposer whose proposal will be most advantageous to the City of Warner Robins, price, availability, value, and other factors considered. The City reserves the right to reject any and all proposals, to waive informalities and technicalities, and to accept or reject any item or combination of items.

B. Evaluation Criteria

1. Experience (30%): Sufficient experience constructing similar structures and completing projects with a similar scope
2. Skill and Expertise (30%): Level of skill and expertise relevant to the stated scope of work, demonstrated ability to deliver high quality construction projects
3. Project Approach (20%): Clear and organized process for managing and completing the project
4. Timeline (20%): Demonstrated ability to complete the project within schedule



7420 Cochran Street • Macon, GA 31216 • Office: (478)254-7022 • Fax: (478)254-7023

Primary Contact: Stephen Keys

Cell 478-256-6907

Email: skeys@proconstructionofga.com

Website: www.proconstructionofga.com

State of residency: Georgia

In business since 2009

DRAFT



Company History

We are an experienced general contracting company with a storied history of offering Construction Management, Design/Build, Negotiated Work, and Competitive Bid services throughout the Southeastern Region. We have handled all kinds of projects including multi-tenant retail, carwashes, religious facilities, pre-engineered metal buildings, drug stores, education facilities, and financial institutions. We understand the importance of choosing a contractor, one that is honorable, trustworthy, and will treat you fairly. Our promise is to remain one team, focused on integrity and accountability, driven to be the contractor of choice by exceeding our customer's expectations. Our focus is to provide our clients with a positive building experience and deliver a completed project, on time and within budget.

Estimating / Cost Control

We prefer to use an EXCEL Spreadsheet for most estimating exercises. We also have a Cost Control Spreadsheet that we use to update and monitor project cost on a weekly basis. We use Microsoft Project for our Construction Scheduling. We utilize the PROCORE Software to manage blueprints, scheduling, costs, and Owner / Architect communication.

Equipment Owned

The following is an itemization of our Owned Equipment:

- All power actuated equipment
- Generators, heaters, pressure washers
 - Scaffolding
 - Hydro Lift
- 4-wheel drive Lull
 - Dozer
 - Backhoe
 - Dump truck
- Various trailers (Hauling / Job Site Offices)



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Primary Contact: Stephen Keys

Cell 478-256-6907

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Website: www.proconstructionofga.com

State of residency: Georgia

In business since 2009

DRAFT

AIA Document A305® – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:
(Organization name and address.)
 Pro Construction of GA, LLC
 7420 Cochran Street
 Macon, GA 31216

SUBMITTED TO:
(Organization name and address.)
 City of Warner Robins, Georgia
 700 Watson Blvd, P.O. Box 8629
 Warner Robins, GA 31095

ADDITIONS AND DELETIONS:
 The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

TYPE OF WORK TYPICALLY PERFORMED
(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)
 Commercial General Contractor

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:
(Check all that apply.)

- Exhibit A – General Information
- Exhibit B – Financial and Performance Information
- Exhibit C – Project-Specific Information
- Exhibit D – Past Project Experience
- Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION
 The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.

 Organization's Authorized Representative
 Signature

10/30/2024

 Date

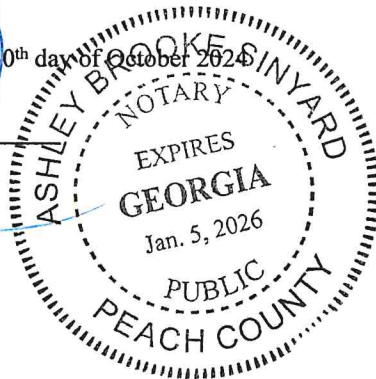
Stephen P. Keys - Owner

 Printed Name and Title

NOTARY
 State of: Georgia
 County of: Bibb
 Signed and sworn to before me this 30th day of October 2024

 Notary Signature

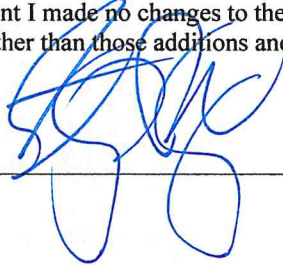
My commission expires: 1/5/2026



Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Stephen P. Keys, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:16:34 ET on 10/30/2024 under Order No. 4104246872 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ – 2020, Contractor's Qualification Statement, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

OWNER

(Title)

10/30/24

(Dated)

DRAFT



AIA® Document A305® – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by Pro Construction of GA, LLC and dated the 30th day of October in the year 2024
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

Pro Construction of GA, LLC
7420 Cochran Street Macon, GA 31216

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

N/A

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

7420 Cochran Street Macon, GA 31216

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

LLC (S-Corp)

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.
- .2 If your organization is a partnership, identify its partners and its date of organization.
- .3 If your organization is individually owned, identify its owner and date of organization.

Stephen P. Keys (100% owner)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

September 2, 2010

- .4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

No

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

14 years

§ A.1.3.2 How many full-time employees work for your organization?

10 employees

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

Primary - 2362 Nonresidential Building Construction
 Secondary -236210 Industrial Building Construction
 Secondary - 236220 Commercial and Institutional Building Construction

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

N/A

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

\$13,919,852.58

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

\$9,950,358.97

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

\$11,600,000.00

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

Not applicable. All work is subcontracted.

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

Design-Build, Civil Engineering

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

We offer architectural & civil design. We also offer pre-construction budgeting services.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

No

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

ProCore

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Foamworks Auto Spa – Manny Kaloyannides – 404-201-3620
 CSC Properties – Kathy Hess – 727-446-3444
 Perry-Houston County Airport – Jim Marquardt – 478-988-3699
 Phillips Land, LLC – Jay Phillips – 404-558-5880

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

M. Todd Albritton 706-647-3697

§ A.4.3 Identify one bank reference:

(Insert name, organization, and contact information)

BB&T now Truist Insurance Services
 4951 Forsyth Road
 Macon, GA 31210
 478-405-4149

§ A.4.4 Identify three subcontractor or other trade references:

(Insert name, organization, and contact information)

Six Rivers Electrical 478-244-1431
 Atha Plumbing 404-427-7514
 JR Preston 678-825-7928
 Dreamstates Construction 478-256-6940



AIA® Document A305® – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by Pro Construction of GA, LLC and dated the 30th day of October in the year 2024
(In words, indicate day, month and year.)

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

27-3385087

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

12/31/2023 Financial Statement and additional years can be provided upon request.

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

No

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

D&B rating

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

(If the answer is yes, provide an explanation.)

No

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

.1 failed to complete work awarded to it?

No

.2 been terminated for any reason except for an owners' convenience?

No

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

.3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?

No

.4 filed any lawsuits or requested arbitration regarding a construction project?

No

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:
(If the answer to any of the questions below is yes, provide an explanation.)

.1 been convicted of, or indicted for, a business-related crime?

No

.2 had any business or professional license subjected to disciplinary action?

No

.3 been penalized or fined by a state or federal environmental agency?

No

DRAFT



AIA® Document A305® – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by Pro Construction of GA, LLC and dated the 30th day of October in the year 2024
(In words, indicate day, month and year.)

PROJECT:

(Name and location or address.)

City of Warner Robins, Georgia
700 Watson Blvd., P.O. Box 8629 Warner Robins, GA 31095

CONTRACTOR'S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

Pro Construction of GA, LLC
7420 Cochran Street Macon, GA 31216

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

General Contracting

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

N/A

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor's Project Office established?

Company established in 2010. Current project office established in 2017

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

10 full-time field and office staff

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

Business License: Bibb County GB000452
Georgia GC License: GCCO002936

§ C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

Trey Wilson (Project Manager) who is located at our home office in Macon, GA. He has been a valued Project Manager with Pro Construction.

Simye Fowler (Sr. Superintendent) who is located at our home office in Macon, GA, but he will be working daily on the project site to perform his duties as Superintendent. He has been a valued Senior Superintendent with Pro Construction for several years.

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

N/A

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

List can be provided upon request.

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

\$13,919,852.58

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

\$9,950,358.97

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

\$11,600,000.00

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

Forty-two Completed Projects (42) and the largest contract amount was \$3,200,000.00.

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

Yes

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

N/A

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

Yes

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

No

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

Yes

§ C.5.2 Surety company name:

FCCI Insurance Group

§ C.5.3 Surety agent name and contact information:

Terry Brown – Regional Surety Manager
tbrown@tcci-group.com
(404) 852-2866

§ C.5.4 Total bonding capacity:

\$10 Million

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

\$10 Million

AIA® Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Big Dan's Car Wash	Circle K	Fayette Animal Shelter	
PROJECT LOCATION	Montgomery, AL	Anderson, SC	Peachtree City, GA	
PROJECT TYPE	New Construction	New Construction	New Construction	
OWNER	RC Sud Stop Montgomery, AL, LP	CK Anderson, LLC	Fayette County, GA	
ARCHITECT	Oliveri Architects	Oliveri Architects	Todd Albritton	
CONTRACTOR'S PROJECT EXECUTIVE	Ed Adams	John Sears	Ed Adams	
KEY PERSONNEL (include titles)	Trey Wilson	Trey Wilson	Marc Doster	
PROJECT DETAILS	Contract Amount \$3,188,025.14 Completion Date 7/23/2024 % Self-Performed Work	Contract Amount \$2,767,382.00 Completion Date 7/1/2024 % Self-Performed Work	Contract Amount \$3,102,651.56 Completion Date 3/28/2024 % Self-Performed Work	Contract Amount Completion Date % Self-Performed Work
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				



Document A305° – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Foamworks Carwash	Alamo City Hall Renovations	Caliber Carwash	Abernathy Additions
PROJECT LOCATION	McDonough, GA	Alamo, GA	Marietta, GA	Atlanta, GA
PROJECT TYPE	New Construction	Renovations	New Construction	Renovations
OWNER	Manny Kaloyannides	City of Alamo	CCW Hagood, LLC	DDA & Associates, Inc.
ARCHITECT	Todd Albritton	Fred Dean Architecture	Conn Architects	Widner & Associates
CONTRACTOR'S PROJECT EXECUTIVE	Simye Fowler	Ronnie Charette	John Sears	Simye Fowler
KEY PERSONNEL (include titles)	Marc Doster	Marc Doster	Brad Essex	Marc Doster
PROJECT DETAILS	Contract Amount \$2,105,995.61 Completion Date 1/31/2024 % Self-Performed Work	Contract Amount \$992,493.17 Completion Date 1/17/2024 % Self-Performed Work	Contract Amount \$2,091,808.83 Completion Date 9/22/2023 % Self-Performed Work	Contract Amount \$1,307,142.49 Completion Date 4/18/2023 % Self-Performed Work
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				

AIA® Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Jay's Car Wash	GSP Post 33	Pooler Fire Station	Perry Aviation Terminal & Hangar Development
PROJECT LOCATION	East Point, GA	Milledgeville, GA	Pooler, GA	Perry, GA
PROJECT TYPE	New Construction	New Construction	New Construction	New Construction
OWNER	Jay Phillips Land, LLC	GA Dept. Public Safety	City of Pooler	Perry-Houston County Airport Authority
ARCHITECT	Widner & Associates	David L. Woodburn, AIA	DPR Architecture	JMA Architecture
CONTRACTOR'S PROJECT EXECUTIVE	Simye Fowler	John Sears	Simye Fowler	Simye Fowler
KEY PERSONNEL (include titles)	Brad Essex	Blake Roddey	Marc Doster	Marc Doster
PROJECT DETAILS	Contract Amount \$2,240,657.00 Completion Date 06/09/2023 % Self-Performed Work	Contract Amount \$1,802,807.53 Completion Date 01/06/2023 % Self-Performed Work	Contract Amount \$1,182,804.36 Completion Date 09/21/2022 % Self-Performed Work	Contract Amount \$2,229,079.05 Completion Date 01/26/2022 % Self-Performed Work
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				



AIA® Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Upton County Roads Dept. Shop Renovation	TCSG CDL Facility & Improvements	GBI Investigative Office	Walton County Fire Station #12
PROJECT LOCATION	Thomaston, GA	Americus, GA	Thomson, GA	Social Circle, GA
PROJECT TYPE	Renovation	New Construction	New Construction	New Construction
OWNER	Upton County Board of Commissioners	TCSG	GSFIC - GBI	Walton County Board of Commissioners
ARCHITECT	M. Todd Albritton Architect	IPG, Incorporated	McCall & Associates	Carter Watkins Architects
CONTRACTOR'S PROJECT EXECUTIVE	Simye Fowler	John Sears	John Sears	Mike Lucas
KEY PERSONNEL (include titles)	Marc Doster	Marc Doster	Blake Roddey	Blake Roddey
PROJECT DETAILS	Contract Amount \$564,077.18 Completion Date 02/26/2021 % Self-Performed Work	Contract Amount \$1,361,571.93 Completion Date 10/25/2021 % Self-Performed Work	Contract Amount \$2,789,227.93 Completion Date 12/9/2021 % Self-Performed Work	Contract Amount \$1,672,330.00 Completion Date 4/2021 % Self-Performed Work
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				

AIA® Document A305® – 2020 Exhibit E

Contractor's Past Project Experience, Continued

	1	2	3	4
PROJECT NAME	Gordon County Health Department	Cherry Blossom Carwash	Mr & Mrs Leon Silver Camelliarie	Georgia Public Safety Training Center - Tactical Rifle Ranges
PROJECT LOCATION	Calhoun, GA	Macon, GA	Fort Valley, GA	Forsyth, GA
PROJECT TYPE	New Construction	Design-Build, New Construction	Design-Build, New Construction	New Construction
OWNER	Gordon County Board of Commissioners	WK Macon, LLC	American Camellia Society	Georgia Public Safety Training Center
ARCHITECT	Carter Watkins Architects	Widner & Associates	Widner & Associates	Hendrick Inc
CONTRACTOR'S PROJECT EXECUTIVE	Michael Reeder	Simye Fowler	Simye Fowler	John Sears
KEY PERSONNEL (include titles)	Charles DeJournett	Marc Doster	Marc Doster	Marc Doster
PROJECT DETAILS	Contract Amount \$2,132,383.80 Completion Date 5/22/2020 % Self-Performed Work	Contract Amount \$1,463,621.00 Completion Date 9/11/2020 % Self-Performed Work	Contract Amount \$516,550.00 Completion Date 6/3/2020 % Self-Performed Work	Contract Amount \$1,559,008.29 Completion Date 4/20/2020 % Self-Performed Work
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				

ID	Task Mode	Task Name	Duration	Start	Finish	Nov 3, '24	Nov 10, '24	Nov 17, '24
1	→	Havene Hope Homeless Shelter	90 days	Mon 12/2/24	Fri 4/4/25	S M T W T F S	S M T W T F S	S M T W T F
2	→	Interior Demo (Electrical)	5 days	Mon 12/2/24	Fri 12/6/24			
3	→	Exterior Demo (Siding/insulation)	5 days	Mon 12/2/24	Fri 12/6/24			
4	→	Frame out 2300sf additions	6 days	Mon 12/9/24	Mon 12/16/24			
5	→	Doors/frames/hardware	3 days	Tue 12/17/24	Thu 12/19/24			
6	→	Storefront windows	5 days	Tue 12/17/24	Mon 12/23/24			
7	→	New Insulation & metal siding	3 days	Mon 1/13/25	Wed 1/15/25			
8	→	Roofing/Waterproof	2 days	Thu 1/16/25	Fri 1/17/25			
9	→	HVAC Install	7 days	Thu 1/16/25	Fri 1/24/25			
10	→	Prep floor for flooring	7 days	Mon 1/20/25	Tue 1/28/25			
11	→	New electrical	18 days	Mon 1/20/25	Wed 2/12/25			
12	→	Fire Suppression	5 days	Mon 1/27/25	Fri 1/31/25			
13	→	Overhead Door	1 day	Thu 2/13/25	Thu 2/13/25			
14	→	Drywall	7 days	Thu 2/13/25	Fri 2/21/25			
15	→	Acoustical ceiling	2 days	Mon 2/17/25	Tue 2/18/25			
16	→	Final HVAC	5 days	Wed 2/19/25	Tue 2/25/25			
17	→	Canopies	3 days	Mon 2/3/25	Wed 2/5/25			
18	→	Plumbing fixtures	4 days	Mon 3/3/25	Thu 3/6/25			
19	→	Cabinets	2 days	Fri 3/7/25	Mon 3/10/25			
20	→	Final Plumbing	5 days	Tue 3/11/25	Mon 3/17/25			
21	→	Final Electrical	12 days	Wed 2/26/25	Thu 3/13/25			
22	→	Final Fire Suppression	5 days	Fri 2/28/25	Thu 3/6/25			

Project: Haven Hope Schedule
Date: Tue 11/12/24

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

External Milestone

Deadline

Progress

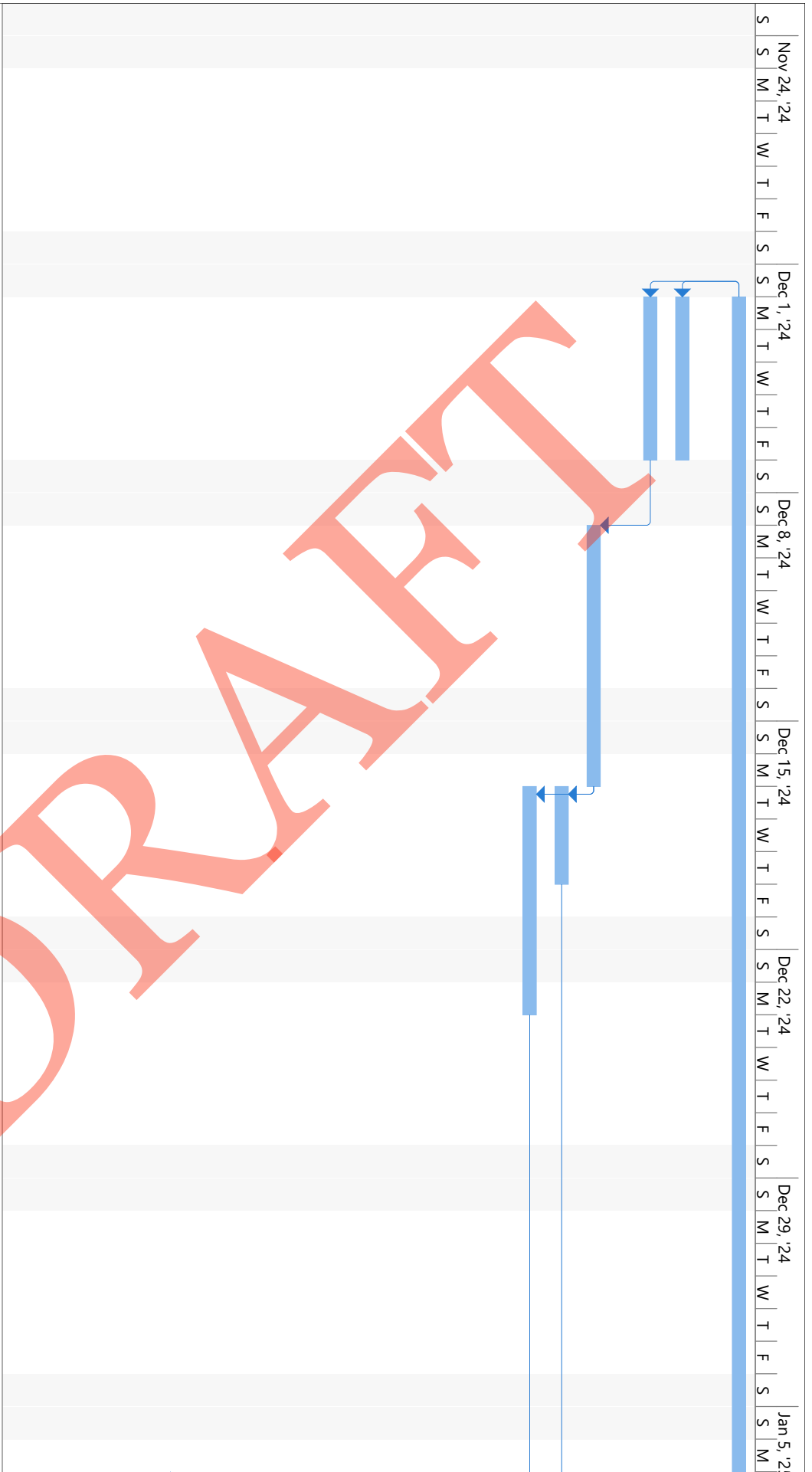
Manual Progress

ID	Task Mode	Task Name	Duration	Start	Finish	Nov 3, '24							Nov 10, '24							Nov 17, '24						
						S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
23	→	Flooring	5 days	Fri 3/14/25	Thu 3/20/25																					
24	→	Final Clean	3 days	Fri 3/21/25	Tue 3/25/25																					
25	→	Punch List	5 days	Wed 3/26/25	Tue 4/1/25																					
26	→	Turnover to Owner	1 day?	Wed 4/2/25	Wed 4/2/25																					

DRAFT

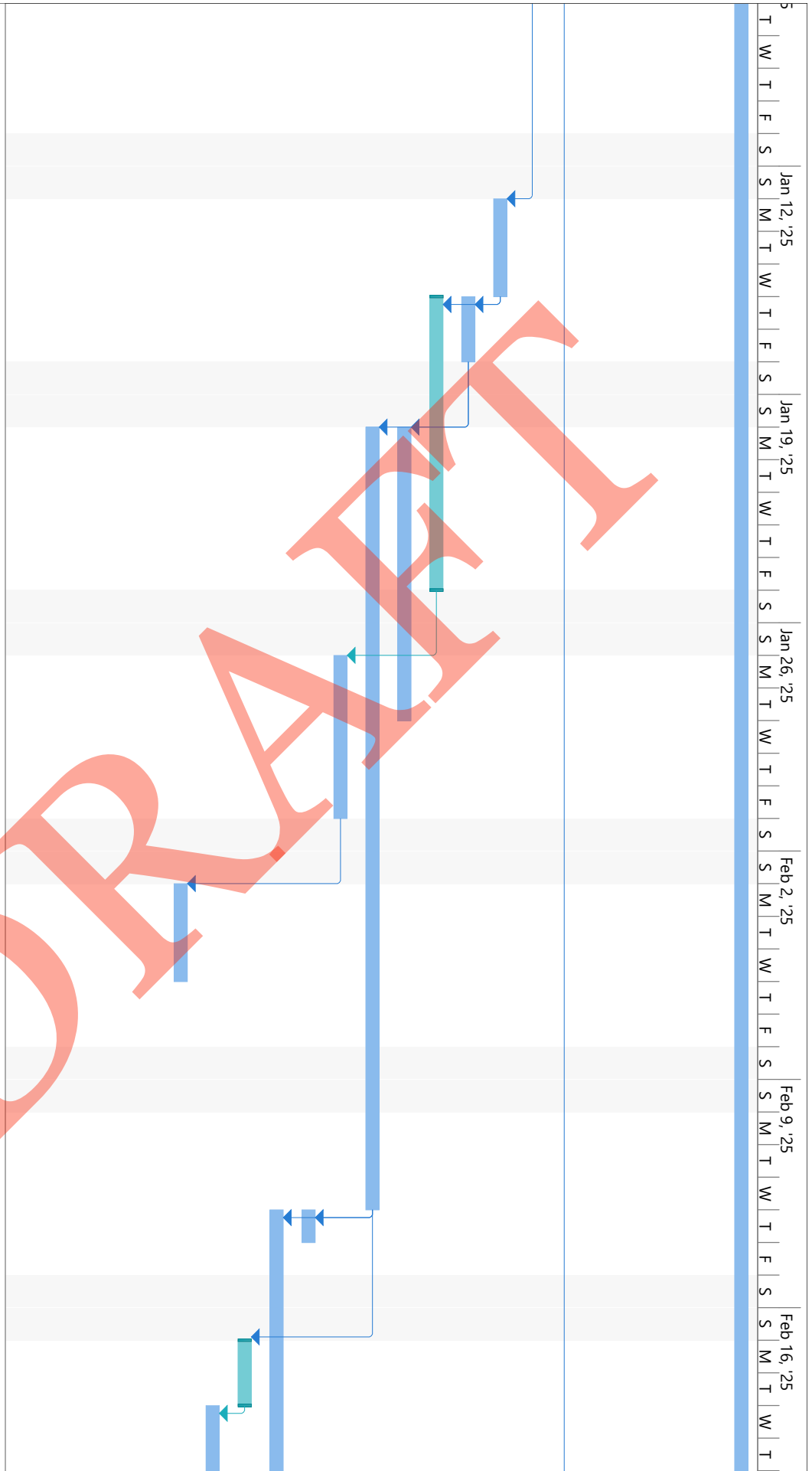
Project: Haven Hope Schedule
Date: Tue 11/12/24

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone Summary	Duration-only	Deadline
Project Summary	Manual Summary Rollup	Progress
Inactive Task	Start-only	Manual Progress
Inactive Milestone	Finish-only	



Project: Haven Hope Schedule
 Date: Tue 11/12/24

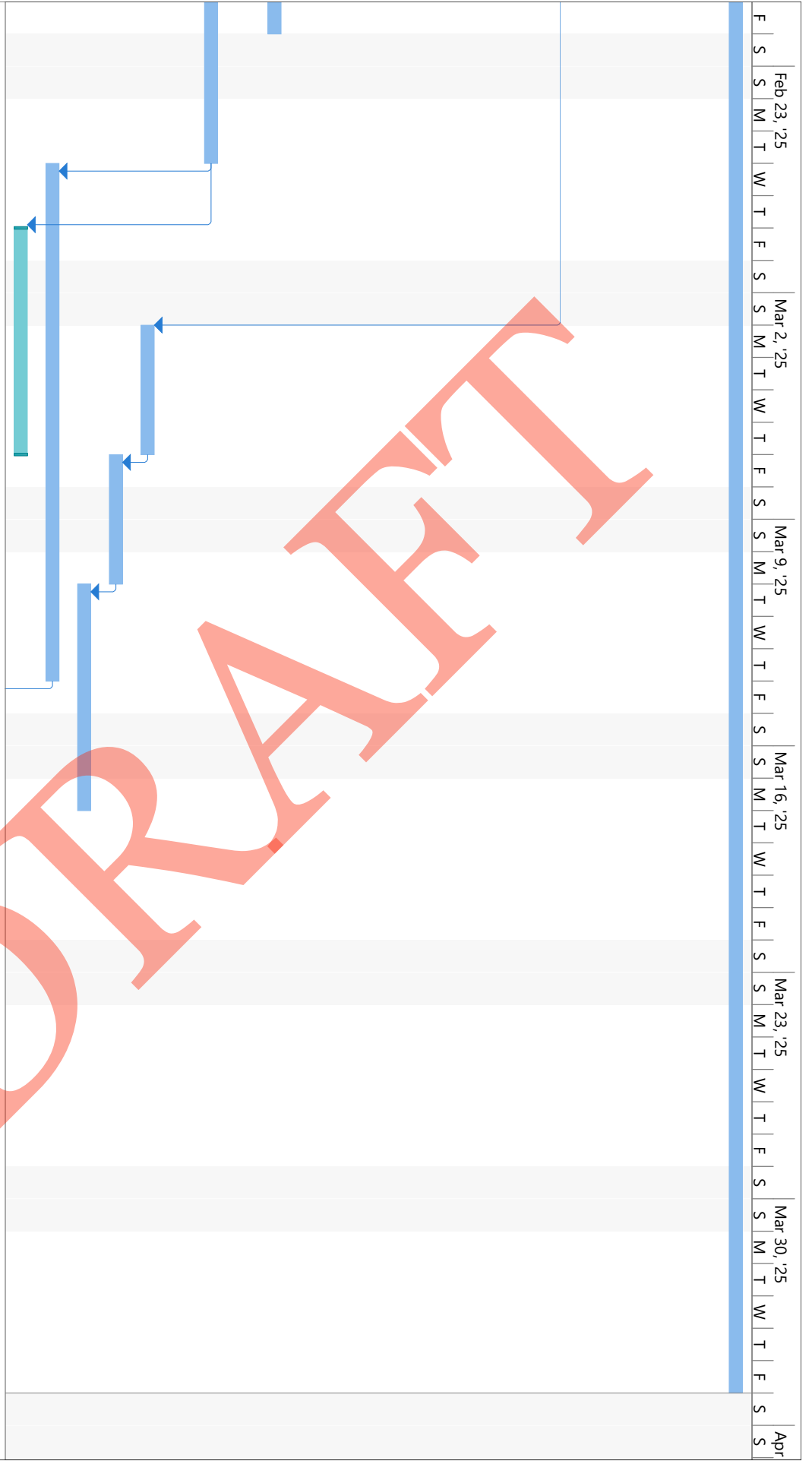
Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



Project: Haven Hope Schedule
 Date: Tue 11/12/24

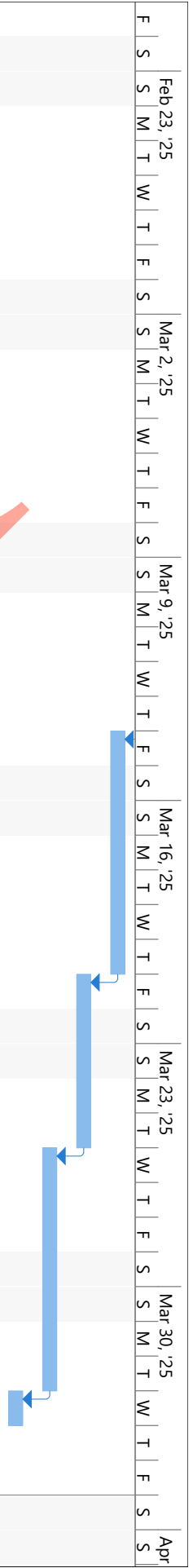
Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	





Project: Haven Hope Schedule
 Date: Tue 11/12/24

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	



<p>Project: Haven Hope Schedule Date: Tue 11/12/24</p>	<p>Task</p> <p>Split</p> <p>Milestone Summary</p> <p>Project Summary</p> <p>Inactive Task</p> <p>Inactive Milestone</p>	<p>Inactive Summary</p> <p>Manual Task</p> <p>Duration-only</p> <p>Manual Summary Rollup</p> <p>Manual Summary</p> <p>Start-only</p> <p>Finish-only</p>	<p>External Tasks</p> <p>External Milestone</p> <p>Deadline</p> <p>Progress</p> <p>Manual Progress</p>
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AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE: 11/12/24

PERIOD TO: Exhibit B

ARCHITECT'S PROJECT NO: Haven Hope House

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED & STORED TO DATE		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D & E)	THIS PERIOD		COMPLETED & STORED TO DATE	% (G + C)		
01.00	General Conditions & Bond Profit	\$90,900.00 \$81,592.00							
02.00	Foundations/concrete slabs/trench	\$0.00							
03.00	Masonry	\$0.00							
04.00	Structural steel	\$0.00							
05.00	Carpentry/framing/decking	\$47,295.00							
06.00	Metal siding	\$26,500.00							
07.00	Cabinetry and hardware	\$12,750.00							
07.00	Waterproofing	\$9,035.00							
07.00	Wall Insulation	\$17,820.00							
08.00	Roofing	\$21,095.00							
08.00	Doors and frames	\$20,742.00							
07.00	Door hardware	\$3,025.00							
08.00	Overhead Doors	\$7,500.00							
09.00	Storefront/Windows/Doors	\$28,000.00							
09.00	Drywall	\$62,950.00							
09.00	Acoustical ceiling	\$5,932.00							
09.00	Insulation	\$17,820.00							
10.00	carpet	\$1,750.00							
10.00	Tile floor & walls	\$62,500.00							
10.00	Painting	\$0.00							
10.00	Fire extinguishers	\$3,458.00							
10.00	Fire suppression system	\$29,400.00							
10.00	Washers (x4)	\$5,500.00							
10.00	Dryers (x4)	\$5,500.00							
10.00	Range/Oven (x2)	\$5,250.00							
10.00	Warmer Ovens	\$4,750.00							
10.00	Ice Maker	\$3,500.00							
10.00	Refridgerator	\$3,750.00							

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

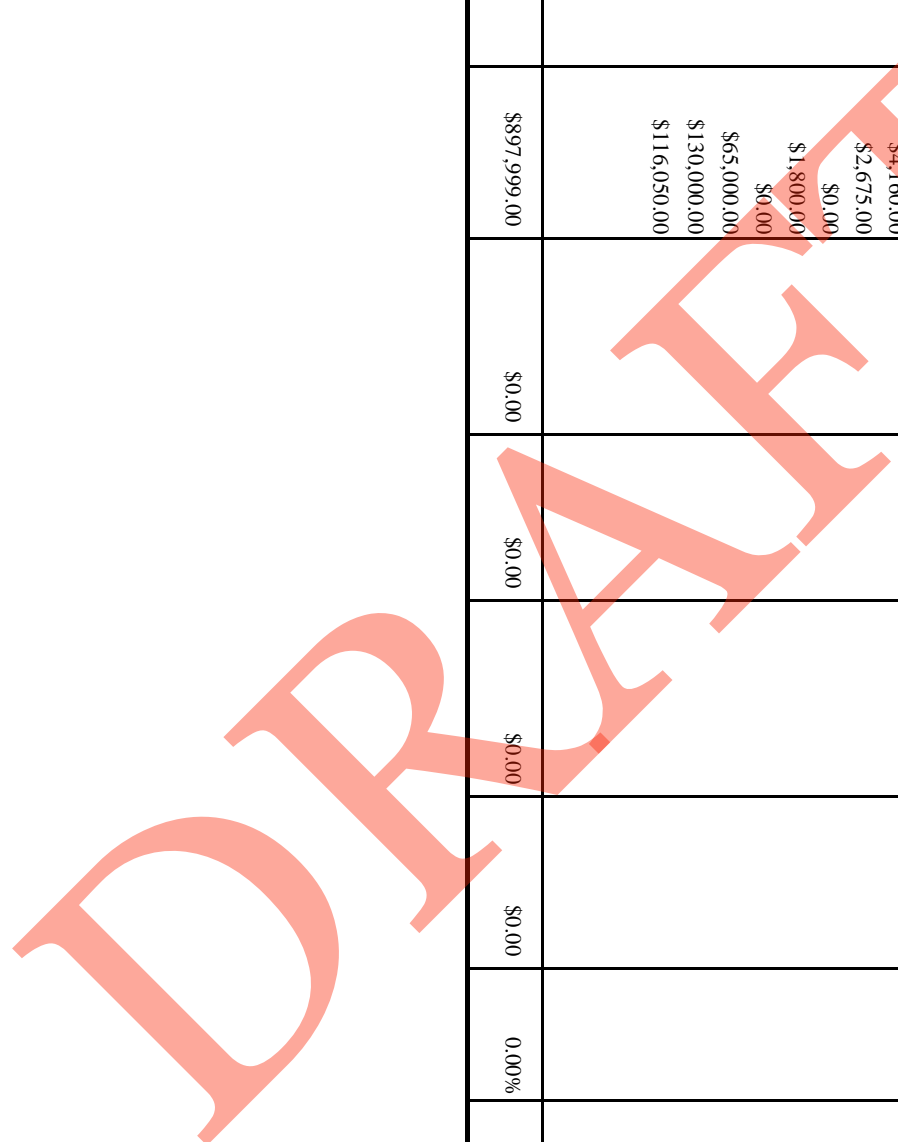
APPLICATION NO:

APPLICATION DATE: 11/12/24

PERIOD TO: Exhibit B

ARCHITECT'S PROJECT NO: Haven Hope House

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED & STORED TO DATE		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			(D & E)	THIS PERIOD		COMPLETED & STORED TO DATE	% (G + C)		
	Security system	\$4,160.00							
	Bathroom accessories	\$2,675.00							
	Bug prep canopy allowance	\$0.00							
	Canopies	\$1,800.00							
	Extrutech	\$0.00							
15.00	Plumbing	\$65,000.00							
	HVAC	\$130,000.00							
16.00	Electrical	\$116,050.00							
	GRAND TOTALS	\$897,999.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Pro-Construction of GA, LLC, 7420 Cochran Street, Macon, GA, 31216

(Here insert full name and address or legal title of Contractor)

as Principal, hereinafter called Principal, and,

FCCI Insurance Company, 6300 University Parkway, Sarasota, FL 34240-8424

(Here insert full name and address or legal title of Surety)

a corporation duly organized under the laws of the State of Florida

as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Warner Robins, 700 Watson Boulevard, Warner Robins, GA, 31095

(Here insert full name and address or legal title of Corporation)

as Obligee, hereinafter called the Obligee, in the sum of

5% of bid

Dollars (\$ 5% of bid),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

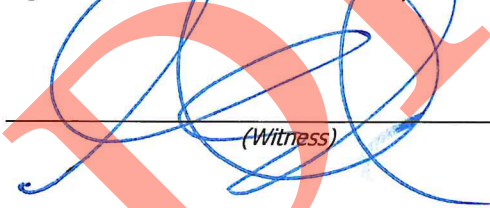
WHEREAS, the Principal has submitted a bid for

Haven Hope House Homeless Shelter, Reno + Additions, 79 Green Street, Warner Robins, GA 31093

(Here insert full name and address description of project)

NOW THEREFORE, if the obligee shall accept the bid of the principal and the principal shall enter into Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 28th day of October, 2024


(Witness)

Pro-Construction of GA, LLC,
(Principal) (Seal)

Stephen Keys (Title) President

FCCI Insurance Company
(Surety) (Seal)


Janie Garner (Witness)


Joshua James Attorney-In-Fact



GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Lara Miller; Teresa Bedingfield; Carrie McKinney; Kaleb Lee; Joshua James; Mike Kaplan

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$30,000,000.00): \$30,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch
Christina D. Welch, President
FCCI Insurance Company

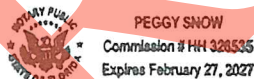


Christopher Shoucair
Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027

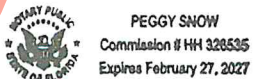


Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 28th day of October, 2024

Christopher Shoucair
Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

DISPLAY IN CONSPICUOUS PLACE – RENEWAL DEADLINE MARCH 31ST

Macon-Bibb County Tax Commissioner's Office

188 THIRD STREET
MACON, GA 31201

Pro Construction of GA LLC

7420 Cochran St
Macon, GA 31216

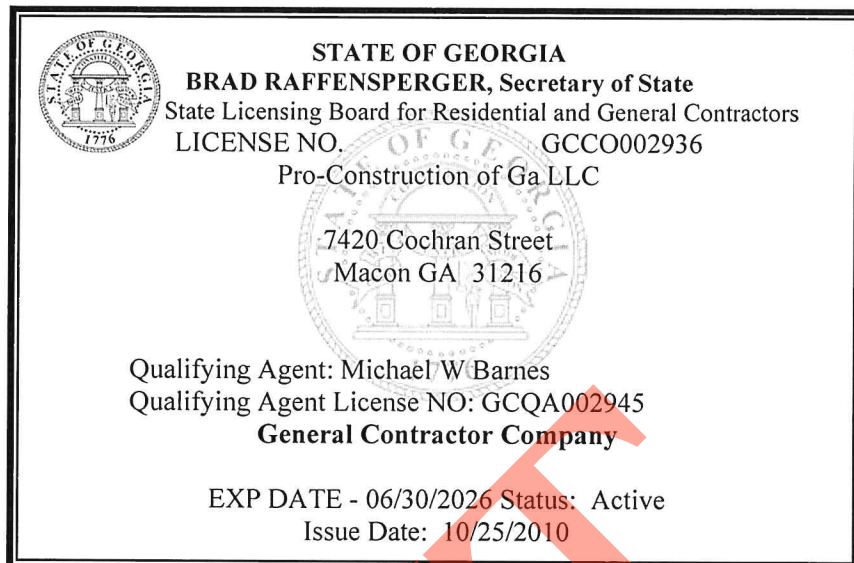
GB000452

THE BUSINESS LISTED ABOVE IS REGISTERED WITH MACON BIBB COUNTY
FROM 02/03/2021 TO 03/31/2025

1. **Your Occupational Tax MUST be paid on or before March 31st of each year.** Occupational Tax Certificate renewals are the responsibility of the business owner. Renewal reminder letters are provided as a courtesy and are not required for renewal purposes.
2. This certificate **MUST BE DISPLAYED** in a conspicuous place inside the above business location.
3. Macon-Bibb County **MUST** be notified of any changes in ownership, location, business name or business closure. This certificate is not transferable and is only valid for the above location.



S. Wade McCord, Tax Commissioner



A pocket-sized license card is below. Above is an enlarged copy of your pocket card.
Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.
Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.
Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

Pro-Construction of Ga LLC
7420 Cochran Street
Macon GA 31216



Control Number : 10062085

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

PRO-CONSTRUCTION OF GA, LLC

a Domestic Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 28135968
Date Inc/Auth/Filed: 09/02/2010
Jurisdiction : Georgia
Print Date : 09/25/2024
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

CITY OF WARNER ROBINS
--Warner Robins, Georgia

**CERTIFICATION OF ABSENCE OF CONFLICT OF INTEREST
FOR DEVELOPMENT OF SPECIFICATIONS OR SCOPE OF WORK**

*Required for each contract or arrangement to prepare or
develop specifications or requirements O.C.G.A. § 36-80-28*

The undersigned Consultant, who is entering into a contract or arrangement with the City of Warner Robins to prepare or develop specifications or requirements for an invitation for bids, request for proposals, purchase order, or any other type of solicitation for said City of Warner Robins certifies that:

1. Consultant shall avoid any appearance of impropriety and shall follow all policies and procedures of the City of Warner Robins, as may be related to the project.
2. Consultant discloses below any material transaction or relationship currently known to Consultant that reasonably could be expected to give rise to a conflict of interest, including, but not limited to, that of the Consultant, or the Consultant's employees, agents or subsidiaries (Include past, present, or known prospective engagements, involvement in litigation or other dispute, client relationships, or other business or financial interest):

3. Consultant shall immediately disclose any material transaction or relationship subsequently discovered during the pendency of the contract or arrangement.
4. Consultant acknowledges that any violation or threatened violation of the agreement may cause irreparable injury to the City of Warner Robins, entitling the City of Warner Robins to seek injunctive relief in addition to all other legal remedies.



Signature of Contractor's Authorized Official

Stephen P. Keys, Owner

Printed Name & Title of Authorized Official

10/30/2024

Date of Authorization

CITY OF WARNER ROBINS
--Warner Robins, Georgia

"GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT
OCGA 13-10-91(b) (1)"

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
e) The Contractor will contract for the 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(a), (b), and (c);
f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

510901

2/17/2012

Federal Work Authorization User Identification Number

Date of Authorization

Pro Construction of GA, LLC

Haven Hope House Homeless Shelter

Name of Contractor

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on October 30th, 2024 in Macon (City) Georgia (State).

Signature of Authorized Officer or Agent

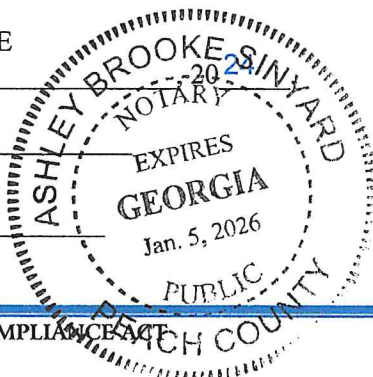
Stephen P. Keys, Owner

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30th DAY OF October

Notary Public

My Commission Expires: 1/5/2026



CITY OF WARNER ROBINS
--Warner Robins, Georgia

NON-COLLUSION AFFIDAVIT OF VENDOR

This affidavit MUST accompany your response.

COUNTY OF Bibb) ss
STATE OF Georgia)

AFFIDAVIT

I, Stephen P. Keys, declare under oath, under penalty of perjury, That I am lawfully qualified and acting officer and/or agent of Pro Construction of GA, LLC, and that:

- 1. The affiant has not been party to any collusion among bidders in restraint of freedom of competition...
2. Stephen P. Keys, Pro Construction of GA, LLC, has not pled guilty to or been convicted of a felony charge for fraud, bribery or corruption...
3. That no person, firm, corporation subsidiary, parent, predecessor or other entity affiliated with or related to Pro Construction of GA, LLC has been convicted of a fraud, bribery, or corruption relating to sale of real or personal property to any state or political subdivision of a state.

(Office or Agent)

Subscribed and sworn to before me this 30th Day of October, 2024

(SEAL)

Notary Public
1/5/2026
My Commission Expires
AHELY BROOKE SINYARD
NOTARY PUBLIC
EXPIRES
GEORGIA
Jan. 5, 2026
PEACH COUNTY

CITY OF WARNER ROBINS
--Warner Robins, Georgia

“CONTRACTOR AFFIDAVIT AND AGREEMENT”

COMES NOW Stephen P. Keys, Owner, (Contractor) who, being first duly sworn deposes and shows on oath the following, to-wit:

I am the **sole proprietor** of a business known as Pro Construction of GA, LLC and verify I have no employees other than myself and have no plans to hire employees for the purpose of executing the contract (named below) for the City of Warner Robins. The contractor agrees to provide the City of Warner Robins with a copy of a state issued driver’s license or state issued identification card as proof that he/she is authorized to perform the work related to this contract.

Failure to submit this signed affidavit and/or provide the required license or identification card would prohibit the City of Warner Robins from acquiring any additional or future services with you or your company.

This affidavit is given to establish my compliance with the provisions of O.C.G.A. § 13-10-91(b)(5). I further state that I am aware of the criminal and civil penalties for violation of this section and declare under penalty of perjury that the foregoing is true and correct.

Executed on this 30th day of October, 2024.

Signature of Authorized Officer or Agent

Stephen P. Keys, Owner

Print Name and Title of Authorized Officer or Agent

Pro Construction of GA, LLC

Business Name

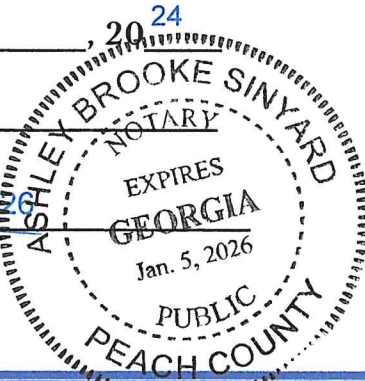
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

30th DAY OF October

, 2024

Notary Public

My Commission Expires: 1/5/2026



**STATE OF GEORGIA
CITY OF WARNER ROBINS**

RESOLUTION

WHEREAS, the American Rescue Plan Act (ARPA) is federal legislation signed into law March 2021 that provided nearly every city in Georgia funding to respond to the public health and negative economic impacts of COVID-19;

BE IT RESOLVED that the Mayor and Council of the City of Warner Robins authorize Mayor LaRhonda W. Patrick to obligate the earmarked ARPA funds of Ordinance #13-24 by execution of the attached agreements, contracts, sub-awards and other similar transactions that require payment to the following programs:

AGENCY	NEED CATEGORY	FUNDING
Habitat For Humanity	Housing and Rental Assistance	\$ 807,500.00
First Choice Primary Care Clinic	Health Initiatives	\$ 452,893.00
Middle Georgia Community Food Bank	Food Insecurity	\$ 200,000.00
Central GA Council, Boy Scouts of America	Workforce Development	\$ 85,000.00
United Way Reading Program	Learning Loss Recovery	\$ 130,000.00
Community Action Agency	Housing and Rental Assistance	\$ 250,000.00
Meals On Wheels	Food Insecurity	\$ 50,000.00
<i>Total Grant Distribution</i>		<i>\$ 1,933,257.00</i>

This 16th day of December, 2024.

CITY OF WARNER ROBINS, GEORGIA

By: _____
LaRhonda W. Patrick, Mayor

Attest:

Mandy Stella, City Clerk

STAFF REPORT

DEPARTMENT: CITY ADMINISTRATOR
 SUBMITTED BY: JAMES DRINKARD
 MEETING DATE: DECEMBER 16, 2024

AGENDA ITEM

Consideration Of Award: ARPA-Funded Community Grants

Consideration of awarding funds in accordance with the American Rescue Plan Act (ARPA) to certain community organizations for the purpose of addressing lingering impacts of the COVID-19 pandemic on vulnerable populations.

STAFF RECOMMENDATION

Approve as presented the distribution of ARPA-funded grants to certain community organizations for the purpose of addressing the lingering impacts of the COVID-19 pandemic on vulnerable populations and authorize the Mayor to execute all necessary documents.

BUDGET AND PROCUREMENT

Budgeted Item: Yes
 Fiscal Impact: Yes
 Included In Current Capital Budget: No
 Included In Current Operating Budget: Yes
 Total Project Cost: \$1,500,000
 Appropriations: Yes

Account Title / Number	Dollar Amount
Habitat Fr Humanity ARPA 022.000.0000.57610.001.000	\$ 807,500.00
First Choice Pri CC ARPA 022.000.0000.57610.002.000	\$ 452,893.00
Mid GA Comm Food Bk ARPA 022.000.0000.57610.003.000	\$ 200,000.00
Central GA Council, BSA ARPA 022.000.0000.57610.004.000	\$ 85,000.00
UW Reading Program ARPA 022.000.0000.57610.005.000	\$ 130,000.00
Comm Action Agency ARPA 022.000.0000.57610.006.000	\$ 250,000.00
Meals On Wheels ARPA 022.000.0000.57610.007.000	\$ 50,000.00

External Funding Sources:

Account Title / Number	Dollar Amount
N/A	N/A

ITEM DESCRIPTION

The American Rescue Plan Act (ARPA) is a federally funded program created in 2021 to aid local communities in recovering from the impacts of the COVID-19 pandemic. Under the plan, local governments have been provided funds for a variety of purposes related to the recovery including for the purpose of providing grants to organizations and agencies to aid workers and families that were among the hardest hit by the economic impacts of the pandemic. Such grants should target programs and initiatives addressing housing and rental assistance, health initiatives, food insecurity, workforce development, and recovery from learning loss among student populations.

Currently, the City of Warner Robins has a little more than \$1.975 million in ARPA funds available and earmarked towards funding such community grants.

Following outreach to not-for-profits and other agencies engaged in work and programs addressing the targeted need categories, Staff is recommending the following community grant distribution:

AGENCY	NEED CATEGORY	FUNDING
Habitat For Humanity	Housing and Rental Assistance	\$ 807,500.00
First Choice Primary Care Clinic	Health Initiatives	\$ 452,893.00
Middle Georgia Community Food Bank	Food Insecurity	\$ 200,000.00
Central GA Council, Boy Scouts of America	Workforce Development	\$ 85,000.00
United Way Reading Program	Learning Loss Recovery	\$ 130,000.00
Community Action Agency	Housing and Rental Assistance	\$ 250,000.00
Meals On Wheels	Food Insecurity	\$ 50,000.00
<i>Total Grant Distribution</i>		<i>\$ 1,933,257.00</i>

These funds will be used by the listed agencies exclusively for the purpose of expanding or improving services provided to residents of the City of Warner Robins. Examples of the benefits to be provided include the construction of eleven new affordable homes, purchase of a vehicle to deliver prescription medications to those without access to transportation, physical accessibility improvements to the Green Street clinic, additional resources to address food insecurity experienced by a wider clientele, and tutoring programs to help students whose reading abilities suffered during the pandemic. This list of benefits is only partial, but it provides a glimpse at the breadth and impact that these community grants will have.

Under the grant program requirements, each agency must fully expend provided funds for the specified purposes by the end of calendar year 2026. Agencies must also track grant funds and provide all information necessary to meet the reporting requirements of the American Rescue Plan Act. This will be supported and memorialized by a formal agreement between the City of Warner Robins and each recipient agency.

ALTERNATIVES

The Mayor and City Council can direct Staff to allocate the designated funds in other ways, provided that such distribution is in compliance with ARPA requirements, or the City can return the funding as required under ARPA requirements.

ATTACHMENTS

1. Resolution

DRAFT



CITY OF WARNER ROBINS

THE INTERNATIONAL CITY

MAYOR

LaRhonda W. Patrick

MEMBERS OF THE COUNCIL

Post 1

Derek Mack

Post 2

Charlie Bibb

Post 3

Keith Lauritsen

Post 4

Kevin Lashley

Post 5

Clifford Holmes, Jr.

Post 6

Larry Curtis, Jr.

CITY ADMINISTRATOR

James T. Drinkard

CITY CLERK

Mandy Stella

CITY ATTORNEY

Julia Bowen Mize

MEMORANDUM

TO: MANDY STELLA – CITY CLERK
 FROM: DARIN CURTIS – MANAGER, PLANNING & ZONING
 DATE: DECEMBER 11, 2024
 SUBJECT: AGENDA FOR MAYOR AND COUNCIL MEETING

Please place the following items on the agenda for the next Mayor and Council Meeting:

The Planning & Zoning Board recommends approval the following Zoning Action applications as submitted.

1. **REZONING - 3V Investment Group** requests the rezoning of tax parcel [0W045F 007000], totaling 3.6 acres, located along the north side of Elberta Rd. and situated across from the intersection of Imperial Circle West and Elberta Road. The current zoning is C-2 [General Commercial District] and the proposed zoning is R-4[Multi-Family Residential District].
2. **REZONING - J&B Capitol Group, LLC.** requests the rezoning of properties, together totaling 15.10 acres, located on the north east corner of Southland Station and Tallulah Trail, also known as tax parcels [0W0870 39A000], [0W0870 39D000], [0W0870 39B000], [0W0870 39C000]. The current zoning of all properties is C-2[General Commercial District], and the proposed zoning for all properties is PDR[Planned Development Residential District].
3. Warner Robins Planning Commission 2025 Meeting Schedule

APPLICATION



Property Owner(s) Name: 3V Investment Group Cellphone: 478-808-1790

Company Name (if applicable): Roderick Tatum Office Phone: _____

Property Owner(s) Address: _____

Applicant's Name: Paul Cribbs Cellphone: 912-856-2101

Company Name (if applicable): BCPC, LLC Office Phone: _____

Applicant's Address: 336 Old Windmill Rd., Perry GA 31069

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, OF:

ADDRESS/LOCATION: Elberta Rd

Tract#: _____ Parcel#: _____ Land Lot(s): _____ Land District#: _____

County: _____ Tax Parcel#: 01W045F 007000 Total Acres: 3.6

Survey Prepared by: _____ Dated _____

Recorded in Plat Book#: 9 Page#: 190

Present Zoning: C-2 Requested Zoning: R4

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

In order to develop & build affordable townhomes

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: _____

Is sewer service available? Yes No Jurisdiction: _____

Authorization:

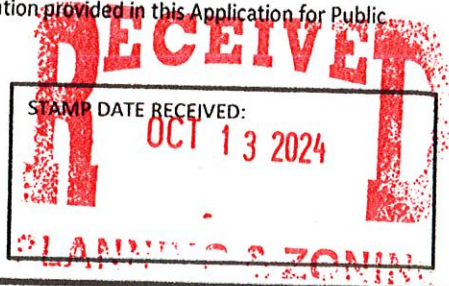
Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

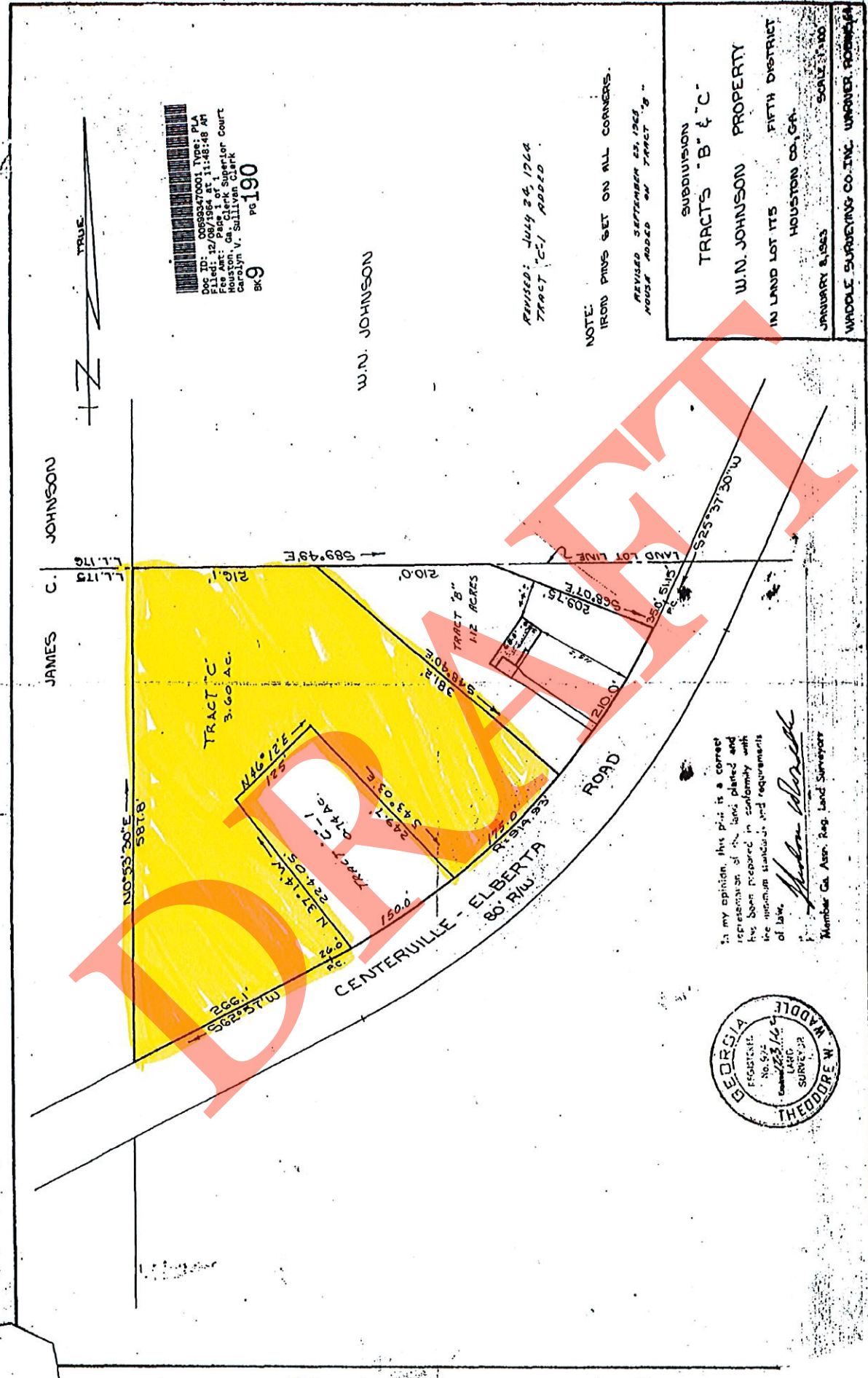
This form is to be executed under oath. I, _____, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This ____ day of _____ 20____

Owner/Applicant Signature _____

Print Name BCPC, LLC







TRAVERSE
LAND SERVICES, LLC
11000 WILSON AVENUE
SUITE 100
DALLAS, TEXAS 75243
PH: 972.382.1100
WWW.TRAVERSELANDSERVICES.COM



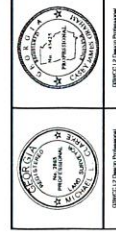
GIE
GRADIAN ENGINEERING SERVICES
11000 WILSON AVENUE
SUITE 100
DALLAS, TEXAS 75243
PH: 972.382.1100
WWW.GIEENGINEERING.COM

PROJECT NAME	TRaverse Land Services, LLC
PROJECT NUMBER	119
DATE	08/11/2011
DESIGNED BY	TRaverse Land Services, LLC
CHECKED BY	TRaverse Land Services, LLC
SCALE	AS SHOWN
TITLE	CONCEPT PLAN

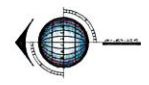
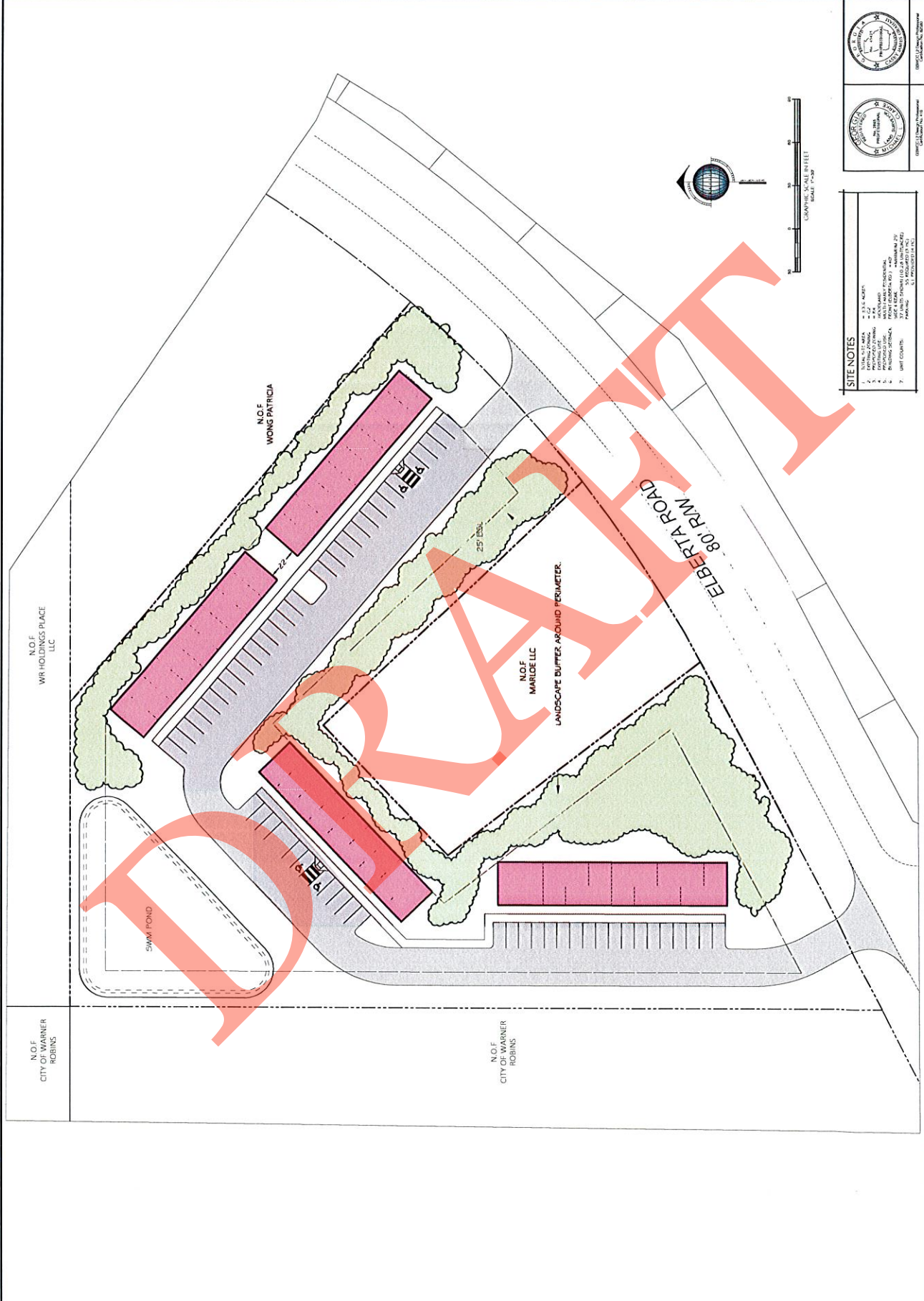
NO.	DATE	DESCRIPTION
1	08/11/2011	CONCEPT PLAN

REVISIONS	DATE	BY

SITE LAYOUT PLAN
SHEET C301



- SITE NOTES**
1. TOTAL SITE AREA: 2.5 ACRES
 2. TOTAL LOT AREA: 2.5 ACRES
 3. PROPOSED BUILDING: 100,000 SQ. FT.
 4. PROPOSED PARKING: 100 SPACES
 5. PROPOSED SWM POND: 1.0 ACRES
 6. PROPOSED LANDSCAPE: 1.0 ACRES
 7. UNIT COUNT: 100 UNITS



GRAPHIC SCALE: 1" = 40' FEET
Sheet C301

N.O.F.
WRI HOLDINGS PLACE
LLC

N.O.F.
CITY OF WARNER
ROBINS

N.O.F.
CITY OF WARNER
ROBINS

SITE LAYOUT PLAN

SHEET C-301

REVISIONS	DATE	COMMENTS

DATE:	10/11/17
DRAWN BY:	AM
CHECKED BY:	AM
SCALE:	AS SHOWN
PROJECT NO.:	17-0100
SHEET NO.:	1
TITLE:	TRAVEL
DATE:	10/11/17
FIELD DATA BY:	AM
DATE:	10/11/17
PROJECT NO.:	17-0100
SHEET NO.:	1
TITLE:	TRAVEL

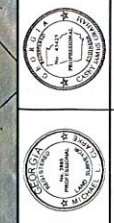
TRAVELSE LAND SERVICES, LLC

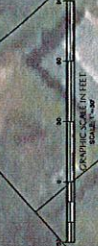
CONSTRUCTION DOCUMENTS FOR



GEORGE W. INGRAM, INC.
 11000 WOODBRIDGE AVENUE
 SUITE 100
 FORT MYERS, FL 33907
 (888) 888-8888

TRAVELSE LAND SERVICES, LLC
 200 S. GORING STREET
 SUITE 100
 FORT MYERS, FL 33907
 (888) 888-8888





GRAPHIC SCALE IN FEET
SCALE: 1"=30'

DATE	
COMMENTS	

DATE: C301
SITE LAYOUT PLAN

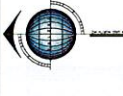
PROJECT NO. 14-1000
DRAWN BY: JRM
CHECKED BY: JRM
FIELD DATA BY: JRM
FIELD DATE: 07/14/14
DATE: 08/08/14
SCALE: 1"=30'

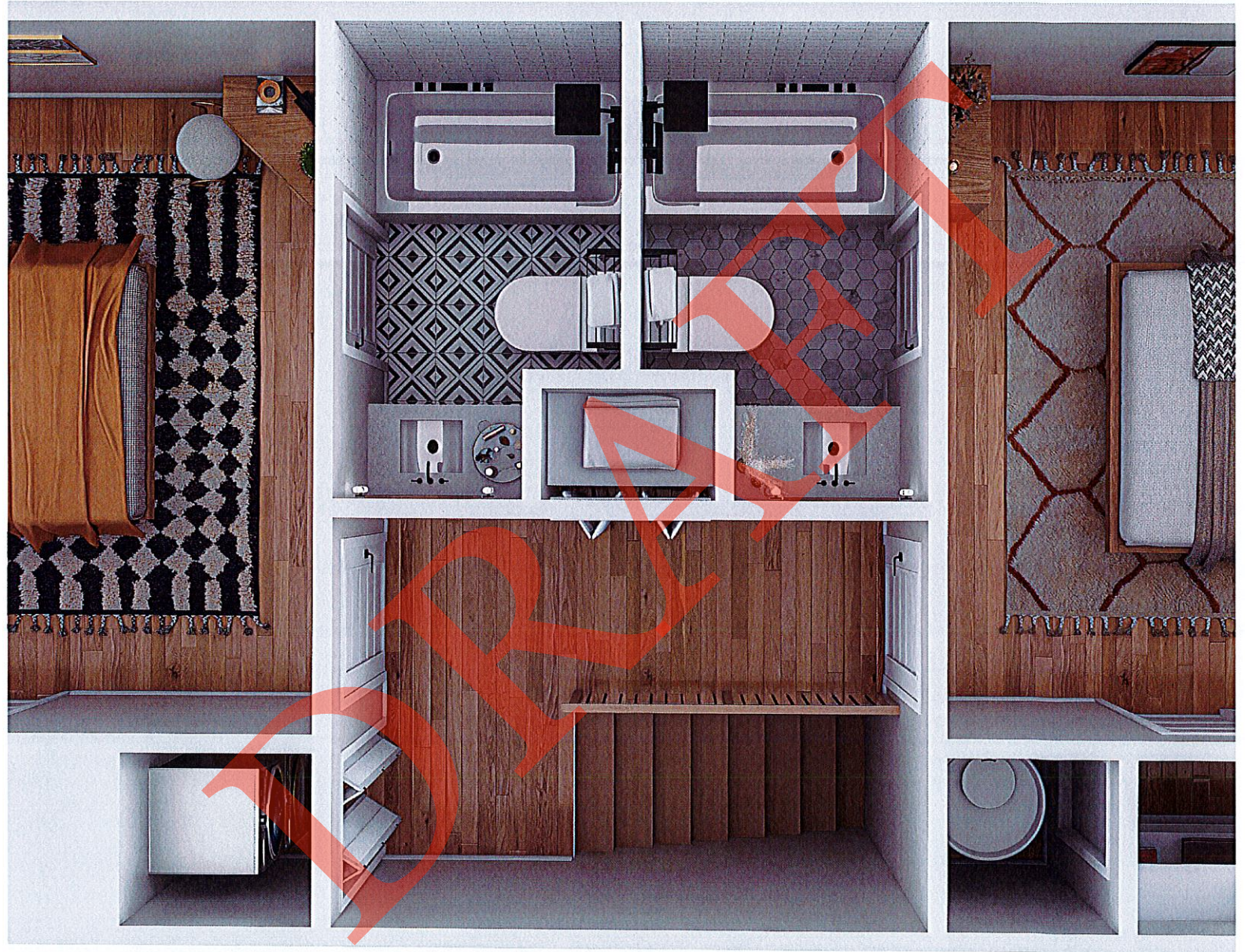
CONSTRUCTION DOCUMENTS FOR
TRAVERSE LAND SERVICES, LLC

TRAVERSE
LAND SERVICES, LLC
10000 WOODBURY
AVENUE
MOUNTAIN VIEW, TEXAS 75149
972.972.7747 www.traversellc.com

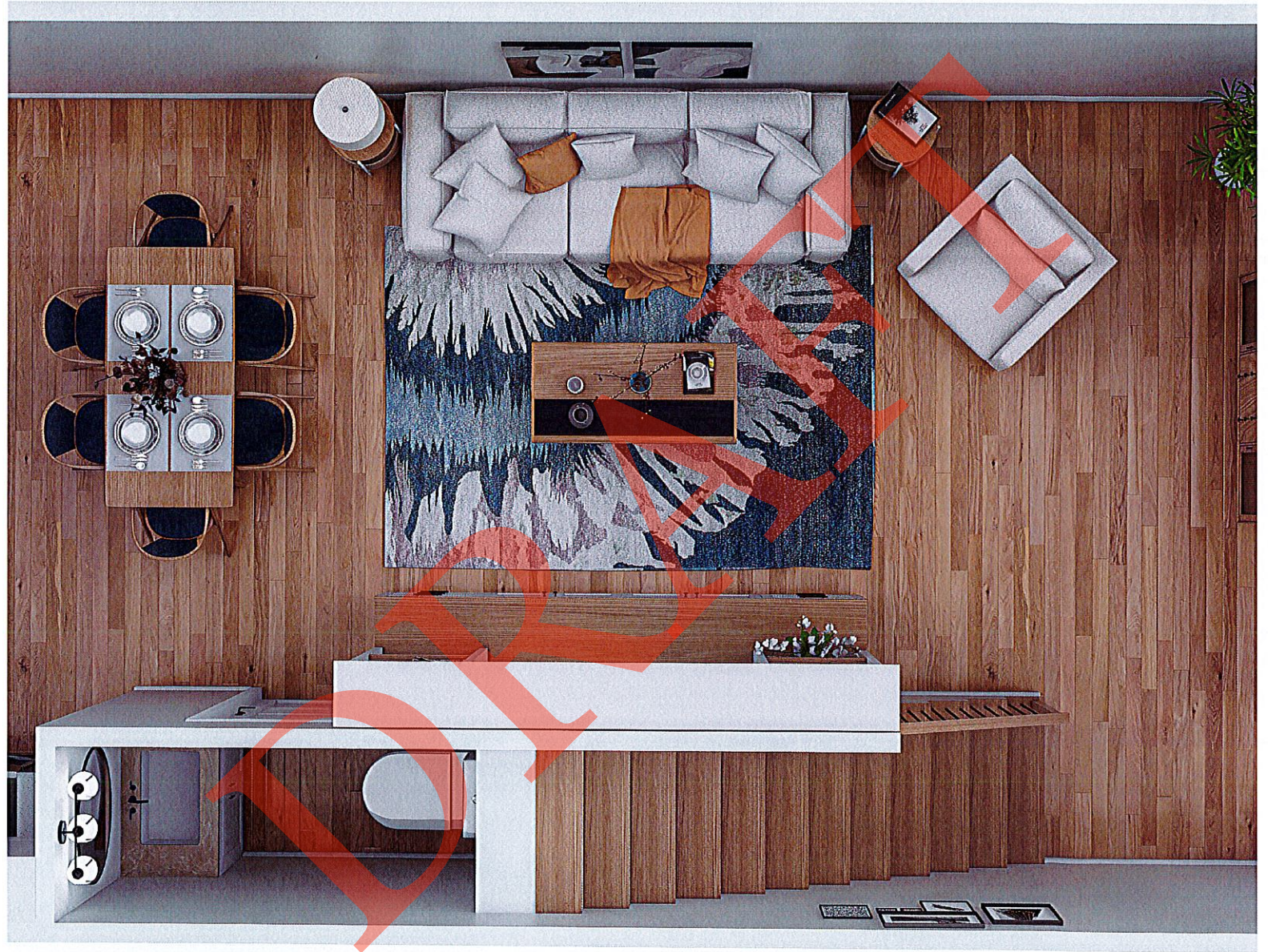


PROFESIONAL ENGINEER'S EXPLANATION
I, DAVID L. ...
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, LICENSE NO. ...
HEREBY CERTIFY THAT THE INFORMATION
CONTAINED ON THESE PLANS WAS PREPARED
BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A LICENSED
PROFESSIONAL ENGINEER IN THE STATE OF
TEXAS.











DRAFT

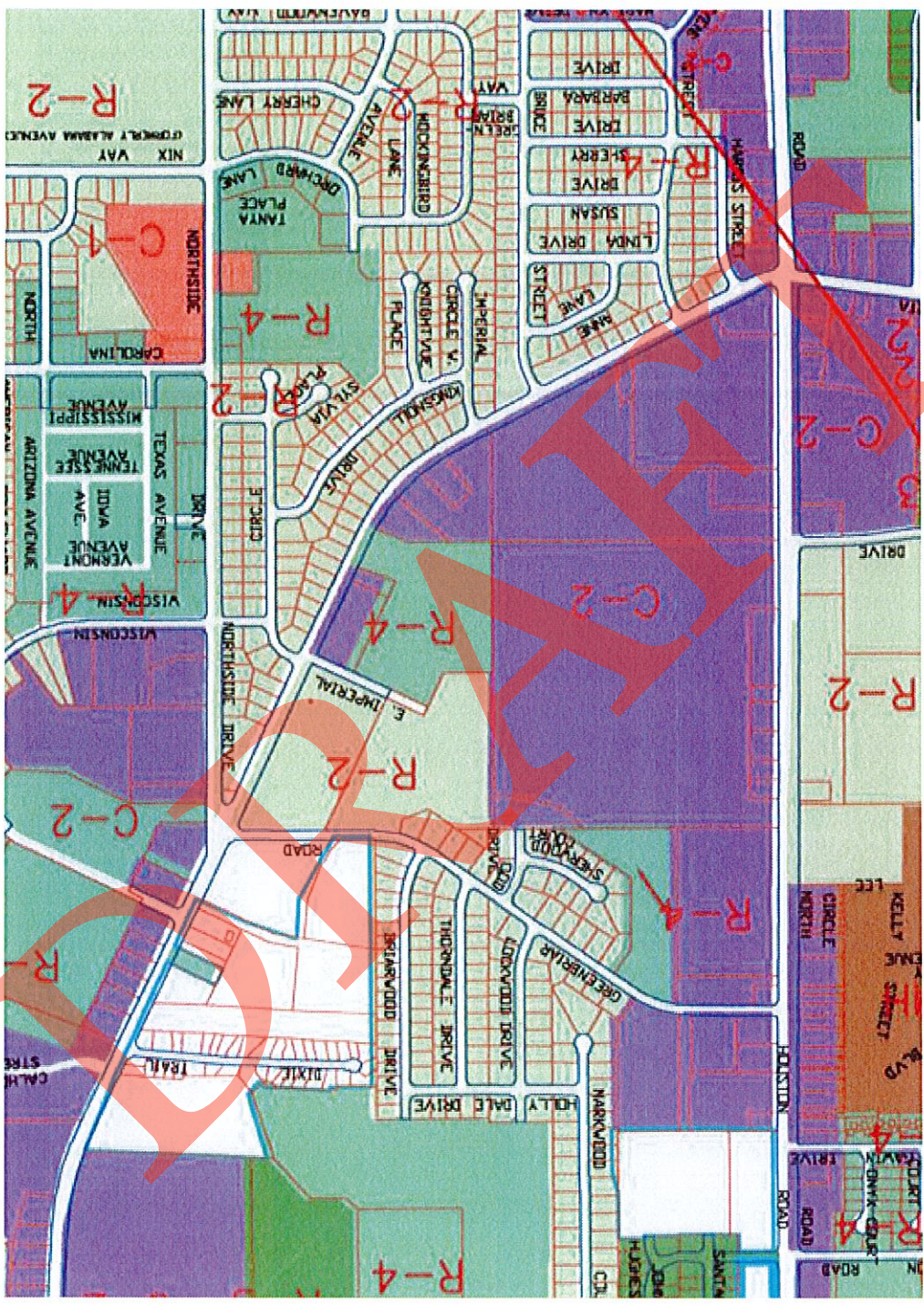
FOR MORE INFORMATION

912-856-2101

478-662-0918

Architectural & Civil Site Design

WILSON



TEMPORARY CONSTRUCTION EASEMENT

GEORGIA, HOUSTON COUNTY

THIS CONVEYANCE made and executed the 24th day of September, 2022.

WHEREAS, Houston County Georgia desires to construct a project known as **Elberta Road 2 from N. Houston Road to Northside Drive/GreenBriar Road.**

NOW, THEREFORE, **3V Investment Group LLC.**, does hereby grant to Houston County the right to execute certain construction over and upon my land abutting on and adjacent to the right-of-way in such manner as said County may deem proper to support or accommodate the improvement of said road, including the right to slope the adjacent ground to tie in with roadway or sidewalk elevations within the easement areas shown as **Parcel No. 116 containing 0.009 acres on Tract 1 and 0.003 acres on Tract 2 for a total of 0.012 acres as shown on the right-of-way drawings prepared by R. K. Shah & Associates and dated 8-31-2022.**

Grantor, in addition to the above, hereby expressly grant to Houston County, its successors and assigns, the right to demolish and remove in their entirety all buildings, walls, fences, gates, trees, signs, or any other improvements or structures of any nature or description, lying wholly or partially situated within the easement area, and the right to enter upon the adjacent lands not included in said required easement for the purpose of removing or demolishing such improvements.

This easement becomes effective at the beginning of construction of the project and will expire upon completion and final acceptance of said project.

For the same consideration I hereby convey and relinquish to Houston County all rights of access between the proposed highway and approaches thereto on the above referenced highway project and my remaining real property from which said construction easement is taken as shown on the attached plat prepared by the County.

I hereby warrant that I have the right to sell and convey said land and bind, myself, my heirs, executors and administrators forever and defend by virtue of these presents.

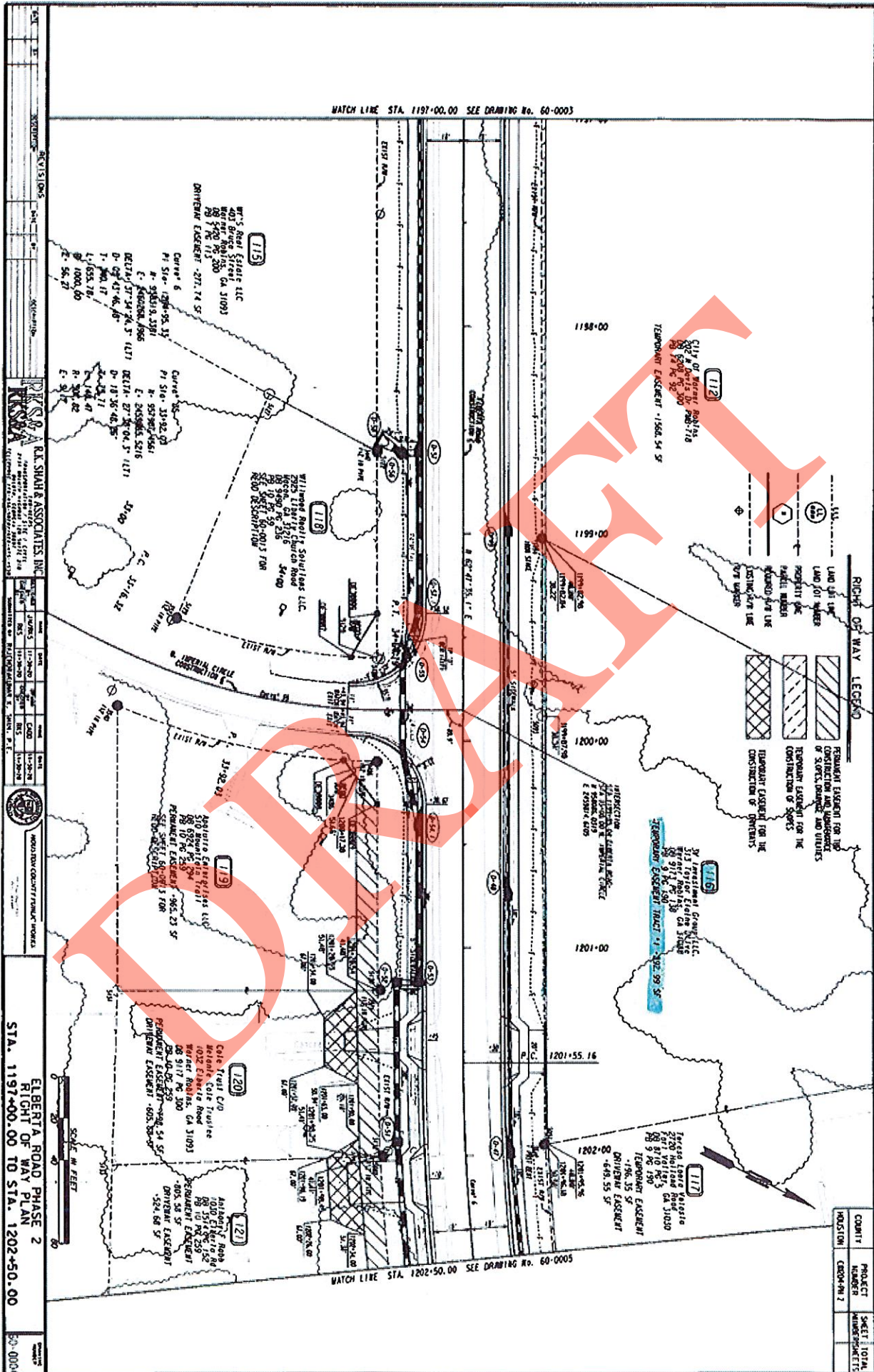
WITNESS the hand and delivered of the undersigned this 24th day of September, 2022.

Signed and delivered
in the presence of:

[Signature]
Right of Way Acquisition Agent

X [Signature] (LS)
Owner

X _____ (LS)
Owner



COUNTY	PROJECT NUMBER	SHEET TOTAL
HOUSTON	CE03-04-2	10/10

EXHIBIT "A"

SUBJECT PROPERTY

All that tract or parcel of land and improvements thereon lying and being in Houston County, Georgia described in Deed Book 9173, Page 138 and Plat Book 9, Page 190 of the Houston County Superior Court Clerk's Office in Houston County, Perry, GA. Property is approximately 3.6 acres and commonly known as Parcel number 0W045F 007000 on the Houston County Tax Assessor's Website, parcel located in Warner Robins, GA.



APPLICATION

Property Owner(s) Name: J & B Capital Group, LLC Cellphone: N/A

Company Name (if applicable): J & B Capital Group, LLC Office Phone: N/A

Property Owner(s) Address: 50 Mossy Creek Drive, Fort Valley, GA 31030

Applicant's Name: Dylan Wingate Cellphone: 478-957-9623

Company Name (if applicable): Patriot Development Group Office Phone: 478-322-0028

Applicant's Address: 817 GA -247 Hwy, Unit 10, Kathleen, GA 31047

Property Information

PROPERTY OWNER IS REQUESTING THE ANNEXATION/REZONING PURSUANT TO OCGA § 36-36-21, OF:

ADDRESS/LOCATION: TBD Southland Station Drive

Tract#: N/A Parcel#: 0W0870-39A000, 39B000 Land Lot(s): 195 Land District#: 5

County: Houston Tax Parcel#: 39C000, 39D000 Total Acres: 15

Survey Prepared by: Wellston Associates Land Surveyors Dated 11-21-22

Recorded in Plat Book#: 66158 Page#: 11 | 163

Present Zoning: C-2 Requested Zoning: PDR

The property owner makes application in order to: (Describe in "detail" the reason for annex/rezone):

The request for rezoning is for the purpose of developing townhomes alongside amenity areas, associated parking and infrastructure

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: City of Warner Robins

Is sewer service available? Yes No Jurisdiction: City of Warner Robins

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the Owner/Applicant of scheduled date, times, and locations of the public meetings/hearings. The Owner/Applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Dylan Wingate, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

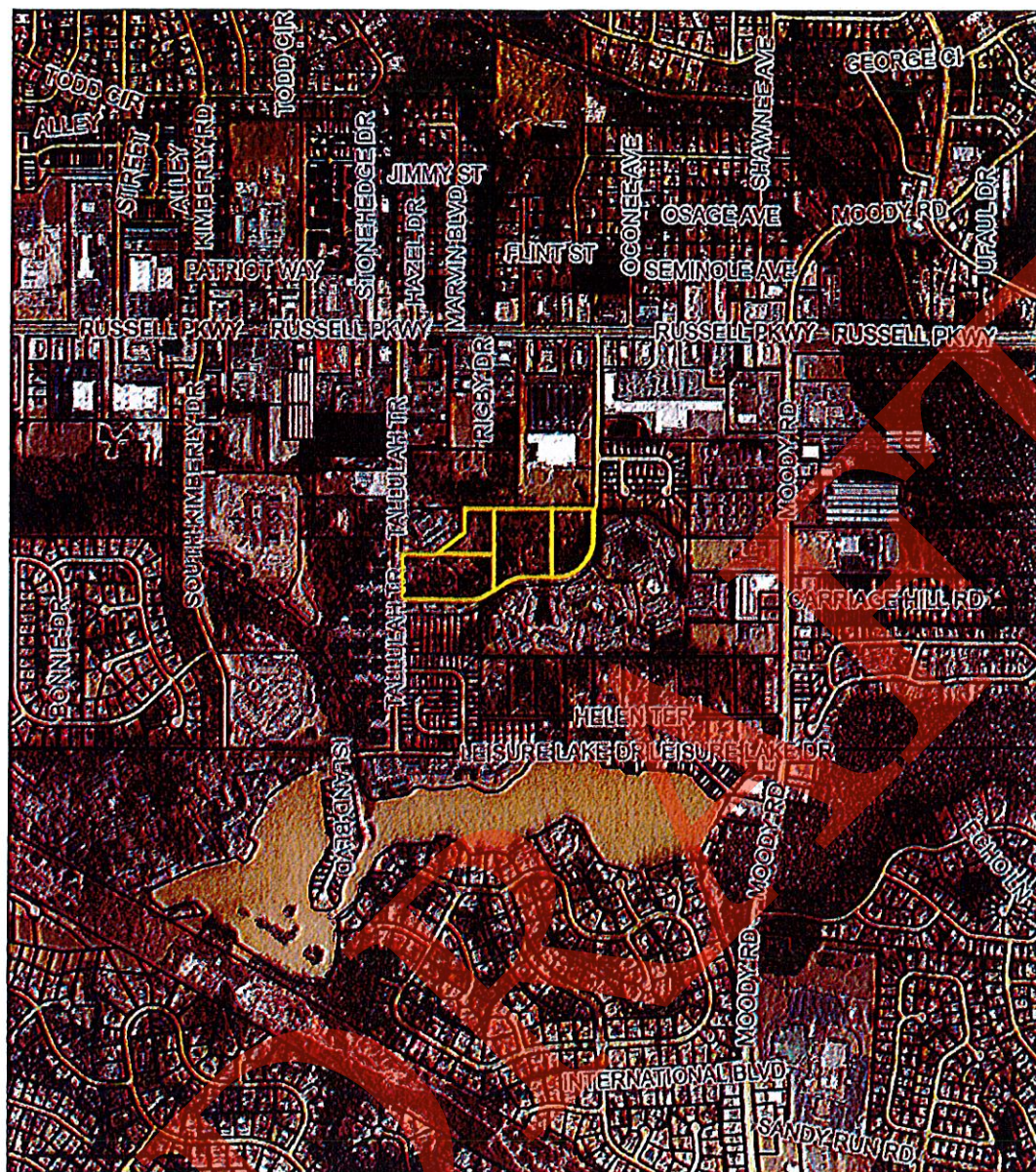
This 17th day of October 2024

Owner/Applicant Signature [Signature]

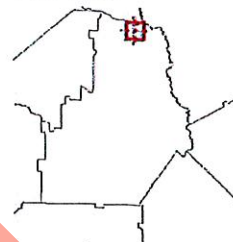
Print Name Dylan Wingate



PLANNING & ZONING



Overview



Legend

- Parcels
- Roads

Date created: 10/31/2024
Last Data Uploaded: 10/31/2024 4:37:14 AM

Developed by  SCHNEIDER
GEOSPATIAL



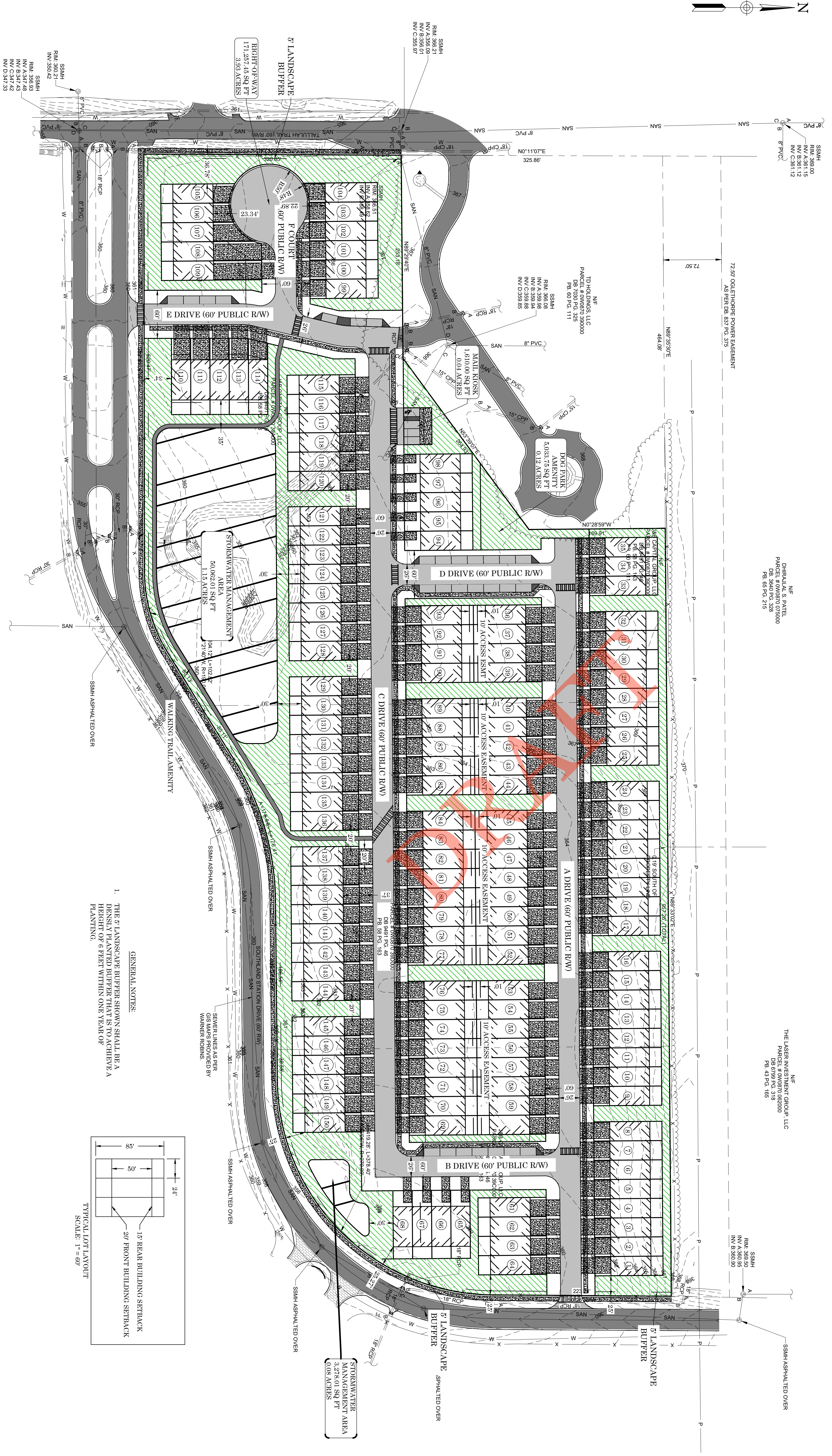
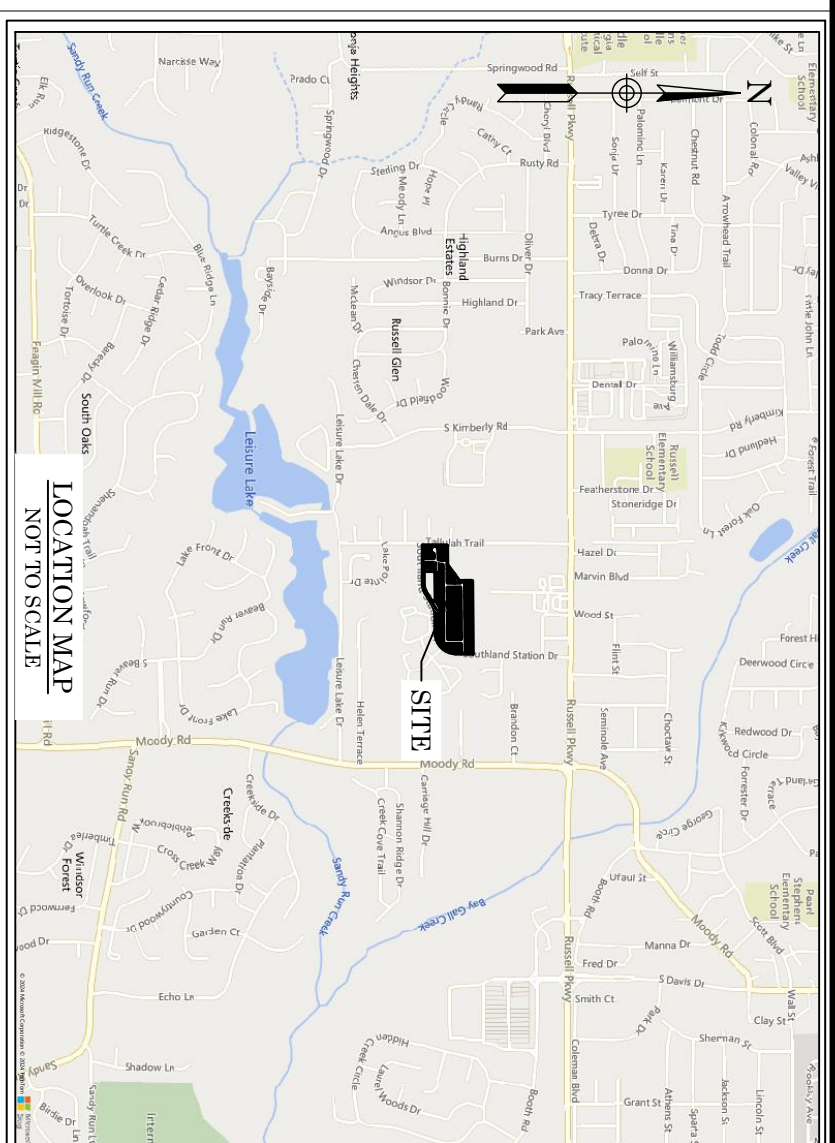
SUBDIVISION INFORMATION	
DESIGNATED RESIDENTIAL AREA	13.97 AC
TOTAL NUMBER OF LOTS	160 LOTS
TOTAL LOT AREA	7.14 AC (31.24)
GROSS DENSITY	10.81 LOTS / AC
RIGHT OF WAY AREA	3.83 AC (39.34)
COMMON AREA / GREEN SPACE	2.80 AC (39.24)
NET DENSITY	21.00 LOTS / AC
LINEAR FEET OF ROAD	2,881 LF (60.53 MI)
NOT INCLUDED IN DENSITY CALCULATIONS	
STORMWATER MANAGEMENT AREA	1.22 AC

HATCH LEGEND:	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

CONCEPTUAL DISCLAIMER:

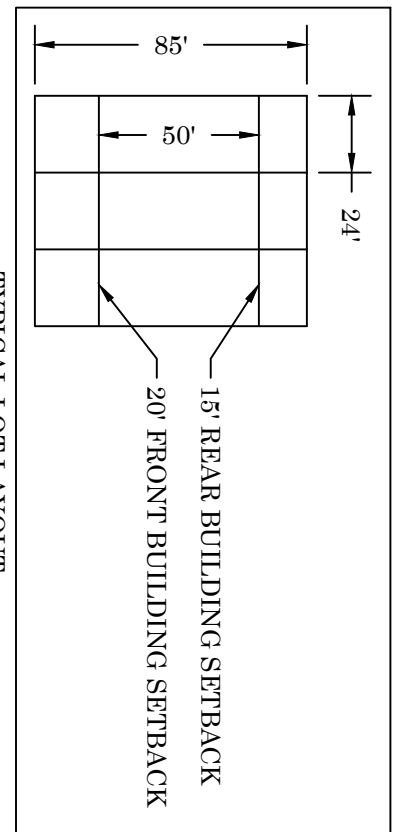
INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.

SITE INFORMATION	
PROJECT ADDRESS	SOUTHLAND STATION DRIVE, WARNER ROBINS, GEORGIA 31806
PARCEL NUMBER	010970 38000, 010970 31000, 010970 36000, 010970 32000, 010970 34000, 010970 35000
PROJECT AREA	413.10 ACRES
JURISDICTION	WARNER ROBINS
CURRENT PARCEL ZONING	C2
PROPOSED ZONING	PRR
ORIGNAL DISTRICT	N/A
BUILDING SETBACK	LANDSCAPE SETBACK / BUFFERS
FRONT	30'
SIDE	0'
REAR	15'
FRONT	N/A
SIDE	N/A
REAR	N/A



GENERAL NOTES:

- THE 5' LANDSCAPE BUFFER SHOWN SHALL BE A DENSITY PLANTED BUFFER THAT IS TO ACHIEVE A HEIGHT OF 6 FEET WITHIN ONE YEAR OF PLANTING.



WARNER ROBINS, HOUSTON COUNTY, GEORGIA

SOUTHLAND STATION

PATRIOT DEVELOPMENT GROUP

CONCEPTUAL SUBDIVISION PLAN 2

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ABS PROJECT NUMBER
62984

DATE OF PLANS
11/06/2024

REVISIONS

Advanced Engineering Services, LLC

ALABAMA ■ WARNER ROBINS ■ VALDOSTA

(800) 416-8136

www.AESLLC.us

WARNER ROBINS PLANNING COMMISSION

2025 MEETING SCHEDULE

ALL MEETINGS TO BEGIN AT 5:30 P.M. AT WARNER ROBINS CITY HALL, 700 WATSON BOULEVARD (COUNCIL CHAMBER)

<u>MEETING DATE</u>	<u>CUT-OFF FOR APPLICATIONS</u>
JANUARY 14	DECEMBER 1, 2024
FEBRUARY 11	DECEMBER 30, 2024
MARCH 11	JANUARY 27
APRIL 8	FERUARY 24
MAY 13	MARCH 31
JUNE 10	APRIL 28
JULY 8	MAY 26
AUGUST 12	JUNE 30
SEPTEMBER 9	JULY 28
OCTOBER 14	SEPTEMBER 1
*NOVEMBER 18	OCTOBER 6
DECEMBER 9	OCTOBER 27
(2026) JANUARY 13	DECEMBER 1, 2025

§114.1.1. An application to amend the text of this Ordinance, the Land Use Plan or the Official Zoning Map shall be submitted in writing to the zoning enforcement officer at least forty-five (45) days before any hearing by the Planning and Zoning Commission. Any application that does not include all the components required in Sections 114.1.2, 114.1.3 and/or 114.1.4 shall be considered incomplete; submission date shall be considered the date upon which the application is accepted as complete by the Planning and Zoning staff.

*Falls on the 3rd Tuesday and is displaced in recognition of Veteran’s Day.

2025 Official Mayor and Council Schedule for the City of Warner Robins

Mayor and Council Meetings	Holidays	
Date	Date	Holiday
Monday, January 6	Wednesday, January 1, 2025	New Year's Day
Tuesday, January 21	Monday, January 20	MLK Day
Monday, February 3	Monday, February 17	President's Day
Tuesday, February 18	Monday, May 26	Memorial Day
Monday, March 3	Thursday, June 19	Juneteenth
Monday, March 17	Friday, July 4	Independence Day
Monday, April 7	Monday, September 1	Labor Day
Monday, April 21	Monday, October 13	Columbus Day
Monday, May 5	Tuesday, November 11	Veteran's Day
Monday, May 19	Thursday, November 27	Thanksgiving
Monday, June 2	Friday, November 28	Thanksgiving
Monday, June 16	Thursday, December 25	Christmas
Monday, July 7	Friday, December 26	Christmas
Monday, July 21	Thursday, January 1, 2026	New Year's Day
Monday, August 4	Pre Council Meeting held in Carolyn Robbins Conference Room at 4:30 p.m. prior to each Council Meeting Council Meetings held on the FIRST and THIRD Monday of each Month IMMEDIATELY following Pre-Council.	
Monday, August 18		
Tuesday, September 2		
Monday, September 15		
Monday, October 6		
Monday, October 20		
Monday, November 3		
Monday, November 17		
Monday, December 1		
Monday, December 15		



No.: _____
CITY OF WARNER ROBINS
STATE OF GEORGIA

ORDINANCE

BE IT HEREBY ORDAINED by the Mayor and Council of the City of Warner Robins that \$185,614 be transferred from the General Fund Balance Reserved for Capital Projects, established on August 2, 2021 via ordinance #25-21, to the Management Information Systems budget in the City’s General Fund to facilitate the purchase of the enterprise resource planning system.

Said funds shall be taken from Fund Balance Reserve account #10-33015 and placed in the expenditure account referenced in the chart below:

Fund 10- Activity 1535 Management Information Systems

Account	Description	FY 2025 Budget
10.001-01535-000.000.54125	Computer Equipment	\$185,614
Total		\$185,614

If any ordinance or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions, which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared severable.

The provisions of this ordinance were first read on December 16, 2024 and shall become effective upon adoption this ____ day of _____, 2024.

CITY OF WARNER ROBINS

BY: _____
LaRhonda Patrick, Mayor

ATTEST:

Mandy Stella, City Clerk