



CITY COUNCIL

Kim Learnard, Mayor

Clinton Holland, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Vacant, Post 4

SCAN FOR AGENDA
PACKET



Revised Regular Meeting Agenda

July 10, 2025 | 9:30 AM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Presentation of 4th of July Parade Winners
The Spirit of Peachtree City 2025: "Captain O'Brien and the Peachtree City Pirates"
Most Patriotic: Salon 54
Most Creative: Friends of Flat Creek Floyd
Mayor's Trophy: McDaddy & Son
Grand Marshal Trophy: Peachtree City Running Club (Kim Learnard, Mayor)
4. **Announcements, Awards, Special Recognition**
 - A. Life-Saving Award Recognition (Clint Murphy, Kevin Baggett)
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. June 19, 2025 City Council Meeting Minutes
8. **Consent Agenda**
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 07-25-01 PD Security Trailer (Janet Moon, Matt Myers)
 - B. 07-25-02 Resolution Supporting Amicus Brief in Chang v Milton Certiorari Appeal (Ted Meeker)
 - C. 07-25-03 Architectural and Construction Management Services RFP (David Borkowski)
 - D. 07-25-04 Kedron Bridge Guardrail Replacement (David Borkowski)
 - E. 07-25-05 FY2025 Budget Amendment and Acceptance of Donations toward Greenspace Trail Improvements (Jonathan Miller)
11. **Public Hearings**
 - A. 07-25-06 Annual Zoning Map and Zoning Ordinance Adoption (Shayla Reed)

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in the Frances Meaders Council Chambers at City Hall. Page 1 of 88

- B. 07-25-07 New Alcohol License - Singh's Cafe Indian Cuisine, 1009 N. Peachtree Parkway (Yasmin Julio)
- C. 07-25-08 FY26 Manager's Proposed Budget (Justin Strickland)

12. Council/Staff Topics

13. Executive Session

14. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in Council Chambers at City Hall

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council
VIA: Justin Strickland, City Manager
FROM:
DATE: July 10, 2025
SUBJECT: Life-Saving Award Recognition

Recommendation:

Life-Saving Award Recognition

Discussion:

We would like to recognize Fire Station 83 A-shift crew from April 7th, 2025, for their heroic and life-saving actions during a residential structure fire. They responded to a house fire in their first-due territory; both units arrived on scene within several short minutes and immediately started acting to help. They deployed a fire attack line and expeditiously entered the burning structure in full firefighting gear. Without prior knowledge of a trapped victim, they remained vigilant by searching and quickly found the homeowner. They quickly removed him from his immediate life-threatening situation to safety and provided medical care for his needs. The efforts of PCFR Station 83 crew resulted in saving the life of this citizen.

It should be noted that the dangerous nature of firefighting at this scene resulted in injury to one of their members. The crew prioritized safety and took immediate action to assist their injured. They quickly regrouped and joined back into the fight by extinguishing the fire and protecting the homes on both sides of this structure.

Budget Impact:

None

Attachments:

None

City Council of Peachtree City
Meeting Minutes
Thursday, June 19, 2025
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, June 19, 2025. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, and Clinton Holland.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

A. Hermes Awards: Gold Winners: Navigate PTC App & Sponsorship Packet

Public Communications Manager Vivian Lett announced that the City's communications team had earned several Hermes Creative Awards, which was one of the world's most competitive competitions. The team earned Gold Awards for the Navigate PTC App and the event sponsorship package. Honorable mentions went to the multi-use path brochure and the Asking for Help video with the Police and Fire departments.

Presentation

A. FY2024 Annual Comprehensive Financial Report

David Irwin of Mauldin & Jenkins LLC presented the annual comprehensive financial report for fiscal year 2024, saying they were issuing a clean, or unmodified, opinion, which was the highest standard. The findings showed compliance with accepted accounting practices and standards for use of federal funds. Irwin went over sections of the financial report his firm had provided, including the government-wide financial statement, general fund revenues and expenses, and the fund balance history and breakdown for the year. He outlined reasons why it was important to maintain a strong fund balance.

Irwin commended Financial Services Director Kelly Bush, Assistant Director Dustin Farron and staff for their excellent work during a year of administrative change. The Mayor echoed those comments.

Holland asked about the standards used, and Irwin said they followed the generally accepted accounting principles (GAAP) and the standards were those of the Government Accounting Standards Board (GASB).

Public Comment

Tim Eden introduced himself as a certified public accountant who was raising his family in Peachtree City and wanted to give back to the community. He announced that he was running for City Council in this fall's election.

Pickleball player Jeff Williams chided Council for their inaction on getting new pickleball courts built. He was concerned that a few Council members were thinking of a 12-court

facility, but that would be an inadequate solution. He said a minimum of 18 courts would be needed, both for local players and to draw people from out of town.

Christine Castagna also represented the pickleball community, saying they had been fighting City Council for years to get more courts. The Recreation Master Plan recommended 24 courts at Meade; the Recreation Advisory Group (RAG) also supported this location for 18 courts. However, she continued, no action had been taken.

Castagna stated that Brown and Holland had both said they could not support what these advisory groups had proposed. She said Holland had told her previously he supported 21 courts at Meade, but now was saying he could not support even 18 there. She then asked Brown to listen to her constituents and the RAG volunteers. The Special Purpose Local Option Sales Tax (SPLOST) was passed two years ago and called for 12 lighted courts for a total of 18 citywide.

Castagna concluded by saying that Spalding County had 18 courts and estimated that tournaments held there brought more than \$4 million to the county's economy. The courts could help pay for themselves, she remarked.

Sue Reed said it took courage and vision to build Peachtree City, and Council should use their vision now to construct pickleball courts. She asked why Council was hesitating, saying these courts would be a good investment in the community.

Agenda Changes

Minutes

Holland moved to approve the May 8, 2025 City Council meeting minutes, the May 15, 2025 City Council meeting minutes, the May 15, 2025 Executive Session minutes, the June 5, 2025 City Council Meeting minutes, and the June 5, 2025 Executive Session minutes. Brown seconded. Motion carried unanimously.

A. May 8, 2025 City Council Meeting Minutes

APPROVED 4-0

B. May 15, 2025 City Council Meeting Minutes

APPROVED 4-0

C. May 15, 2025 Executive Session Minutes

APPROVED 4-0

D. June 5, 2025 City Council Meeting Minutes

APPROVED 4-0

E. June 5, 2025 Executive Session Minutes

APPROVED 4-0

Consent Agenda

Johnson moved to approve Consent Agenda items A through G. Brown seconded. Motion carried unanimously.

The Mayor noted that they had just appointed Christopher Jenkins, Robert Halverson, and Jack Allen to fill vacancies on the Planning Commission.

A. FY2026 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place
APPROVED 4-0

B. FY2026 Non-Profit Funding - Fayette Senior Services, Inc.
APPROVED 4-0

C. FEMA SAFER Grant - Cost Share Support
APPROVED 4-0

D. Replacement Vehicle for Stormwater Department
APPROVED 4-0

E. Station 85 Engineering Services
APPROVED 4-0

F. Planning Commission Appointments
APPROVED 4-0

G. Resolution 06192025-CA-G Public Declaration of Public Road and Approval of Easement
APPROVED 4-0

Old Agenda Items

None

New Agenda Items

A. 06-25-06 Engineering Services for Huddleston Road, Path, & Sewer Project

This was a first of its kind undertaking in Peachtree City, City Engineer Dave Borkowski noted, in that it combined sewer, storm water, and path projects. The projects consisted of a 2017 SPLOST project for a multi-use path along Huddleston Road from Paschall Road to a current path near SR 54, plus a Peachtree City Water and Sewerage Authority (WASA) project to extend public sewer to this same area. There were also storm water issues that would be addressed.

The first step in this process was to procure a design consultant with experience in these areas. There were five responses to the request for proposals (RFPs), and after review, a committee consisting of staff and a WASA representative unanimously recommended Rummel, Klepper & Kahl, LLP (RK&K) as the consultant. This would be a 30- to 36-month project, Borkowski remarked, and would cost approximately \$4 million, and they recommended a cap of \$280,000 for

the engineering services portion. That was about 7% of the construction cost, which was in the typical range.

Holland moved to award the contract for engineering services for the Huddleston Road path and sewer project to RK&K not to exceed \$280,000. Brown seconded. Motion carried unanimously.

Public Hearings

None

Council/Staff Topics

A. Architectural Services Request for Proposals

Borkowski said they were currently reviewing the nine RFPs they had received back for architectural services for Fire Station 85 and other future projects and hoped to bring it to Council for an award in July.

B. Completion of Stormwater Projects

Also, Borkowski wanted to recognize the Storm Water Department for completing several projects including the sinkhole in Braelinn and the Parkgate detention pond repair.

C. Yard Sale Webpage and Navigate PTC

Johnson recalled Council had discussed the public's frustration with yard sale sign regulations at their retreat this year, and she was glad to see that a web-based listing had been established where citizens could post their sales, and shoppers could look for them. This would soon be on the Navigate PTC App, too. She thanked staff for their work, and Bush said GIS Manager Madhuri Adapala wrote the code.

D. Pickleball Remarks

Brown wanted to clarify her position in regard to pickleball facilities. She said she was upset when she attended the RAG meeting and realized they did not have information regarding a possible third location for pickleball at Riley Field, where there were already restrooms and parking. It was not given as an option because it could accommodate only 12 courts. That meant there would be two locations with 12 courts, for a total of 24, and would allow them to remove the courts at Braelinn.

Moving the mulch pit at Meade Field would be very costly, Brown stated. They were looking at alternate locations at Meade for pickleball, but it could not happen overnight. She said they could put 12 or 18 courts on an unused baseball field there, but that might be too close to a new townhome development.

Funding was another issue, she remarked. There was SPLOST money, but it would not be enough to build what everybody wanted where they wanted it. She also mentioned that citizens had told her they did not want all the pickleball to be on the south side of town. That was another reason to explore putting some courts

at Riley.

She asked the Pickleball Club members in attendance to wait because no matter what the RAG recommended, it was up to Council to weigh the options and figure out funding. Brown said the Mayor had added pickleball to the 2023 SPLOST and removed the Battery Way restrooms, but Learnard corrected her and said the restrooms were never in the SPLOST. Some neighbors did not want them, and they did not want to risk the SPLOST not passing because of that.

Brown said SPLOST did provide some funding for pickleball, but not the estimated \$2 million it would cost to put the courts where the Recreation Master Plan recommended. She asked the players to be patient as they explored the options. She said she was not looking at cutting the number of courts from 18 to 12, but preferred the plan that allowed for 24. Learnard said she was interested in talking more about that.

Holland said he would like to echo what Brown said. There was a misunderstanding that he and Brown only wanted 12 courts. The City Manager had given them some information, and he said he favored 18 courts at Meade and maybe looking at Riley a little later.

E. Courtesy on the Multi-Use Paths

Courtesy, or lack of it, on the cart paths was another topic on Holland's mind. He said he had noticed a decline in manners on the paths since he had moved to Peachtree City, especially when carts were passing pedestrians. He thought courtesy should be emphasized in the path safety brochure.

F. Memorial Monument

Holland proposed that Council donate a statue of the late resident alligator Flat Creek Floyd as the first piece of a public art program. Public Works could construct a base and mount the statue at a suitable location. He thought Council could donate this to the City. Holland had some pictures of the statue he wanted to order.

Executive Session

Adjourn

There being no further business, Brown moved to adjourn at 10:33 a.m. Holland seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Matt Myers, Assistant Police Chief 7/2/2025
Janet Moon, Police Chief 7/3/2025
Dustin Farron, Assistant Financial & Administrative Services Director 7/3/2025
Kelly Bush, Financial & Administrative Services Director 7/3/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-01 PD Security Trailer

Recommendation:

Approve Alscan, Inc. as a brand name vendor and approve the purchase of a solar-powered mobile security trailer for \$44,684.60.

Discussion:

Staff have conducted a comprehensive review of available manufacturers and models of mobile security trailers designed for monitoring key areas and supporting public safety operations. The two primary components of these units are the security cameras and the trailer platform. After thorough evaluation, staff have determined that Verkada Security Cameras provide the necessary performance, advanced video analytics, and user-friendly video management system required for our operational needs and budget.

Verkada does not sell directly to customers but partners with Alscan, Inc., an Atlanta-based company serving the Southeast since 1981, for system configuration and delivery. Alscan, Inc. is the designated partner for Verkada camera projects in Georgia.

Key factors supporting the selection of Alscan, Inc. and Verkada cameras include:

- Verkada offers industry-leading video analytics, streamlining investigative efforts and improving efficiency.
- The Verkada video management platform is more intuitive and user-friendly than alternatives evaluated.
- Alscan, Inc. is the authorized regional partner for Verkada systems, providing tailored support to Georgia customers.

- Positive feedback has been received from other Georgia municipalities using Alscan, Inc. and Verkada cameras.
- The City's IT contractor has also endorsed the performance and reliability of Verkada equipment.
- The trailer for this project is custom-built to meet the local climate conditions and the specific energy requirements of the selected camera system, ensuring uninterrupted 24/7 operation throughout the year.

This purchase was included in the 2023 SPLOST project list approved by voters in March 2023. The acquisition includes a three-year license for the video management system and a three-year trailer warranty.

Budget Impact:

Funds are allocated in the 2023 SPLOST under account number 322-3210-542050-SP23-015.

Ongoing costs for the camera license and cellular service will be budgeted annually in the Police Department's operating budget.

Attachments:

1. PeachtreeCity_SunSurveillance_Verkada_Proposal_v3

PROPOSAL

Peachtree City PD - Surveillance Trailer

City of Peachtree City

350 S Highway 74
Peachtree City, GA 30269 United States
7704878866

Revision: 2
Modified: 6/6/2025



Contact
ALSCAN
for the latest
in **Custom
Designed
Security
Solutions.**



CONTACT US

☎ 800.951.0051
✉ sales@alscaninc.com
🌐 www.alscaninc.com
📍 Atlanta | Birmingham

- ▶ Video Surveillance
- ▶ Access Control
- ▶ Perimeter Protection
- ▶ Emergency Mass Notification Systems
- ▶ Audio/Video/Cloud Based Network Integration
- ▶ Mobile and Remote Monitoring
- ▶ Security Assessments and Design

Presented By:

Alscan, Inc.

237 Oxmoor Circle
Suite 101
Birmingham, AL 35209 U.S.A
205-945-0003
<http://www.alscaninc.com/>

Jon Seltzer
jseltzer@alscaninc.com

ALSCAN
Our Business is Minding Yours™

<http://www.alscaninc.com/>



1	Alscan Inc. Camera installation	\$155.00	\$1,240.00
	Camera installation		



1	Sun Surveillance SS-GEN-3927-001	\$30,638.13	\$30,638.13
	Solstice Trailer		



2	Verkada ACC-MNT-ARM-1	\$70.71	\$141.42
	Arm Mount		



1	Verkada ACC-MNT-PEND-1	\$50.60	\$50.60
	Verkada Pendant Cap Mount		

3	Verkada ACC-MNT-POLE-1	\$153.27	\$459.81
	Verkada Pole Mount		

1	Verkada ACC-MNT-XLARM-1	\$116.60	\$116.60
	Verkada Large Arm Mount (PTZ)		



1	Verkada BZ11-HW	\$439.46	\$439.46
	Verkada BZ11 Horn Speaker		



1	Verkada CH52-1TBE-HW	\$2,570.71	\$2,570.71
	Verkada CH52-E Outdoor Multisensor Camera, 4x5MP, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention		



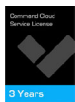
2	Verkada CP63-1TBE-HW	\$3,230.56	\$6,461.12
	Verkada CP63 Outdoor PTZ Camera, 5MP, 1TB of Storage, Maximum 30 Days of Retention		

1	Verkada DISCOUNT	(\$1,200.00)	(\$1,200.00)
	1 time discount		



1	Verkada GC31-E-HW	\$1,012.21	\$1,012.21
	Verkada GC31 Cellular Gateway, Outdoor		

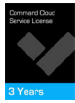
* Price Includes Accessories



2	Verkada LIC-CAM-3Y-CAP	\$392.14	\$784.28
	3-Year Camera License, Capacity Increase		



1	Verkada LIC-CH52-3Y-CAP	\$1,177.86	\$1,177.86
	3-Year CH52 Multisensor Camera License, Capacity Increase		



1	Verkada LIC-GC-3Y-CAP	\$792.40	\$792.40
	3-Year Cellular Gateway License, Capacity Increase		

City Surveillance Total

\$44,684.60

Project Subtotal:

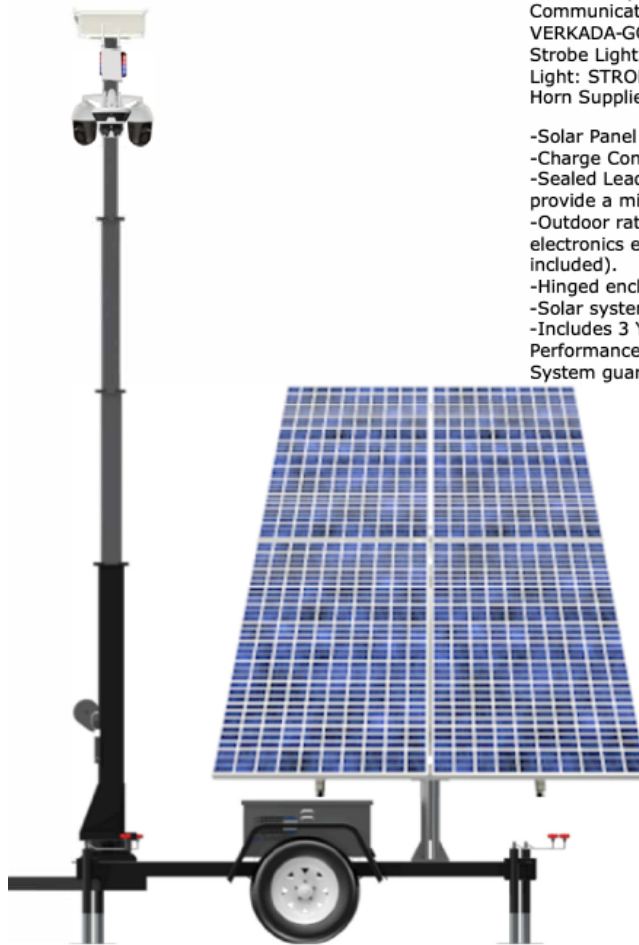
\$44,684.60

Model: SS-GEN-3927-002
Solstice Trailer For BZ11
Quantity: 1

System Includes:

Pole: 18TP-MOBILE-TRAILER-5X8
Mobile Trailer with crank up rotating mast
Camera Supplied: VERKADA-CH52-E
Camera Supplied: VERKADA-CP63-E
Camera Supplied: VERKADA-CP63-E
Communication Supplied:
VERKADA-GC31-E-CELLULAR
Strobe Light: STROBE-BAR-LED-RED-BLUE Strobe
Light: STROBE-BAR-LED-RED-BLUE
Horn Supplied: Verkada BZ11 Horn

-Solar Panel Mount.
-Charge Controller.
-Sealed Lead Acid Absorbent Glass Mat Batteries to provide a minimum of 5 days of battery backup.
-Outdoor rated hinged lockable battery and electronics enclosure (Pole Mount Brackets included).
-Hinged enclosure battery compartment extension.
-Solar system sized for Peachtree City, GA.
-Includes 3 Year Manufacturer's and 1 Year Performance Limited Warranty: Solar and Battery System guaranteed operation 24/7/365.



* Price Includes Accessories

Peachtree City PD - Surveillance Trailer

Project No : ALSC-8757

Rev. 0

6/6/2025

Page 3 of 7

PROJECT SUMMARY

Equipment:	\$43,444.60
Labor:	\$1,240.00

Grand Total:	\$44,684.60
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Client: Justin Strickland, City Manager

Date

Contractor: Alscan, Inc.

Date

Peachtree City PD - Surveillance Trailer

City of Peachtree City

350 S Highway 74
Peachtree City, GA 30269 United States
7704878866

Revision: 2
Modified: 6/6/2025

Presented By:

Alscan, Inc.

237 Oxmoor Circle
Suite 101
Birmingham, AL 35209 U.S.A
205-945-0003
<http://www.alscaninc.com/>



- A.** The general project description is contained in the attached document and related documents from herein referred to as the "Proposal".
- B.** The specific work to be performed by Contractor is the installation of the specified system as outlined in the Proposal.
- C.** The total amount to be paid by the owner for the performance (subject to additions and deductions by written change order) shall not exceed the total specified in the Proposal.
- D.** Progress payments will be made according to the payment schedule below. Equipment will not be ordered until the equipment deposit has been submitted. These times are subject to the timing of the construction and the lead times required for the ordered equipment to be delivered.
- E.** Payment is due immediately after invoicing. Unpaid balance beyond 30 days after invoicing of completed tasks as outlined in item D shall bear interest payable to Contractor at a rate of 1.5% per month simple interest.
- F.** This Proposal expires 30 days following the date stated on the top of this agreement. No work will be scheduled without a deposit plus a signed copy of this agreement. All drawings and specifications contingent on agreement and retainer.
- G.** If job is of a retro-fit/remodel nature on an existing structure, and scope of work exceeds time estimated to complete because of unforeseen circumstances, owner agrees that he/she will be back-charged at a rate of \$65 per man, per hour for all extra labor involved in completing the job.
- H.** All drawings and documentation are contingent on retainer. Since preparing a proposal requires system design & engineering by a professional Systems Integrator, only one version of the proposal will be prepared without a retainer. If a second version is required or if project is for design & documentation only, a minimum \$400 Design Retainer will be collected. This Design Retainer will cover up to three additional designs and proposals, as well as one block-diagram drawing of the system. For a \$1000 Design Retainer, client will receive up to three versions, one block diagram drawing, plus one basic cabinet audio placement and specification drawing. The retainer covers design & engineering time and is non-refundable.
- I.** Contractor reserves the right to replace proposed models in the case of obsolescence, discontinuation or unavailability with a comparable model of equal or greater value upon customer approval. Contractor will not be held responsible or liable in any way for any said product's obsolescence, discontinuation or unavailability.

Payment Schedule**Amount****Billing Date**

Initial Deposit	\$22,342.30	
Progress Payment	\$0.00	
Progress Payment	\$0.00	
Final	\$22,342.30	

1. Contract Documents and Details

The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result. The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are not included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

2. Time

With respect to schedule completion of the tasks in section D, time is of the essence. If Contractor is delayed at any time in the progress of the work by owner change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay.

3. Payments and Completion

The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.

4. Insurance

Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owners property resulting from the conduct of this contract.

5. Changes in the Contract

The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing and signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resulting from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall be paid in full upon acceptance of change and shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality with clients approval. Contractor will be held blameless in case of product unavailability or discontinuation.

6. Warranty

Contractor warranties all parts and labor involved in an installation for one year. Contractor will also be glad to help the client get their manufacturer-warranted equipment serviced though out the life of the said warranty.

Client: Justin Strickland, City Manager

Date:

Contractor: Alscan, Inc.

Date:

**RESOLUTION OF THE CITY OF PEACHTREE CITY, GEORGIA (the “CITY”) AUTHORIZING
PARTICIPATION IN AN AMICUS BRIEF IN THE CHANG V. CITY OF MILTON APPEAL PENDING
BEFORE THE GEORGIA SUPREME COURT**

WHEREAS, the Chang v. Milton litigation involves a claim of liability against the City of Milton, Georgia, for personal injuries due to a 2016 vehicle collision with a fixed obstruction (a masonry planter) located on City-owned right of way where the obstruction was outside the motoring lanes of travel;

WHEREAS, the masonry planter had been at the same location since 1992 and had never been the subject of a complaint or prior accident;

WHEREAS, at the trial court, the City of Milton was found to be partially at fault and a jury awarded money damages against the City of Milton of \$35,000,000;

WHEREAS, on September 16, 2024, the Court of Appeals affirmed the findings of the trial court, City of Milton v. Chang, et. al., 373 Ga. App. 667 (2024) (Court of Appeals ruling);

WHEREAS, on June 24, 2025, the Supreme Court of Georgia granted certiorari, Supreme Court docket number S25G0476;

WHEREAS, the Georgia Supreme Court identified three issues upon which it wanted the Parties to focus in their appellate briefing:

1. Is the design and placement of objects on a shoulder of a roadway part of the ministerial duty of a municipality to keep its “streets and sidewalks in a reasonably safe condition” or is it a governmental function? Compare Mayor, Etc., of Dalton v. Wilson, 118 Ga. 100 (44 SE 830) (1903) with Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (165 SE2d 141) (1968). See generally OCGA § 36-33-1.
2. Is the placement of a planter on the shoulder of a roadway a “defect[] in the public roads of [the municipality’s] municipal street system”? See OCGA § 32-4-93 (a).
3. For municipal immunity to be waived under the circumstances of this case, must the plaintiff show that the municipality violated its ministerial duty to keep its “streets and sidewalks in a reasonably safe condition” and that the planter on the shoulder of the roadway is a “defect[] in the public roads of [the municipality’s] municipal street system”? Please address the interplay between OCGA § 36-33-1 and OCGA § 32-4-93 (a).

WHEREAS, the CITY believes that answers to the above legal questions are of significant value to its citizens and residents;

WHEREAS, the CITY believes that Supreme Court guidance on such questions may lead to the Court of Appeals ruling being overturned

WHEREAS, the CITY believes the Court of Appeals ruling is inconsistent with existing legal precedent; and,

WHEREAS, the CITY believes that it is in the best interests of the health, welfare, and safety of its citizens that the Court of Appeals ruling be reversed and that the questions presented by the Supreme Court be answered in a way that benefits Georgia's cities.

NOW THEREFORE BE IT RESOLVED, that the CITY does hereby authorize participation in an amicus brief before the Georgia Supreme Court asking that the Court of Appeals ruling be reversed and that the Supreme Court's three proffered questions be answered in a way that is legally advantageous to Georgia's cities. An amicus brief so tendered may include the City's name as a participating party.

This _____, day of _____, 2025.

Kim Learnard, Mayor

[SEAL]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 7/2/2025
Kelly Bush, Financial & Administrative Services Director 7/3/2025
Chris Hobby, Assistant City Manager 7/3/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-03 Architectural and Construction Management Services RFP

Recommendation:

Award contract for Architectural and Construction Management Services to Goodwyn Mills Cawood (GMC).

Discussion:

The City is seeking a qualified firm to provide architectural and construction management related consulting services under the terms of an annual contract. The firm must be able to provide full-service design and construction management services for the construction of public facilities including but not limited to police stations, fire stations, recreation facilities and administrative offices. The firm must also have the capability of providing services from concept to completion of a project including surveying, environmental, geotechnical, structural, and civil-site design as well, either in-house or subcontracted. Projects will be assigned on an as-needed basis with the scope of work and fee to be negotiated for each task ordered.

Staff sent out a Request for Proposals to solicit a consultant and received eight (8) proposals. A committee of staff members reviewed the proposals for qualifications and scored them against the criteria listed in the RFP. This process resulted in a shortlist of the top three firms. The committee met and discussed the proposals and reached a unanimous decision to recommend GMC for selection as the consultant.

Budget Impact:

Once a consultant is awarded the contract, they will prepare Task Orders for specific design services based on the hourly rates in their proposal. These Task Orders will be submitted to the City for approval before any design takes place.

Attachments:

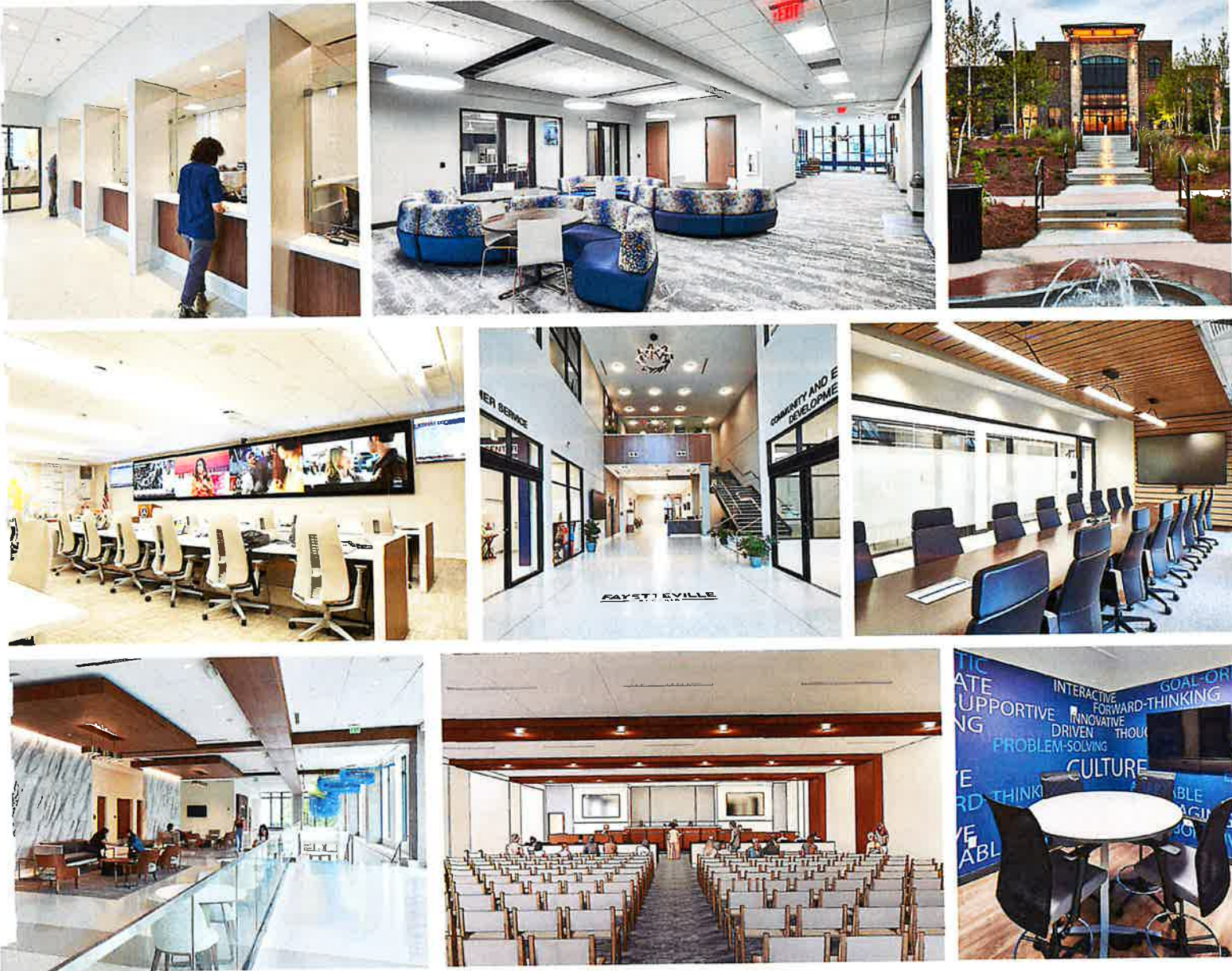
1. GMC

2. GMC Price Proposal

Professional Architectural and Construction Management Services

Peachtree City - Technical Submittal

RFP #25-114PES - Submission Date: May 1, 2025



Goodwyn Mills Cawood

Building
Communities



www.gmcnetwork.com



Goodwyn Mills Cawood

6120 Powers Ferry Rd NW
Suite 200
Atlanta, Georgia 30339

T (770) 952-2481
F (770) 955-1064
www.gmcnetwork.com

May 1, 2025

City of Peachtree City
Angela Egan, Purchasing Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: **RFQ 25-114PES** - Architectural and Construction Management Services

Dear Members of the Selection Committee,

Peachtree City will gain a trusted partner in Goodwyn Mills Cawood (GMC) to provide professional architectural design services for Peachtree City. Our team of talented architects, planners, and designers brings expertise in public facility designs. GMC understands the vision necessary to develop public facilities. We would like to highlight the following unique differentiators as you evaluate our qualifications:

1

Experience with On-Call Contracts. GMC is actively managing on-call contracts for several cities, including Gainesville, Douglasville, Fairburn, Commerce, and Chamblee. These contracts encompass a wide range of services such as professional architectural and engineering services, cost estimating, construction management, and planning. GMC's role involves not only the execution of these services but also ensuring that each project aligns with the specific needs and goals of the respective cities. Through these on-call contracts, GMC demonstrates its capability to deliver comprehensive, multi-disciplinary services that support urban development and infrastructure enhancement across various municipalities.

2

Proven Excellence in City Projects. Katy Lucas, a seasoned Senior Interior Designer with over 20 years of experience, recently worked on an interior design package for the city, following their admiration for her work at Fayetteville City Hall. Her expertise in commercial interior design and project management, combined with her ability to lead dynamic project teams, ensures that she delivers exceptional results from conception to completion. Katy's proficiency in client relations and her commitment to excellence make her a valuable asset in any design project. Her work is characterized by a keen attention to detail and a dedication to creating functional and aesthetically pleasing environments.

3

Aligning our values with Peachtree City. GMC can significantly contribute to Peachtree City by aligning with its five pillars. By improving public safety infrastructure, designing parks, and enhancing aesthetics, GMC supports a safe, active, and attractive community. Strategic planning and infrastructure development aid a thriving business environment, while innovative, sustainable practices ensure long-term efficiency and responsibility.

Thank you again for the opportunity to present our qualifications. Please feel free to contact us at any time with questions or requests for additional information.

Sincerely,

Amy K.H. Bell, AIA, NCARB, NCIDQ, LEED Green Associate
Vice President, Georgia Architecture
amy.bell@gmcnetwork.com - (334) 728-2048

Building Communities.



We look forward to working with Peachtree City and supporting their community with our architecture and construction management services.

At GMC, we are dedicated to providing exceptional architectural and construction management services to Peachtree City. Our commitment to excellence ensures that each project is approached with creativity, precision, and a deep understanding of the City's vision and community goals. We take pride in contributing to the enhancement of local environment that inspire community and growth.

By choosing GMC, you are partnering with a team that values integrity, creativity, and a commitment to fostering dynamic and sustainable spaces.



Amy R. H. Bell

**Amy Bell, AIA, NCARB,
NCIDQ, LEED GA**

Vice President, Georgia
Architecture

Contents

- 2** Cover Letter
- 4** Section 1 - **Overview of Firm**
- 7** Section 2 - **Resumes of Key Personnel**
- 22** Section 3 - **Relevant Project Experience**
- 28** Section 4 - **Scope of Work**
- 34** Section 5 - **References**
- 40** Section 6 - **Certificate of Insurance**
- 42** Section 7 - **Contractor Affidavit**



2024
Design Firm of the Year
ENR Southeast



14
Top Design Firms 2024
ENR Southeast



27
**Atlanta's Largest
Architecture Firm 2024**
Atlanta Business Chronicle



40
**Top 300 U.S.
Architecture Firms 2024**
ENR Southeast



Please scan the QR code to
the right for a short video
about GMC and be sure
to visit our website at:
gmcnetwork.com.





▲ Fayetteville City Hall Board Room - Fayetteville, GA

Section 2 Overview of Firm

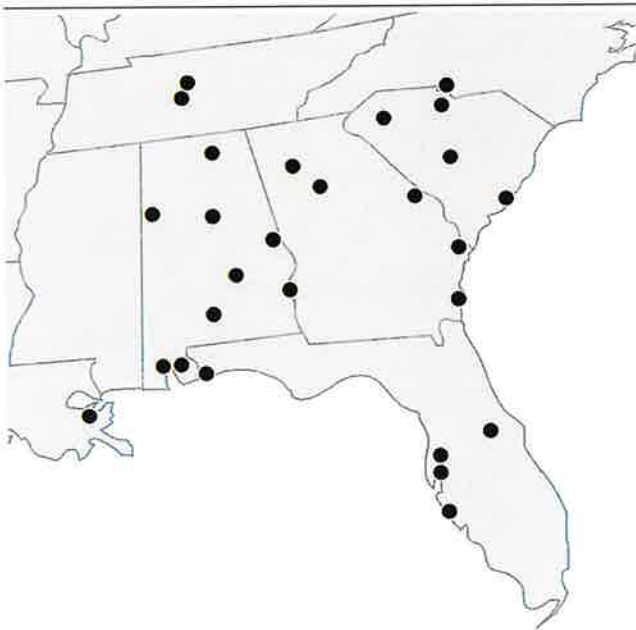
Who We Are

Goodwyn Mills Cawood (GMC), LLC is a leading architecture and engineering firm in the Southeast. We design schools, parks, hospitals, and more, while providing clean water, safe streets, and resilient environments. Guided by the belief that communities are built by people, we serve with quality, integrity, creativity, and care. We work with diverse public and private clients, ensuring that projects meet their needs economically and efficiently.

Point of Contact



Amy Bell, AIA, NCARB, NCIDQ, LEED GA
Vice President, Georgia Architecture
T (770) 952-2481 • M (334) 728-2048
F (770) 955-1064
amy.bell@gmcnetwork.com
gmcnetwork.com



Office Locations

Alabama

Andalusia
Auburn
Birmingham
Daphne
Eufaula
Huntsville
Mobile
Montgomery
Vernon

Florida

Lutz
Orlando
Pensacola
Sarasota
Tampa

Georgia

Atlanta
Augusta
Brunswick
Cartersville
Savannah

Louisiana

New Orleans

North Carolina

Charlotte

South Carolina

Charleston
Columbia
Greenville
Rock Hill

Tennessee

Brentwood
Nashville

Our Disciplines



Architecture



Interior Design



Engineering



Environmental



Landscape
Architecture



Disaster
Recovery



GIS



Planning



Geotechnical



MEP



Transportation



Surveying

What We Do

Airport Planning

- Economic Feasibility Studies
- Grant and Funding Assistance
- Parking Apron Design and Construction
- Taxiway Design, Widening, and Ext.
- Taxiway Rehabilitation
- Runway Design and Construction
- Runway Rehabilitation
- Airfield Lighting, Navigational Aids and ILS
- Corporate and T-Hangers
- General Paving Rehab
- Entrance Roads and Parking Areas
- Utilities, Water and Sewer Systems

Architecture

- Architectural Design
- Interior Design
- Master Planning
- New Construction
- General Renovations
- Site Analysis
- Accessibility Reviews
- Program Review and Analysis
- Facility Programming
- Historic Renovations
- Building Additions
- Reroofing Projects
- Mechanical and Electrical System Renovations
- Construction Administration

Civil Engineering

- Design/Construction Administration for:
 - Residential Developments
 - Commercial and Office Developments
 - Industrial Parks/Sites
 - Institutional and Educational Facilities
 - Street and Drainage Projects
 - Parks and Recreation Projects
 - Gas Distribution Systems
- Boundary and Topographic Surveys

Coastal Engineering

- Shore Protection
- Beach Nourishment
- Dune Creation/Restoration
- Marsh Creation/Restoration
- Nature-Based Solutions
- Coastal Structure Design & Analysis
- Flood & Wave Hazard Vulnerability & Impacts
- Flood & Wave Loads, Scour, Erosion
- Floodplain (Coastal) Analysis & Recommendations
- Flood/Hazard Mapping, Analysis & Assessment
- Navigation
- Dredging
- Beneficial Use of Dredge Material
- Ports, Harbors, & Marinas
- Infrastructure Planning, Design & Assessment
- Resilience Assessments, Plans, Adaptation Pathways
- Hydrodynamic Modeling
- Sediment Transport Modeling
- Monitoring
- Drainage Design and Assessment
- Coastal Bridge Hydraulics
- Expert Witness Testimony

Electrical Engineering

- Evaluation of Existing Systems
- Electrical and Communication Design
- Energy Efficiency Studies
- Third Party Equipment Evaluation (ACIL)
- ETAP Arc Flash/Short Circuit Study
- Breaker Coordination Study
- Exterior Overhead and Underground Power Design
- Generator Design, Selection & Testing
- LEED Design and Certification
- Power Distribution
- Interior and Exterior Lighting Design and Photometry
- Fire Alarm and Life Safety Design
- Lightning Protection Design
- Uninterruptable Power System Site Installation and Verification
- Water and Wastewater Power Design
- Architectural Lighting Design
- Construction Administration

Environmental

- Phase I and Phase II ESA
- Environmental Assessments
- Environmental Impact
- Documents and Statements
- Green Infrastructure Design
- Stormwater
 - Master Planning
 - Utilities
 - Permitting and Compliance
- Wetland Delineations
- Wetland Permitting
- Wetland Mitigation
- Mitigation Banking
- Stream Restoration Plans
- Endangered and Threatened Species Survey
- Flood Plain Studies
- Detention Pond Design
- Air Permitting
- Landfill Design and Permitting
- Source Water Protection Plans
- Hydrogeological Evaluations
- Brownfield Projects
- Underground Storage Tank Closure and Investigations
- Geographical Information System (GIS)

Geotechnical Engineering

- Construction Materials Testing
- Field Exploration
- Laboratory Testing Services
- Foundation Analysis and Design
- Slope/Embankment Stability
- Pavement Evaluation and Design
- Soil Stabilization
- Ground Improvement
- In-situ Moisture and Density
- Dynamic Cone Penetrometer Testing
- Subgrade Evaluation and ProofRolling Observations
- Pile and Pier Observation
- Foundation Construction Monitoring
- Fill Testing and Control
- Concrete Placement Inspection
- Compressive Strength Testing

- Reinforcing Steel Inspection
- Grout Sampling and Masonry Block Testing
- Asphalt Placement Inspection & Coring
- Structural Steel Observations

Landscape Architecture

- Detailed Site Design
- Hardscape Design for Residential, Commercial and Retail Environments
- Planting and Irrigation Design
- Recreation Planning and Design
- Bike and Pedestrian Facility Planning
- Master Planning Residential Dev
- Master Planning Mixed-use Dev
- Downtown Redevelopment Strategies
- Streetscape Design
- Construction Documents
- Drawings and Specifications
- Construction Administration

Municipal Engineering

- Water Treatment Plant Design
- Wastewater Treatment Plant Design
- Water Modeling
- Water Main Extensions
- Distribution Systems
- Evaluation of Existing Systems
- Computer Control Systems
- Well Systems
- Pumping Stations
- Storage Tanks
- Sewer Line Extensions
- Sanitary Sewer Rehabilitation
- Gas System Design

Planning

- Master Planning
- Campus and Community Planning
- Economic Development Planning

Right of Way

- Appraisals and Appraisal Review
- Condemnation Support Services
- Cost Estimates
- Due Diligence
- Easement Acquisition
- Environmental Assessments
- Fee Acquisitions
- Negotiations
- Partial or Whole Acquisitions
- Relocation Assistance
- Right of Entry Agreements
- Title Research

Surveying

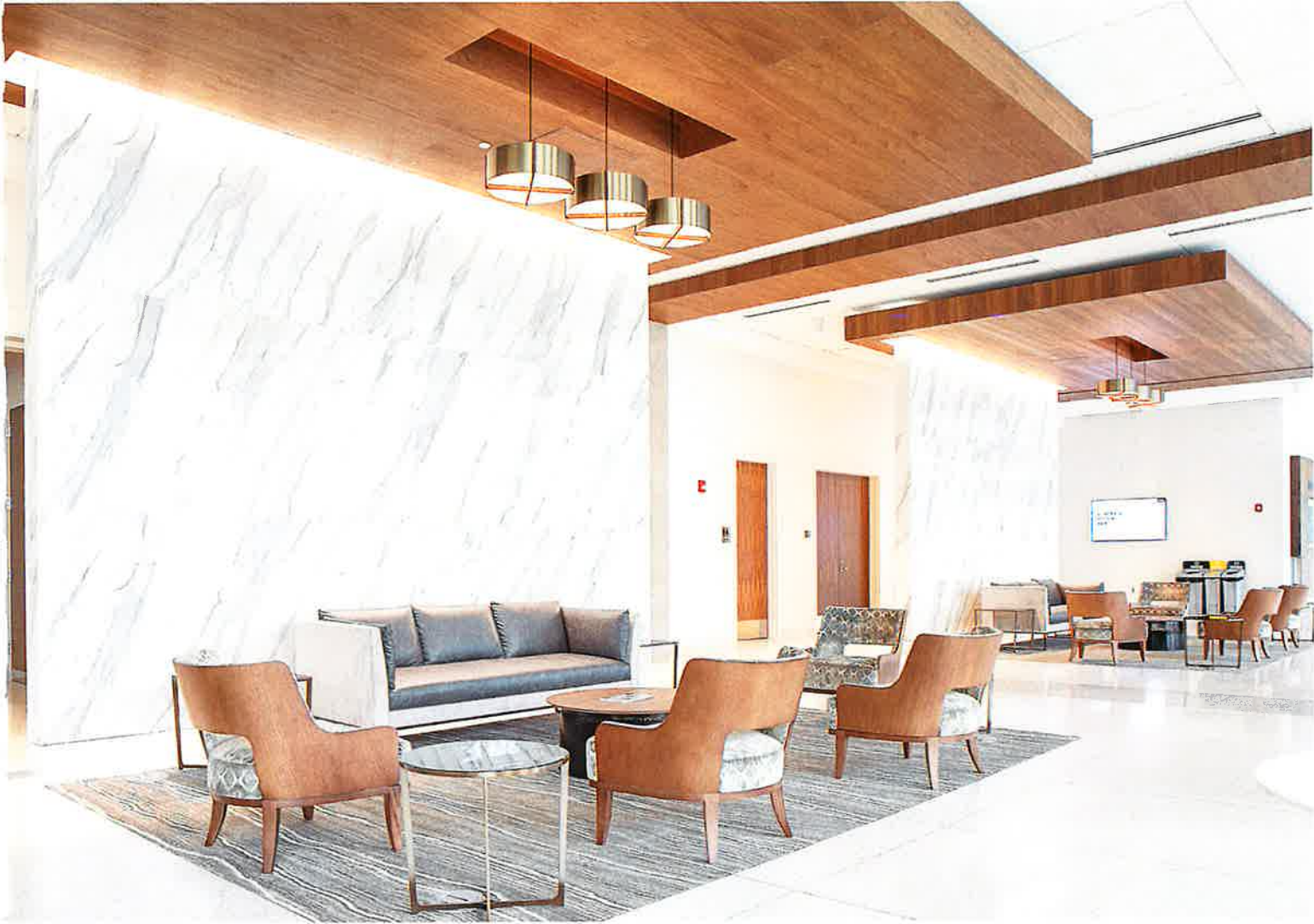
- As-Built/Record Surveys
- Boundary Surveys
- Construction Surveying & QA/QC
- FEMA Surveys & Documentation
- Hydrographic Surveys
- Rights of Way/Easement Surveys
- Subdivision Platting
- Topographic Surveys
- Aerial Drone Surveys
- GIS Data Collection
- 3D Scanning & modeling
- ALTA/NSPS Land Title Surveys

Transportation Engineering

- Project Identification
- Concept Development/Planning
- Assist with Funding Opportunities
- Grant Applications
- Environmental Studies/Permitting
- Surveying
- Geotechnical Design
- Right-of-Way Services
- Final Design
- Project Letting
- Airport Engineering and Planning
- Roadway Utility Improvements
- Stormwater Improvements
- Intersection Improvements
- Pedestrian Walkways
- Roundabouts
- Roadway Resurfacing
- Erosion Control Design
- Streetscape
- Local Maintenance Resurfacing Program Grant Applications
- Industrial Access Roadways
- Department of Transportation Projects including:
 - Roadways
 - Drainage
 - Public Hearings
 - Private Development Roadways
 - Construction Engineering
 - Land Planning
 - Engineering
 - Street and Drainage
 - Parks and Recreation
 - Gas Distribution Systems
- Construction Administration

Disaster Recovery

- Debris Removal Monitoring
 - Debris Hauling Certification
 - Debris Hauling Vehicle Certification (Volumetric)
 - Private Property Debris Removal
 - Data/Document Management
 - Disaster Recovery Monitoring with ADMS
 - Progress Reporting
- Cost Recovery
 - Preliminary Damage Assessment
 - Damage Site Surveys
 - Collection/Compilation of PDAs
 - FEMA Grant Applications
 - Small/Large Project Formulation and Scoping
 - Applicant Scoping Meeting Facilitation
 - Project Worksheet (PW) Develop.
 - Procurement Assistance
 - Expenditure Review/Approval and Reconciliation
 - Direct Administrative Cost (DAC) Support
 - Appeals Support
 - Closeout and Audit Assistance
- FEMA Hazard Mitigation Assistance
 - Application Development
 - Benefit Cost Analysis
 - Project Monitoring
 - Feasibility Studies
 - Program Reporting
 - Budget and Schedule Preparation
 - Mitigation Plan Development
 - Disaster Preparedness & Planning



▲ Huntsville City Hall - Huntsville, AL

Section 2

Resumes of Key Personnel

Organization Chart



Section 2 Resumes of Key Personnel

Andy Pippin

Client Liaison

 (770) 952-2481  andy.pippin@gmcnetwork.com

Andy brings experience in the fields of city management and finance to our projects. As a former city manager, he is in tune with the inner workings of local governments. He has first-hand knowledge of what goes into project identification, budgeting and funding, approval, letting, awarding, and management. He has experience with projects ranging from transportation improvements to sewage treatment plant construction and is familiar with all the various funding sources employed by local governments. In addition, Andy is experienced in educating private citizens about city and county issues.

Along with the experience of completing capital improvements for local governments, Andy is also well connected around the state of Georgia. He is proficient in navigating his way through most any conversation or circumstance. His ability to connect with people allows him to better serve our clients.



Education:

Bachelor of Science in Public Relations,
Clayton State University, 2002

Relevant Experience

- Georgia Department of Transportation
- Georgia Municipal Association
- Atlanta Regional Commission
- Georgia City County Management Association
- Association of County Commissioners of Georgia
- Environmental Protection Division of the Department of Natural Resources
- Electric Cities of Georgia
- Department of Community Affairs
- Georgia House of Representatives and Senate
- The Governor's Office, the Lt. Governor's Office, and the Office of Secretary of State
- Georgia Rural Water Association
- Georgia Department of Economic Development

Section 2 Resumes of Key Personnel

Amy Bell, AIA, NCARB, NCIDQ, LEED GA Project Executive

 (334) 728-2048  amy.bell@gmcnetwork.com

Over the years, architect Amy Bell has contributed numerous award-winning designs to GMC's design portfolio, in addition to managing complex commercial and municipal projects throughout the Southeast. Her leadership in Alabama led her to transfer to Atlanta, where she is now leading our Georgia team. Amy and the GMC team bring multiple projects across the City of Atlanta, which bolster her knowledge across the local market when it comes to review authorities and permitting agencies. Amy has recently been appointed to the board of directors at GMC.

Selected Project Experience Chamblee City Hall - Chamblee, GA

The new Chamblee City Hall is placed as the centerpiece for the city's developing downtown master plan. The office spaces are divided into individual suites to fit the needs of the city staff and are situated with easy access to rooftop balconies and outdoor green spaces. The west facing balconies can be utilized during outdoor concerts, held outside of the city hall, while the east facing balconies are oriented towards a large future park space, and serve as an outdoor break room for the staff. Amy served as client manager and architect of record.

City Hall Center Master Plan and Park - Fayetteville, GA

GMC was retained by the City of Fayetteville to design a new multi-story city hall along with a 10-acre park that is a destination spot for residents and visitors alike. The building houses the city government offices with easy public access to each department on the ground level including economic development, community development, finance, water and sewer departments and occupational tax as well as the city council chambers which overlooks the park. Amy served as client manager and architect of record.

Commerce City Hall & Civic Center - Commerce, GA

The GMC team was tasked with designing a facility that includes council chambers, city hall offices, and rentable event spaces. Preserving the building's character was a priority, so large areas of the existing structure and materials were retained. The building's program is divided between city hall and civic center functions, connected by a central three-story atrium. The 2nd and 3rd floors accommodate city hall programs, featuring spaces that meet modern office needs while reflecting the historic factory's aesthetics. Amy serves as the client manager and architect of record.

Douglasville City Hall Concept Design - Douglasville, GA

GMC was engaged by the City of Douglasville to lead them in the PATH Process for the design of a new city hall. This process included site selection, covering the investigation of eight potential properties. Eventually, it was determined that the site of the existing city hall buildings was the most appropriate, as it engages a critical block of Downtown Douglasville, adjacent to O'Neal Plaza, a vibrant public space used for music, markets, and other events. Amy was the client manager and architect of record.



Education:

- Bachelor of Architecture, Auburn University, 2005 (Cum Laude) Study Abroad Program, Auburn University, 2004
- Associates Degree in Science, Wallace Community College, 2000 (Summa Cum Laude)

Licenses & Certifications:

- Registered Architect: GA #RA014416, AL #7230
- NCIDQ Certificate #37835
- National Council of Architectural Registration Boards (NCARB) Certificate #75908
- LEED Green Associate
- KSU Leadership Excellence Certificate, 2020

Affiliations:

- Board of Directors, Goodwyn Mills Cawood (GMC)
- American Institute of Architects (AIA)

Publications and Speaking Engagements:

- GN FCC Women in Leadership Summit Speaker, The Secret Sauce: Vulnerable Based Trust November 2021
- Patcraft / Shaw Customer Insights Panel Discussion, October 2022
- GN FCC Next Gen Connects Speed Networking, Guest Speaker, May 2021

Section 2 Resumes of Key Personnel

Mark Videkovich, RA, LEED AP

Project Manager / QA/QC Manager

 (770) 952-2481  mark.videkovich@gmcnetwork.com

Mark has more than 23 years of experience most of which has been leading project teams that deliver high quality projects to owners and end-users. His attentiveness to the client's needs and budgets has allowed him to become a trusted advisor. He will be heavily involved from project inception through completion and all phases in between.

Selected Project Experience Fairburn Public Safety Design - Fairburn, GA

GMC was commissioned by the City of Fairburn, Georgia, to design and oversee the construction of a multi-story, multi-use safety complex, which includes a fire station and headquarters for both the fire and police departments. This project is a cornerstone of public safety operations and a community pride point, showcasing GMC's comprehensive capabilities in large municipal projects. GMC provided a multidisciplinary service, including architecture, civil site design, and various support services. Mark serves as QA/QC manager.

Chamblee City Hall - Chamblee, GA

The new Chamblee City Hall is placed as the centerpiece for the city's developing downtown master plan. The office spaces are divided into individual suites to fit the needs of the city staff and are situated with easy access to rooftop balconies and outdoor green spaces. The west facing balconies can be utilized during outdoor concerts, held outside of the city hall, while the east facing balconies are oriented towards a large future park space, and serve as an outdoor break room for the staff. Mark served as QA/QC manager.

City Hall Center Master Plan and Park - Fayetteville, GA

GMC was retained by the City of Fayetteville to design a new multi-story city hall along with a 10-acre park that is a destination spot for residents and visitors alike. The building houses the city government offices with easy public access to each department on the ground level including economic development, community development, finance, water and sewer departments and occupational tax as well as the city council chambers which overlooks the park. The upper levels are home to the city manager, mayor and department directors. A large upper level plaza is available for after-hours events along with two large meeting spaces that can hold approximately 250 people which also overlooks the park. Mark served as QA/QC manager.

Commerce City Hall & Civic Center - Commerce, GA

The GMC team was hired to design this new facility that will house a council chambers, city hall offices, and a series of rentable event spaces. The design team made preserving the character of the building a high priority, and intentionally maintained large areas of the existing structure, and material finishes throughout the building. This building's program is split between the city hall and civic center functions, which is united by a central three-story atrium. The 2nd and 3rd floors house the city hall programs, where the team has designed spaces that fulfill contemporary office needs and match the aesthetics of the historic factory. Mark is serving as the QA/QC manager on this project.



Education:

Bachelor of Science in Architectural Engineering Technologies, Minor: Construction Management, University of Southern Mississippi

Licenses & Certifications:

- Registered Architect: GA #RA017257, WI #12992-5
- LEED Accredited Professional
- National Council of Architectural Registration Boards (NCARB)

Section 2 Resumes of Key Personnel

Cody Kucharski

Architectural Designer / Assistant Project Manager

(404) 392-0192 cody.kucharski@gmcnetwork.com

Cody is a highly esteemed member of our Georgia architecture team. His creativity, dedication, and excellent organizational skills contribute significantly to the progress of both his projects and the entire team. Cody plays a pivotal role in guiding our clients seamlessly through the entire design process.

Selected Project Experience

Commerce City Hall & Civic Center - Commerce, GA

The GMC team was hired to design this new facility that will house council chambers, city hall offices, and a series of rentable event spaces. The design team made preserving the character of the building a high priority, and intentionally maintained large areas of the existing structure, and material finishes throughout the building. This building's program is split between the city hall and civic center functions, which is united by a central three-story atrium. The 2nd and 3rd floors house the city hall programs, where the team has designed spaces that fulfill contemporary office needs and match the aesthetics of the historic factory. Cody is providing architectural design services.

Pre-Design PATH Architectural Services - Canton, GA

The GMC team provided pre-design services for the City of Canton. The process began with thorough discussions with each department in order to prepare a full building program. This program was then verified by the stakeholder team, once they had completed exercises to determine first principles and a vision statement to be the criteria for project success. A master plan for future development was achieved and possible streetscape concepts for the City were introduced. Final deliverable was a condensed packet of each work session and final streetscape images. Cody provided architectural design services.

Pre-Design PATH Architectural Services - Lula, GA

The GMC team provided pre-design services for the City of Lula. The process began with thorough discussions with each department in order to prepare a full building program. This program was then verified by the stakeholder team, once they had completed exercises to determine first principles and a vision statement to be the criteria for project success. A master plan for future development was achieved and possible streetscape concepts for the City were introduced. Final deliverable was a condensed packet of each work session and final streetscape images. Cody provided architectural design services.

Columbia County Building A - Evans, GA

GMC is designing a new four-story, 80,000 sf Administrative Building for Columbia County, replacing the old one slated for demolition. The facility will include new parking and site improvements, and it will house departments such as Development Services, Engineering Services, Financial Services, Human Resources, Planning Services, Administrative Services, an auditorium, and other spaces. Cody provided architectural design services.



Education:

- Bachelor of Science in Architecture, Kennesaw State University, 2023
- Bachelor of Science in Mathematics, Georgia Highlands, 2017

Awards & Affiliations:

- Accepted to the (EAEA16) European Architectural Envisioning Conference
- Accepted to the (BTES2023) Building Technology Educator's Society Conference
- Selected to compete in the 2023 Cooper Carry 3 Minute Thesis Competition
- 1st Place winner in Precast Concrete Design Competition
- Won 2023 AIA Design Competition

Section 2 Resumes of Key Personnel

Katy Lucas, IIDA, NCIDQ

Senior Interior Designer

 (205) 908-5626  katy.lucas@gmcnetwork.com

Katy Lucas, a seasoned Senior Interior Designer with over 20 years of experience, has made significant contributions to municipal projects through her expertise in commercial interior design and project management. Her role at Goodwyn Mills Cawood (GMC) involves leading dynamic project teams and ensuring seamless client communication throughout the design process. Katy's work on municipal projects includes the Huntsville City Hall Municipal Complex, where she served as the Interior Design Lead. This project involved the conceptual design of a new city hall that integrates with Big Spring Park, enhancing public spaces and accessibility.

Selected Project Experience

City Hall Center Master Plan and Park - Fayetteville, GA

GMC was retained by the City of Fayetteville to design a new multi-story city hall along with a 10-acre park that is a destination spot for residents and visitors alike. The building houses the city government offices with easy public access to each department on the ground level including economic development, community development, finance, water and sewer departments and occupational tax as well as the city council chambers which overlooks the park. The upper levels are home to the city manager, mayor and department directors. A large upper level plaza is available for after-hours events along with two large meeting spaces that can hold approximately 250 people which also overlooks the park. Katy provided interior design services on this project.

Huntsville City Hall Municipal Complex - Huntsville, AL

The Huntsville City Hall Municipal Complex in Huntsville, Alabama, is a significant project aimed at modernizing municipal operations. This new facility replaces the existing eight-story building, which has been operational since 1965, addressing its maintenance challenges and inefficiencies. The project involves constructing a larger, more efficient space to centralize various city departments, thereby reducing operating expenses and improving efficiency. The complex includes a 176,000 sf building and a 195,000-square-foot parking deck, with a total project cost estimated at \$80 million. The site, chosen for its operational phasing benefits, allows uninterrupted operation of the existing City Hall during construction. The design emphasizes security and public convenience, featuring a pedestrian plaza and public lobbies overlooking Big Spring Park. Construction began in February 2022 and is scheduled for completion in 2024. Katy provided interior design services on this project.

Pelham Public Library Project - Pelham, AL

The Pelham Public Library project in Pelham, Alabama, involved the renovation and enhancement of the library facilities to better serve the community. This project was part of a broader initiative to improve municipal infrastructure and provide modern, accessible spaces for public use. The library's design focused on creating a welcoming environment that supports educational and community activities, integrating technology and flexible spaces to accommodate various needs. The project reflects Goodwyn Mills Cawood's commitment to enhancing public facilities through thoughtful design and planning. Katy provided interior design services on this project.



Education

Bachelor of Science in Human Environmental Sciences, Interior Design, The University of Alabama, 2004

Licenses & Certifications:

- Registered Interior Designer AL #485, GA #ID000910
- International Interior Design Association (IIDA)
- National Council for Interior Design Qualification (NCIDQ)

Affiliations:

- Auburn University Advisory Board (since 2022)
- Service Guild of Birmingham, 2022 Class (supporting The Bell Center)
- The University of Alabama College of Human Environmental Sciences Leadership Board (since 2020)
- Commercial Real Estate Development Association (NAIOP), Alabama Chapter
- School Superintendents Association (since 2015)
- American Association of School Administrators (since 2015)
- Alabama Association of School Boards

Section 2 Resumes of Key Personnel

Nailah Kennedy

Interior Design Associate

 (770) 952-2481  nailah.kennedy@gmcnetwork.com

Nailah is a dedicated and hardworking professional who recently completed the Interior Design program at Louisiana State University, which is accredited by CIDA (Council for Interior Design Accreditation). With a strong drive and a genuine love for design, Nailah aspires to leverage her skills and creativity to craft spaces that positively influence communities and enhance people's lives.

Selected Project Experience

Fairburn Public Safety Design - Fairburn, GA

GMC was commissioned by the City of Fairburn, Georgia, to design and oversee the construction of a multi-story, multi-use safety complex, which includes a fire station and headquarters for both the fire and police departments. This project is a cornerstone of public safety operations and a community pride point, showcasing GMC's comprehensive capabilities in large municipal projects. GMC provided a multidisciplinary service, including architecture, civil site design, and various support services. Nailah provided interior design support.

Glynn County Coast Guard Beach Park - Glynn County, GA

The Glynn County Coast Guard Beach Park Development project aims to enhance and preserve this treasured coastal area by improving public access, recreational facilities, and environmental stewardship. Located near a historic Coast Guard station, the park features pristine beaches, wildlife habitats, and scenic views. Enhancements will include picnic areas, a beach overlook patio, restrooms, bicycle paths, walking trails, and initiatives for eco-friendly tourism and conservation. Nailah provided interior design support.

Gainesville Green Street Park - Greenville, GA

The City of Gainesville is considering options for re-developing the existing Green Street Park located at 950 Park Hill Place in Gainesville, Georgia. GMC is assisting the City to re-develop the parcel to now become a restaurant and food truck park. Nailah provided interior design support.



Education:

- Master's of Architecture, Howard University, August 2019-May 2020
- Bachelor of Interior Design, Louisiana State University, August 2020-May 2023

Industry Related Courses:

- Contemporary Issues & Theory
- Construction Documents
- Human Factors
- Computer Visualization
- Interior Design Graphics
- Intro to Landscape Architecture
- Construction & Systems
- Health & Wellbeing
- Materials
- Professional Practice

Awards & Honors:

- IIDA Student Member
- LSU NAACP
- National Society of Leadership and Success

Section 2 Resumes of Key Personnel

Matt Mitchell, PLA, LEED AP

Landscape Architect

(770) 952-2481 matt.mitchell@gmcnetwork.com

Matt brings a breadth of knowledge and experience as a landscape architect, including a history of leading various complex, multifaceted projects throughout the Southeast. As the landscape architect, he will leverage his knowledge and talents when needed, and will ask appropriate questions to help find the best solution. He will be involved to make sure our team is working to fully meet the client's expectations.

Selected Project Experience

Chamblee City Hall Streetscape & Master Plan - Chamblee, GA

GMC conducted a series of stakeholder engagement sessions to engage mayor, council, staff and public on the parcels adjacent to city hall. A master plan for future development was achieved and possible streetscape concepts on Broad Street were introduced. Final deliverable was a condensed packet of each work session and final streetscape images. Matt was the project manager and landscape architect on this project.

Douglasville City Hall Concept Design - Douglasville, GA

GMC was engaged by the City of Douglasville to lead them in the PATH Process for the design of a new city hall. This process included site selection, covering the investigation of eight potential properties. Eventually, it was determined that the site of the existing city hall buildings was the most appropriate, as it engages a critical block of Downtown Douglasville, adjacent to O'Neal Plaza, a vibrant public space used for music, markets, and other events. Matt provided site design services.

Commerce City Hall & Civic Center - Commerce, GA

The GMC team was hired to design this new facility that will house a council chambers, city hall offices, and a series of rentable event spaces. The design team made preserving the character of the building a high priority, and intentionally maintained large areas of the existing structure, and material finishes throughout the building. This building's program is split between the city hall and civic center functions, which is united by a central three-story atrium. The 2nd and 3rd floors house the city hall programs, where the team has designed spaces that fulfill contemporary office needs and match the aesthetics of the historic factory. Matt is provided site design services.

Chamblee Broad Street Improvements - Chamblee, GA

The Broad Street streetscape project aims to transform the area between Irwindale Way and Peachtree Road into a vibrant and sustainable corridor that aligns with the vision for the Chamblee City Center. The key objectives include ensuring uninterrupted access and operational continuity for all businesses along the corridor during construction. The design will incorporate flexible solutions to accommodate future developments on adjacent parcels, minimizing any potential disruptions to the streetscape. The project will integrate green design elements to ensure long-term sustainability to the community. Matt is the project manager and landscape architect on this project.



Education:

- Bachelor of Science in Landscape Architecture, University of Kentucky, 2001-2007
- Transportation Systems Management, University of Kentucky, 2006-2007

Licenses and Certifications:

- Registered Landscape Architect: GA #1691
- LEED AP

Affiliations:

- Urban Land Institute (ULI)
- Construction Management Association of America (CMAA)
- Commercial Real Estate Development Association (NAIOP)

Section 2 Resumes of Key Personnel

Lauren Rainey, PE Civil Engineering Lead

 (334) 271-3200  lauren.rainey@gmcnetwork.com

Lauren holds the pivotal role of Civil Engineer with GMC. Her responsibilities extend to encompass multifaceted aspects of project design and development, where her expertise shines through in crafting innovative solutions. With a keen eye for detail and a depth of technical knowledge, Lauren navigates the complexities of land development projects with finesse. From initial conceptualization to final execution, she plays a vital role in shaping the built environment, ensuring that projects adhere to regulatory standards while meeting the diverse needs of clients and communities.

Selected Project Experience Public Safety Driving Course - Columbia County, GA

GMC provided comprehensive professional services for Columbia County, including project management, environmental assessments, topographic surveys, geotechnical investigations, and various design and permitting tasks. The project, completed in about 18 months, was a collaborative effort with Columbia County and the Sheriff's Office, ensuring clear communication and alignment on goals and timelines from the start. Lauren provided civil engineering support.

Butts County Senior Center Addition - Jackson, GA

The project consists of an approximately 4600 sf, one-story addition to the Butts County Senior Center located at 580 Ernest Biles Drive in Jackson, Georgia. The new facility includes a large event space separated by an operable partition, a small commercial kitchen with walk-in cooler and freezer, and accessible restrooms. The Work also includes associated mechanical and electrical work, site work and utilities as well as extension of the existing service drive area to access the new addition. Lauren provided civil engineering support.

DeVaul Henderson Park - Bryan County, GA

DeVaul Henderson Park, part of a multi-phase on-call contract with Bryan County, offers amenities for various sports and outdoor activities, including soccer, tennis, football, baseball, softball, play areas, and a dog park, located next to McAllister Elementary School. The GMC team developed a 19,000 sf gymnasium with two basketball courts, additional parking, roadways, and multi-sports turf fields. Phase 2 will add more outdoor fields, a concession stand, and a restroom building. Lauren provided civil engineering support.



Education:

Bachelor of Science in Civil Engineering,
Auburn University, 2013

Licenses and Certifications:

- Professional Engineer, AL #38346, GA #044827, FL #88897
- GWCC Level II Certified Design Professional #0000088324
- American Society of Civil Engineers, Civil Engineer #818281

Affiliations:

- American Society of Civil Engineers (ASCE)

Section 2 Resumes of Key Personnel

Karl P. Lutjens, PE Civil and Survey Lead

(770) 387-0440  karl.lutjens@gmcnetwork.com

Karl has more than 20 years in the engineering field, he has experience in both structural and civil engineering. He manages the civil and structural design staff of engineers and technicians in the preparation of construction documentation for both public and private clients. Karl is responsible for design coordination, business and client development, proposals, workload assignments, and projections. Serving both the private and public sector, Karl has involvement in a wide range of projects. His experience has been from the onset of land selection and zoning to final buildout.

Selected Project Experience City of Cartersville CPC-Culvert/Bridge Replacement - Cartersville, GA

Project engineer and designer for a bottomless bridge-culvert replacement over a tributary to the Etowah River. The culvert services the Chemical Products Corporation's industrial facility. The improvements included a hydraulic design of the culvert and driveway plans to include all drainage, and roadway design.

Cartersville Public Safety Facility - Cartersville, GA

Project engineer for new combined police and fire headquarters. The facility is a \$9M public safety facility that will be designed with LEED standards. This facility is planned to be completed in early 2012.

Cartersville Fire Station # 4 - Cartersville, GA

Project engineer for a new fire station that will be located on the site of an outdated facility. This facility is planned to be completed in early 2012.

Bartow Cartersville Civic Center Drive - Bartow County GA

Design engineer that was responsible for geometric design, earth work drainage, traffic analysis, signal warrant analysis and signal design for a proposed entrance that will service a proposed civic center and Georgia Highlands College. This intersection is located on Hwy 20 in Bartow County, Georgia.

Main Street Phase III - Cartersville, GA

Project manager and design engineer for a commercial driveway project. The project was the construction of one full access median cross-over and two right-in right-out drives on to Hwy 113. The Drive would service 20 acres of commercial development. The three GDOT entrances accessed US Route 113 (Main Street). My responsibilities in the design of these three entrances included the horizontal and vertical alignments, signage and stripping plans, stormwater pipe system, and GDOT right of way acquisition.



Education:

- Bachelor of Science, Georgia Institute of Technology, 1998

Licenses and Certifications:

- Professional Engineer: GA #028430; NC #29190; SC #26433; TN #131288; MI #6201314416
- GSWCC Level II Certified Designer Professional #0000003422 – 12/2005
- GSWCC Conservation Level II Certification – 2004, 2008, 2011, 2015, 2018, 2021
- Certified GDOT Worksite Supervisor

Affiliations:

- Acting Chair of the Cartersville-Bartow County Chamber Transportation Committee
- Member of the Chambers Governmental Affairs Committee
- Participant on the Board of the Etowah Valley Humane Society acting as Chair of the Operations Committee
- Chairman of the Bartow County Convention and Visitors Bureau and is appointed by the Speaker of the House to the Georgia Education Authority
- Member of Bartow Rotary club
- Served on the City of Cartersville and Bartow County's Visioning Committee, Storm Water Action Committee, Community Infrastructure Committee, the Quality Growth Committee, and the Comprehensive Plan Stakeholders Committee

Section 2 Resumes of Key Personnel

Glenn Coyne, FAICP

Senior Planner

(404) 433-6808 glenn.coyne@gmcnetwork.com

Glenn brings immense experience of professional land use and transportation planning to GMC. His past roles include planning leadership in the Georgia communities of Augusta, Savannah, Duluth and Cuyahoga County in Ohio. Glenn has served as a consultant to many local governments throughout the Southeast, completing comprehensive, neighborhood and transportation plans, as well as zoning ordinances and unified land development codes. Glenn served the planning profession for four years as the director of the American Institute of Certified Planners (AICP) in Washington, D.C. He regularly provides workshop training to planners, planning commissioners, and elected officials, especially in the areas of professional development, ethics, development regulation, and public participation.

Selected Project Experience

Newton County Comprehensive Plan - Newton County, GA

Glenn is the senior planner working with Newton County to develop and adopt a major update to the County's comprehensive plan. The collaborative planning process includes the Newton County staff and project team, steering committee, planning commission and board of commissioners. Notable to this planning process is the announcement that Rivian will be building a new electric vehicle manufacturing plant right on the county line. How the county prepares for this future growth is a major component of our planning process.

Bryan County Comprehensive Plan - Bryan County, GA

Glenn is the senior planner working with Bryan County to develop and adopt a major update to the comprehensive plan. The collaborative planning process includes the Bryan County staff and project team, Technical Advisory Committee, Steering Committee, Planning Commission and Board of Commissioners. An important focus of the comprehensive plan update is the extensive public engagement opportunities including, public workshops in the north and south portions of the county, an online community survey, regular Board of Commissioners and planning commission updates, a project website, with frequent project updates and interactive mapping and steering committee meetings open to the public.

City of Douglasville Comprehensive Plan - Douglasville, GA

Glenn is the senior planner working with the City of Douglasville to develop and adopt a major update to the city's comprehensive plan. The collaborative planning process includes the Douglasville Community Development staff and project team, steering committee, planning commission and Mayor and City Council. An important focus of the comprehensive plan update is the extensive public engagement opportunities including, public open house workshops, an online community survey, stakeholder interviews, regular Mayor and City Council and planning commission updates and updates on the city website.

Griffin Comprehensive Plan - Griffin, GA

Glenn is the senior planner working with the City of Griffin to develop and adopt a major update to the City's Comprehensive Plan. The collaborative planning process includes the Griffin Planning and Development staff and the project team, Steering Committee, Planning Commission and the Mayor and City Commission. Among the priorities emerging in the Comprehensive Plan Update are neighborhood revitalization, transportation, land use, housing, parks and recreation, environment, economic development and community facilities and services.



Education:

- Master of City Planning, Georgia Institute of Technology, 1987
- Bachelor of Arts in Urban Studies, Cleveland State University, 1984

Licenses and Certifications:

- American Institute of Certified Planners (AICP)
- College of Fellows of AICP (2012)

Affiliations:

- Georgia Planning Association, Chapter President (1997-1999), Board Member (1991-1999, 2003-2005), Professional Development Officer (2003-2005)
- City of Lakewood, Ohio Planning Commission Member (2016-2019)
- Northeast Ohio Areawide Coordinating Agency (MPO) Board Member (2014-2019)
- Atlanta Regional Commission Community Planning Academy Faculty (2008-2012)
- Augusta Regional Transportation Study (MPO) Technical Coordinating Committee Member (1992-1997)
- Leadership Augusta, 1995

Section 2 Resumes of Key Personnel

Rhonda Davis, PE Transportation Engineer

 (706) 303-3272  rhonda.davis@gmcnetwork.com

Rhonda serves as vice president of Georgia Transportation for GMC. Her leadership is focused on delivering roadway and aviation projects for our clients throughout the state. She brings a wealth of Georgia Department of Transportation (GDOT) knowledge and experience to the GMC team. She has more than 12 years of experience working at GDOT in addition to her experience providing engineering services as a consultant. Her career has primarily been focused within transportation and she has project involvement from planning and concept phases to final design and construction.

Rhonda's diverse experience during her time with GDOT as well as her current role on the consulting side makes her an excellent candidate to ensure appropriate delivery for projects, whether they follow the GDOT and/or TIA process. During her career at GDOT, Rhonda worked in the Office of Urban Design as a design engineer and was responsible for designing and managing projects from the conceptual phase through final plans as well as providing assistance to the contractor during construction. This process included working to obtain environmental documents, holding public hearings and plan reviews, coordinating with supporting offices and agencies, estimating, managing consultants when utilized, developing and supporting right of way, utility and erosion control plans and guaranteeing quality assurance and control on all work performed.

Gateway Boulevard Extension - Columbia County, GA

Rhonda served as the project manager of a new 1.5 mile road through an undeveloped area that connected the existing north end of Gateway Boulevard to Wrightsboro Road, and included a new roundabout. Relevant design aspects included roadway geometry, drainage, erosion control, earthwork, and right-of-way documentation.

13th Street, Telfair Street and Greene Street Improvement Projects - Richmond County, GA

Rhonda served as the project manager for these three urban streetscape projects in downtown Augusta, Georgia. All three of these projects were TIA projects requiring an appropriate level of GDOT oversight. Rhonda managed the client, subcontractors, and the project scope, budget, and schedule. She also provided a level of QA and QC for the project designs. 13th Street and Greene Street are state routes and required design per the GDOT Design Policy Manual, GDOT Drainage Manual, as well as per the AASHTO Green Book and the MUTCD.

Belfast Road and Harris Trail Rd Intersection - Bryan County, GA

Rhonda served as the project manager to design a multi-lane roundabout at the intersection of Belfast Road and Harris Trail Road. With multiple schools and new residential developments coming to the area, Bryan County saw the need for intersection improvements at this location. GMC was tasked with studying the intersection and determining if a roundabout or signal would be most appropriate. The findings showed that a signal would be most appropriate but the county had good results with roundabouts and had a preference for them. Due to the heavy flow of traffic taking left turns from Belfast River Road onto Harris Trail, a modified roundabout (slip ramp) would be required for operational efficiency of the intersection.



Education: Bachelor of Science in Civil Engineering with Co-Operative Plan Certificate, Georgia Institute of Technology, 1993

Licenses & Certifications:

- Professional Engineer: GA # 25051
- Georgia Soil and Water Conservation Certification, Level II Design

Affiliations

- Columbia County, Georgia Leadership Class of 2020
- Columbia County, Leadership Steering Committee, 2021 - current
- Columbia County Government Affairs Committee, 2021 - current
- Augusta Metro Chamber Government Affairs Committee 2022, current

Section 2 Resumes of Key Personnel

Kevin Wales, PE Geotechnical Engineer

 (205) 879-4462  kevin.wales@gmcnetwork.com

Kevin, a civil engineer with more than 36 years of experience, launched GMC's Geotechnical and Construction Services division in 2004. As executive vice president and senior geotechnical engineer, he oversees operations, administration and business development related to geotechnical and construction testing. Throughout his career, Kevin has developed key strengths in the design and installation of shallow and deep foundations, construction services and project management for education, commercial, governmental, distribution, industrial, manufacturing and transportation projects.

Selected Project Experience

New Middle & High School at Sequoyah - Doraville, GA

GMC and DLR Group are currently designing a new middle and high school for DeKalb County School District in Doraville, Georgia. The anticipated scope of this project is the design of a new 1600 FTE high school with approximately 84 instructional units and 1200 FTE middle school with approximately 74 instructional units. Components of the new building(s) include, but are not limited to classrooms, media center, fine arts areas, auditorium, kitchen, cafeteria, gymnasium with indoor track, special education classrooms, career technology labs, administrative offices, and building support spaces. Kevin is the geotechnical principal on this project.

Pelham High School Fieldhouse - Atlanta, GA

GMC designed a new, field-house for Pelham City Schools. This facility is a pre-engineered metal building with an approximately 5,000 sf indoor practice field and a 1,600 sf weights area. Also included under within the building are two locker rooms that will accommodate 215 student athletes, a 1,200 sf team meeting room and coaches' office suite. The facility's second level overlooks the football field and indoor practice field for optimum observation no matter where practice is being held. The exterior sloped ramp allows players to have the experience and excitement of running down onto the field at the beginning of the games. Kevin served as the geotechnical principal.

Percy Julian High School - Hartselle, AL

The Proposed new Percy Julian High School for the Montgomery County Board of Education will be a 240,000 sf, multiple story building situated on approximately 90 acres. The new high school will have the capacity for 1,500 student and will include a new athletic field house, athletic track, and fields for football, baseball and softball. Kevin served as the geotechnical principal.

Northside Elementary - Paulding County, GA

Paulding County Schools has chosen GMC to oversee the construction of an addition to Northside Elementary School. The construction budget totals \$9.8 million and covers minor site improvements, targeting a classroom range of 22-24. The accompanying preliminary sketch displays the envisioned location of the classroom addition in blue, along with a potential extension of the bus loop in yellow. Pending budgetary allowances, there is a possibility of exploring additional upgrades to parking and site circulation. Kevin served as the geotechnical principal.



Education

Bachelor of Science in Civil Engineering,
Auburn University, 1988

Licenses & Registrations

- Professional Engineer: GA #046948,
AL #20146, MS #12692

Affiliations

- American Society of Civil Engineers
- Branch, Past President, Vice President, and Secretary/Treasurer
- Associated Builders and Contractors (ABC)
- American Concrete Institute (ACI)

Section 2 Resumes of Key Personnel

Tony Van De Ryt Construction Manager

(770) 952-2481 tony.vanderyt@gmcnetwork.com

Tony's duties consist of construction management and inspection. Tony is very experienced at working with the Owner and the Contractor coordinating any project changes or unforeseen problems that may occur during construction. He is the conduit between the contractor, architects, engineers and the owner. He reviews all pay requests, generates field reports and is responsible for the construction oversight.

Selected Project Experience City Hall Center Master Plan and Park - Fayetteville, GA

GMC was retained by the City of Fayetteville to design a new multi-story city hall along with a 10-acre park that is a destination spot for residents and visitors alike. The building houses the city government offices with easy public access to each department on the ground level including economic development, community development, finance, water and sewer departments and occupational tax as well as the city council chambers which overlooks the park. Tony provided construction administration services.

Chamblee City Hall - Chamblee, GA

The new Chamblee City Hall is placed as the centerpiece for the city's developing downtown master plan. The building is intended to become a beacon for community and evoke a sense of historical significance and pride. Upon arrival, the city hall and surrounding site will be welcoming and inviting with a variety of open green spaces that promote public engagement and activity. The west facing balconies can be utilized during outdoor concerts, held outside of the city hall, while the east facing balconies are oriented towards a large future park space, and serve as an outdoor break room for the staff. Tony provided construction management services.

Commerce City Hall & Civic Center - Commerce, GA

The GMC team was hired to design this new facility that will house a council chambers, city hall offices, and a series of rentable event spaces. The design team made preserving the character of the building a high priority, and intentionally maintained large areas of the existing structure, and material finishes throughout the building. This building's program is split between the city hall and civic center functions, which is united by a central three-story atrium. The second and third floors house the city hall programs, where the team has designed spaces that fulfill contemporary office needs and match the aesthetics of the historic factory. Tony is providing construction management services.

Douglasville City Hall Concept Design - Douglasville, GA

GMC assisted in selecting a site by investigating eight potential properties. Ultimately, the existing city hall location was deemed most suitable due to its central Downtown position, serving as a vibrant public space for various events. The challenges included inefficient space use and departmental separation across three buildings, causing confusion for visitors. The project aimed to address these issues and create an inviting, user-friendly city hall space. Tony provided construction management services.



Education:

Drafting and surveying courses, Gwinnett Vocational Education Center and The Southern College of Technology

Licenses & Certifications:

GSWCC, Level IB Certified Inspector #8215



▲ Fayetteville City Hall - Fayetteville, GA

Section 3 Relevant Project Experience

Section 3 Relevant Project Experience

1 City of Gainesville On-Call Services

Location: Gainesville, Georgia

Status: Ongoing

Contact:

Bryan Lackey, City Manager
City of Gainesville
300 Henry Ward Way
Gainesville, GA 30503
(770) 538-4977
blackey@gainesvillega.gov

Public Safety Facility

GMC is designing a joint 42,960 sf public safety complex, combining fire and police services. The complex is intended for various uses, including continuing education, driver training, fire training, and classrooms. GMC is responsible for providing design, cost estimating, and construction administration services for this project. The complex will house the Fire Department, Police Department, City Offices, and Training Facilities, and is currently in the schematic design phase.

Fire Station Pre-Design

GMC conducted a programming and planning study for a new two-story fire station in Gainesville. The project aimed to define the scope, budget, and schedule for planning services. GMC facilitated meetings to ensure effective communication and collaboration. The design team collaborated with the city to confirm space requirements and site design, reviewing up to two layout options to ensure alignment with the city's needs.

Gainesville Green Street Park

The City of Gainesville is considering options for re-developing the existing Green Street Park located at 950 Park Hill Place in Gainesville, Georgia. GMC is assisting the City to re-develop the parcel to now become a restaurant and food truck park.

Homeless Day Center

GMC is assisting Gainesville with renovations to an existing building for a day center for the homeless.

Public Works / Hancock Facility Relocation

GMC is providing architectural services which includes Distribution & Collection, Mechanic Shop, Meter Services & Billing, Warehouse, and Maintenance. Future phases of the project, such as the renovation of the DWR warehouse area.

Scope of Services:

- ◆ Architectural Design
- ◆ Landscape Architecture
- ◆ Interior Design
- ◆ Civil Engineering
- ◆ Construction Administration



Section 3 Relevant Project Experience

2 City of Douglasville On-Call Services

Location: Douglasville, Georgia
Status: Ongoing

Contact:

Chelsea Jackson, Assistant Project Manager
City of Douglasville
6701 Church Street
Douglasville, GA 30134
(404) 808-8972
jacksonch@douglasvillega.gov

Scope of Services:

- ◆ Architectural Design
- ◆ Landscape Architecture
- ◆ Interior Design
- ◆ Electrical Engineering
- ◆ Civil Engineering
- ◆ Construction Administration
- ◆ Comprehensive Planning



PATH Pre-Design Services City Hall

GMC was engaged to lead the PATH process for the site and concept design of a new Douglasville City Hall. The process started with discussions with each department to develop a comprehensive building program, which was then confirmed by the stakeholder team. They established first principles and a vision statement as success criteria. Participants also provided feedback on case study images to align with the project's aesthetic vision. The final step involves creating graphic renderings for public presentation.



Douglasville Parks Improvements

In 2019, the City of Douglasville awarded GMC design services for three existing parks. GMC provided civil engineering, landscape architecture, sports field design, electrical engineering and architectural design services. These parks were in three separate areas of town and needed to be master planned for renovation and implementation of each. Community outreach meetings were scheduled for each park to give local citizens a voice in what was desired for each neighborhood park.

Douglasville Recycle Center

GMC has been engaged by the City of Douglasville to design a new recycling center. The new facility will be approximately 9700 sf. Approximately 2600 sf will be office/administrative area, and the remaining portion of the facility will be used for collection and breakdown of customer drop-off refuse. The project also includes a new paved road replacing the existing gravel road to the existing site. GMC will provide all design services either directly or by utilizing discipline specific engineers subcontracted through GMC.



▲ Rendering of Jessie Davis Park, Douglasville, Georgia

Section 3 Relevant Project Experience

3 City of Fairburn On-Call Services

Location: Fairburn, Georgia

Status: Ongoing

Contact:

City of Fairburn
Dana Smith, PMP, Building Operations Director
56 Malone Street SW
Fairburn, GA 30213
(770) 964-2244
dasmith@fairburn.com

Public Safety Facility

GMC was commissioned by the City of Fairburn, Georgia to undertake the architectural design, civil site design, support service, and oversee construction of the community's safety complex. The multistory and multi-use complex includes; a fire station; fire department headquarters; and police department headquarters. This project is a cornerstone of the public safety operations and pride point for the community. It also demonstrates the full breadth of GMC's capabilities on larger municipal projects.

Scope of Services:

- ◆ Architectural Design
- ◆ Landscape Architecture
- ◆ Interior Design
- ◆ Construction Administration



Section 3 Relevant Project Experience

4 City of Commerce On-Call Services

Location: Commerce, Georgia

Status: Ongoing

Contact:

Natalie Thomas, Development Authority Manager
27 Sycamore Street
Commerce, GA 30529
(706) 255-7189
nataliet@commercega.org

City Hall and Civic Center

GMC was hired to design the facility, which will include council chambers, City Hall offices, and rentable event spaces. Preserving the building's historical character was a priority, with large areas of the original structure and materials retained. The building's program is divided between City Hall and Civic Center functions, connected by a central three-story atrium. The second and third floors house City Hall, designed to meet modern office needs while reflecting the factory's historic aesthetics. The ground floor hosts the Civic Center, offering easy public access for events like art galleries, markets, and weddings.

Carson Street Gymnasium

GMC has been selected to deliver architectural design services for the New Carson Street Park Gymnasium in Commerce, Georgia. This project involves the creation of a state-of-the-art gymnasium that will feature two full-sized courts, each accommodating approximately 125 spectators per side. The design also includes essential amenities such as locker rooms, restrooms, three offices, storage facilities, a concessions area, and a dedicated team room.

Grove Creek Wastewater Pollution Control Plant

This project is a greenfield wastewater treatment facility designed to support sustainable growth and industrial development. The facility aims to meet stringent effluent limits, including a biochemical oxygen demand (BOD) requirement of 5.0 mg/L and a phosphorus limit of 0.3 mg/L, with future nitrogen limits of 10.0 mg/L. The project encompasses site selection, permitting, detailed design, and construction administration, with a focus on ecological sustainability and infrastructure enhancement. The initial capacity is set at 2.0 million gallons per day (MGD), expandable to 4.0 MGD, ensuring the facility can accommodate future growth. The total project cost is estimated at \$45 million, and it is designed to attract new industries while promoting water reuse and maintaining high-quality effluent standards.

Scope of Services:

- ◆ Architectural Design
- ◆ Interior Design
- ◆ Engineering
- ◆ Construction Administration



Section 3 Relevant Project Experience

5 City of Chamblee On-Call Services

Location: Chamblee, Georgia
Status: Ongoing

Contact:

Kristen Gorham, City Manager
City of Chamblee
5468 Peachtree Road
Chamblee, GA 30341
(770) 986-5010
kgorham@chambleega.gov

PATH Pre-Design Services City Hall

GMC was retained to facilitate the PATH process to study site and concept design for a city hall. The process began with thorough discussions with each department in order to prepare a full building program. GMC was able to provide a series of options as thought-starters, but used group input to manipulate the diagrams in real-time during the session.

Chamblee City Hall (2022)

The new Chamblee City Hall is placed as the centerpiece for the city's developing downtown master plan. The building intends to become a beacon for community and evoke a sense of historical significance and pride. The office spaces are divided into individual suites to fit the needs of the city staff and are situated with easy access to rooftop balconies and outdoor green spaces.

PATH Streetscape & Master Plan (2023)

GMC conducted a series of stakeholder engagement sessions to engage the Mayor, Council, Staff and public on the parcels adjacent to City Hall. A master plan for future development was achieved and possible streetscape concepts on Broad Street were introduced. Final deliverable was a condensed packet of each work session and final streetscape images.

PATH 3-5 Year Strategic Plan (2023)

GMC worked with the City of Chamblee to develop a current strategic plan for the City as a whole. GMC conducted a two day charrette to engage Mayor, City Council and staff on a 3-5 year strategic plan identifying 5 overall city goals with 3 specific actionable items per goal for a total of 15 city wide initiatives achievable over the next 3-5 years. Final deliverables were a graphic design packet outlining the event and plan.

Scope of Services:

- ◆ Programming
- ◆ Master Planning
- ◆ Architectural Design
- ◆ Landscape Architecture
- ◆ Interior Design
- ◆ Electrical Engineering
- ◆ Civil Engineering
- ◆ Environmental Services
- ◆ Construction Administration



AWARD
2023 AIA Georgia People's
Choice Award for Built
Project over 5,000 sf project
category





▲ Newnan Fire Station - Newnan, GA

Section 4

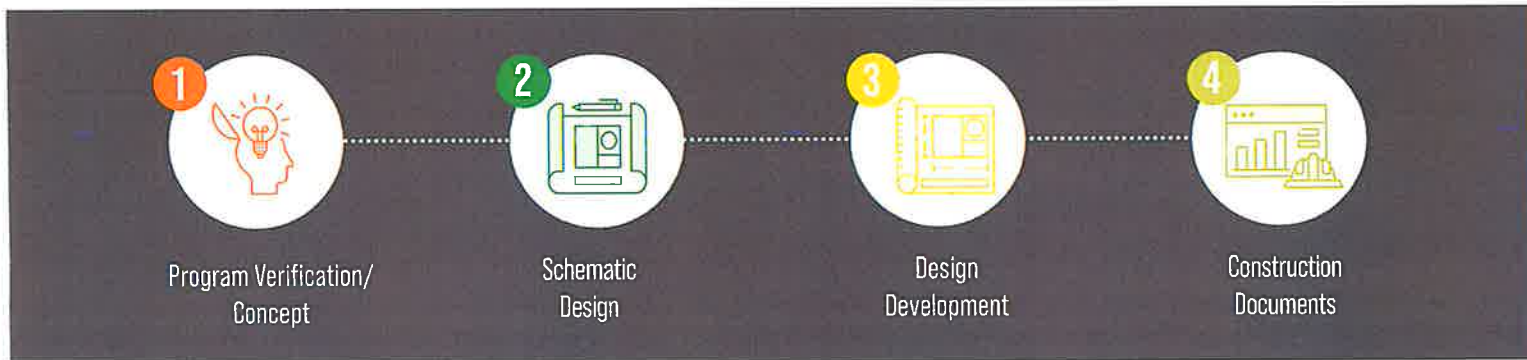
Scope of Work

Scope of Work



GMC will lead the team for Peachtree City, with Amy Bell as the main communicator. The team values collaboration, listening, and supporting each other to achieve the group's goals. GMC takes full accountability for project concerns, relying on expert team members for specialized issues. With a workforce of over 650, GMC is committed to completing the project on time while protecting the City's vision. Communication will be directed through Amy, ensuring all questions and concerns are addressed efficiently, with video calls or on-site meetings as needed.

GMC and our consultants will review the project scope and schedule to identify all necessary project milestones. External project factors, such as weather, availability of materials, long lead items and environmental issues will be calculated into the schedule. Our team will adhere to the design standards set forth for Peachtree City and will include these milestones in the schedule:



1. Program Verification/Concept

Understand, Manifest, Validate: Align key stakeholders through workshops to ensure their input is valued. Develop a vision and guiding principles to steer the design process, fostering open communication. This approach empowers the owner to actively participate in the design team, enhancing the project's outcome collaboratively.

2. Schematic Design

Develop multiple site and plan layout options, including structural and system designs, sustainable concepts, and case study images. Conduct surveys and assessments, and provide cost estimates. Review with the City to select one design for schematic development.

3. Design Development

Finalize layouts, systems, equipment and circulation. Initiate detailed specifications and interior elements. Review with the City for approval to proceed to construction documents.

4. Construction Documents

Perform final QA/QC and Clash Detection. Complete construction detailing and specifications for permitting. Conduct a final review with the City to approve the package for bidding.

Section 4 Scope of Work

Construction Administration Process

Pre-Construction Meeting

Once a project is awarded and a General Contractor is hired, a pre-construction meeting is held with key stakeholders, including the Owner, Architect, and major subcontractors. This meeting covers project roles, responsibilities, contract requirements, schedule, and more. GMC provides an agenda beforehand and meeting minutes afterward.

OAC Meetings

During OAC meetings, the architect's project manager discusses critical issues with the owner and contractor to ensure timely decisions. Weekly site reports with photos are shared, highlighting construction status and compliance. QA/QC items are tracked, and pay requests are reviewed. Payment may be withheld for unresolved issues until compliance is verified.

Submittal and Shop Drawing Review

GMC reviews submittals and shop drawings for construction projects, preferring electronic processing to expedite reviews. Contractors must review and stamp submittals before sending them to the architect. Approved submittals are distributed to relevant parties, with records kept for reference.

Contractor RFIs and Architect ASIs

Contractors submit RFIs for clarifications, and GMC ensures timely responses. RFIs are logged and reviewed at OAC meetings. If changes are needed, an ASI is issued, with copies to the owner and design team. ASIs are logged and included in contract documents.

Review and Justification of Change Orders

When contract changes are needed, GMC issues an RFP to the contractor, detailing the scope and need for change. The contractor's proposal is reviewed for accuracy. Once verified, a recommendation is sent to the owner for approval. Upon acceptance, instructions are given to proceed, and a formal Change Order is issued later.



Smart STEPs

Smart STEPs

Starting Tools for Every Project

WHO?	- Who are the stakeholders? - Who are the ultimate decision-makers? - Who has the potential to be an obstacle? - Who will review/approve?	WHAT?	- What is the scope? - What type of fee? - What are the expected milestones? - What is the critical path?
WHEN?	- When will this project begin? - When does this project need to be completed? - When does the Owner want to be involved? - When will the project team meet? Frequency	WHERE?	- Where is the project? - Country? State? County? City? Neighborhood? - Where will the project be submitted for approvals? - Where will the project be designed? Office
WHY?	- Why is the Owner doing this project? - Why are we doing this project? - Why is this project important? - Why is this project necessary?	HOW?	- How will we manage Client expectations? - How will we keep the Owner accountable? - How will we keep our Team accountable? - How will we address scope changes?

The collage displays a variety of project management templates, all branded with the GMC logo. The templates include:

- APPLICABLE CODES:** A table for mapping project codes to specific codes.
- BUDGET WORKSHEET:** A detailed form for tracking project costs, including a table for "BUDGETED COSTS" and a table for "ACTUAL COSTS".
- PROJECT SCHEDULE:** A Gantt chart template for visualizing project timelines.
- PERMIT TRACKING:** A table for monitoring the status of various permits.
- PROJECT GOALS:** A table for defining and tracking project objectives.
- PROJECT CONTACT LIST:** A table for maintaining contact information for project stakeholders.
- PERMIT TRACKING:** A table for monitoring the status of various permits.
- PROJECT GOALS:** A table for defining and tracking project objectives.
- PROJECT CONTACT LIST:** A table for maintaining contact information for project stakeholders.

- Page 53 of 88

Special Services Offered by Firm

Our Design Approach Innovation: The Art of the Story - Your Story

PATH Workshops

We believe a collaborative design approach with input from all stakeholders is essential for meeting the project goals and providing a successful project for the Owner and user groups. This starts by asking some fundamental questions to get to the heart of the matter so that our team understands, **What you do, How you do it, and Why you do it that way.** Through a series of meaningful workshops, we are able to gather an abundance of information through conversations that we have together. We have organized these workshops into three phases that breaks down the project needs and set design criteria and visions. The final outcome of this process is a detailed programming document that includes all of the space requirements as well as a schematic design that embodies and elevates your vision.

Once the project goals and vision have been established, we regularly meet with the Owner and consultant team to work through all of the technical aspects of the project and ensure that the facility meets the needs of the City, utilizes design principles that enhance the activities of your citizens, and utilizes materials and systems that are easily maintainable and provide longevity.

1 Strategic Visioning Workshop

We help your team articulate these ideas by facilitating a strategic visioning workshop that establishes the owner's Design Principles; a list of goals, programmatic needs, constraints, and user experiences that will shape the project.

2 Validate Your Vision

Next, we will review, discuss, and prioritize the owner's Design Principles. These ideas will be articulated in a cohesive and performance driven Project Statement that will establish the criteria by which we make decisions. We will then test and evaluate the Project Statement against various design concepts to validate it spatially.

3 Design Evaluation

As we begin to articulate and develop the design, we will evaluate key project questions against the Project Statement to ensure each decision we make embodies the project program and needs.



Creativity and Insight

We approach each project with an open mind and seek to understand the project goals, vision, schedule, and budget. Fully understanding the project allows for each requirement to be more carefully considered in the initial development of the project program. This process then leads to a series of varying design solutions that not only satisfy the project requirements, but provide opportunities to go beyond functionality by creating timeless designs that enhance experiences. These multiple design options will explore different approaches with varying elements and complexities. This allows the entire project team, including end users, to select the solution that best balances all of the project requirements. This includes the overall look and feel of the project, the project construction schedule and budget alignment.

Our approach on each project always includes a discovery period that seeks to understand the problem and find solutions that not only solve the technical challenges but integrate them into elegant design solutions that enhance the project for the owner and users.

Team-Oriented Approach

Our team-oriented approach to project design and management means that we are reacting to feedback every step of the way. We will develop a schedule of meetings at regular intervals as the project progresses, meeting with each project stakeholder to ensure their needs are addressed. This direct interaction keeps each project team member informed as the job progresses and allows for changes and adjustments to be made before the documents are complete, saving both time and money during construction.

Section 4 Scope of Work

Team-Oriented Approach for Project Management

GMC takes a proactive approach to project management. Each Project Manager is trained to ask critical questions and focus on the details while looking out for the big picture. We are constantly going back and forth from the day-to-day production of a project to managing the total project and process to making sure that everyone is informed, getting the right information and moving the team toward the overall project goals. There is an art to this process and our team has many skilled managers that are capable of seeing your project through from the very beginning to the end. One way we are able to achieve a high level of client satisfaction is by keeping the same managers on a project from the very beginning. This **"Continuity of Involvement"** ensures all project knowledge is carried forward.



OUR EXPERIENCE

Over the past five years, GMC has consistently been involved in public projects related to city halls or city centers.

Experience with Municipalities, Counties, and State Agencies

GMC has a long, successful history of working with state agencies in our firm's 77 years of experience. We have successfully completed projects involving virtually every state agency. GMC is proud to have developed an extensive and vital relationship with various agencies of the State of Georgia, which has given our firm a thorough understanding of the policies and procedures associated with state projects and enabled us to expedite the project approval process.

Whether it's permitting through a local city, county government, or state agency, GMC has built upon our experience in Georgia by working with various school systems and municipal clients. By working with local cities like Chamblee and Fayetteville on their new city halls, we have come to understand some of the specific nuances and requirements for projects in the public realm. Our team takes pride in working with all of those engaged to create a successful outcome.

Quality buildings start with quality design, from concept to completion. GMC emphasizes a comprehensive approach to design, always focused on the client's needs, desires, and expectations. One of the things that differentiates GMC from other design firms is the depth of our expertise across multiple divisions, from planning, architecture and interiors to engineering and landscape. Our team understands that achieving a successful project requires talented professionals working together, dedicated to a common goal of producing the best possible project for our client. To that end, we offer the client the unique opportunity to participate in a design charrette to begin the project design process, a focused one-day exercise for the client and design team professionals to work together to establish the design goals for the project, identify the project's challenges and design options, and begin working with the client toward the best overall solution to meet the client's expectations. From there forward, establishing milestones throughout the design process allows the client and the design team to review project progress together, make refinements and improvements along the way, and effectively monitor the overall project schedule and budget.



▲ Fayetteville City Hall



▲ Columbia County Building A - Columbia County, GA

Section 5 References

References

1

City of Gainesville

Bryan Lackey, City Manager
300 Henry Ward Way
Gainesville, GA 30503
(770) 538-4977
blackey@gainesvillega.gov

4

City of Commerce

Natalie Thomas, Development Authority Manager
27 Sycamore Street
Commerce, GA 30529
(706) 255-7189
nataliet@commercega.org

2

City of Douglasville

Chelsea Jackson, Assistant Project Manager
6701 Church Street
Douglasville, GA 30134
(404) 808-8972
jacksonch@douglasvillega.gov

5

City of Chamblee

Kristen Gorham, Deputy City Manager
5468 Peachtree Road
Chamblee, GA 30341
(770) 986-5010
kgorham@chambleega.gov

3

City of Fairburn

Dana Smith, PMP, Bldg. Operations Director
56 Malone Street SW
Fairburn, GA 30213
(770) 964-2244
dasmith@fairburn.com



Thank you to the GMC team, from start to finish, it was an amazing experience. You guys have a lot to be proud of. Great job!



Brian K. Mock, Mayor
City of Chamblee, Georgia



I wanted to thank the GMC team for your leadership today and keeping all of us focused.



— Ray Gibson, City Manager of Fayetteville, GA



City of Gainesville Reference Letter

CITY OF
GAINESVILLE

OFFICE OF THE CITY MANAGER

March 12th, 2025

To whom it may concern:

As a representative of the City of Gainesville, I have had the pleasure of working closely with GMC on the development of our new two-story fire station, and I am confident in their ability to deliver exceptional results.

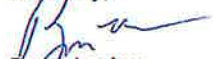
GMC has consistently demonstrated a high level of professionalism and expertise throughout the planning and execution phases of our project. Their team facilitated all meetings ensuring effective communication and collaboration among all stakeholders. This approach was instrumental in aligning our project goals and expectations from the outset.

The design team at GMC worked with us to confirm the desired spaces and site design, providing valuable insights and creative solutions that enhanced the overall functionality of the project. Their commitment to exploring multiple design concepts allowed us to select our desired layout, tailored to our specific needs.

I am confident that GMC will bring the same level of excellence and commitment to your project as they have to ours. Their expertise and collaborative spirit make them an invaluable asset to any development team.

Please feel free to contact me at (770) 535-6865 or blackey@gainesvillega.gov, if you have any questions or require further information.

Sincerely,



Bryan Lackey
City Manager

PO BOX 2496 GAINESVILLE, GA 30503

P | 770-535-6865

 | GAINESVILLE.ORG

City of Douglasville Reference Letter

City of Douglasville Georgia
6695 Church Street
Douglasville GA 30134

January 17, 2025

To Whom It May Concern:

It is my privilege to write this letter of support for Goodwyn Mills Cawood (GMC), a trusted partner of the City of Douglasville for many years. Their commitment to excellence, professionalism, and collaboration has been evident across a wide range of projects, from city parks, and recycling centers to city hall studies and, most recently, the Douglasville City Hall.

One of the hallmarks of GMC is their ability to guide clients through complex decisions with patience and engagement. During our City Hall project, they skillfully presented the pros and cons of multiple sites under consideration, helping us explore options for both new construction and renovation. Their expertise ensured that every decision was made with clarity and confidence. A defining aspect of their approach is their proprietary process, PATH. This method is a game-changer. For the Douglasville City Hall project, GMC facilitated a series of three half-day workshops with a diverse group of stakeholders. These sessions were dynamic and inclusive, building consensus and ensuring every participant felt engaged and heard. The results were remarkable, demonstrating their ability to unify perspectives and deliver a clear, shared vision.

Beyond their innovative processes, GMC is deeply conscious of budget and schedule. They consistently deliver projects on time and within budget, providing us with transparency and accountability at every stage. Equally noteworthy is their integrity. When unexpected challenges arise, they are quick to address issues and find solutions, exemplifying their role as a true consultant and partner.

The City of Douglasville has benefited greatly from our ongoing relationship with GMC. Their multidisciplinary expertise, dedication to client satisfaction, and proactive problem-solving make them an invaluable asset to any project. I truly value their understanding of local government, public service and ability to divert and make changes when needed. I offer my highest recommendation for GMC. Should you have any questions or wish to discuss our experience further, please do not hesitate to contact me at 404-808-8972 or jacksonch@douglasvillega.gov.

Regards,

Chelsea K. Jackson

Chelsea K. Jackson
Deputy City Manager
City of Douglasville GA

Section 5 References

City of Commerce Reference Letter



PO BOX 348 - 27 Sycamore Street - Commerce, GA 30529
(706) 335-3164 - www.commercega.gov

January 18, 2025

Matthew Hailey
City Manager
City of Commerce
PO Box 348
Commerce, GA 30529

To Whom It May Concern,

Our city has partnered with GMC on multiple projects, leveraging their skills in utility infrastructure, site engineering, electrical and geotechnical services, as well as architecture, interior design, and planning.

One of their most notable contributions to our community was the design and transformation of a turn-of-the-century jeans factory into our new city hall and civic center. This building, listed on the national register of historical places, was in need of expensive maintenance or be subject to demolition. By partnering with GMC and due to their expertise and knowledge of construction, engineering, and restoration of this historic building, our city was not only able to save a treasured structure, but more importantly transform this icon of our community into a valuable asset which communally houses municipal court, Council chambers, administrative offices, and multiple special event spaces. In doing so, this solution increases the operability and efficiency of our government while also optimizes service delivery and ease of use for our citizens.

Through this project, GMC was involved with city staff and the construction team to trouble-shoot issues as they arose, as well as provide feedback and advice to staff on value engineering solutions to assist in protecting the established budget.

I recommend GMC for any organization seeking a skilled, dependable, and collaborative architectural and engineering partner. Their ability to integrate expertise across disciplines, solve complex problems, and deliver outcomes makes them a valuable asset.

I am pleased to provide this letter of recommendation for Goodwyn Mills Cawood (GMC), a firm that has consistently proven their expertise and commitment to excellence across a variety of disciplines in service to our city. Should you have any questions or wish to discuss our experience further, please feel free to contact me at 706-423-5125 or via email at mhailey@commercega.gov.

Sincerely,



Matthew Hailey
City Manager
City of Commerce

Page 1 of 1

City of Chamblee Reference Letter



CITY OF CHAMBLEE

3619 BROAD STREET | CHAMBLEE, GA 30341

January 14, 2025

To Whom It May Concern,

It is with great enthusiasm that I write this letter of recommendation for the architectural and engineering team of Goodwyn Mills Cawood. Over the years, this team has become a trusted advisor to our city, consistently delivering excellence in both design and collaboration.

From the outset when designing our City Hall and City Center, this team impressed us with their innovative approach to design, which they call **PATH**. This process was a game-changer for Chamblee, fostering consensus through interactive workshops and inclusive discussions. At a time when our city council was divided on whether to pursue a traditional or modern design aesthetic, their methodology bridged the gap and unified diverse perspectives. The result was a design that not only met but exceeded our expectations, capturing the unique character of our community while setting the stage for its future growth.

Their success with the Chamblee City Hall project led us to engage them for additional initiatives, including the development of our city's strategic plan utilizing their **PATH** process. While this was not a traditional design project, their process yielded a strategic plan that set the City up for success.

They are currently enhancing our master plan in collaboration with a developer to create a vibrant and cohesive city center. Time and again, they have demonstrated their ability to understand our city's vision, integrate community input, and deliver thoughtful, impactful solutions.

This team's professionalism, creativity, and dedication have left an indelible mark on Chamblee. Their expertise and collaborative approach make them an invaluable partner in achieving our city's goals. I wholeheartedly recommend them for any project requiring a team that can seamlessly blend technical skill with innovative problem-solving and consensus-building.

Please feel free to contact me at 470-395-2322 or KGorham@chambleega.gov if you have any questions or would like additional details about our experience working with this exceptional team.

Sincerely,

City Manager
City of Chamblee

P

E

W



▲ Huntsville City Hall - Huntsville, AL

Section 6 Example Certificate of Insurance

Section 6 Sample Certificate of Insurance

Insurance Carrier and Coverage

XL Specialty Insurance Company

505 Eagleview Blvd., Suite 100, Exton, PA 19341

A Sample of our Certificate of Liability Insurance is included below to serve as evidence that GMC has all insurance coverage's as specified in the RFP:

- **Professional Liability:** Each claim up to \$50,000 or modifiable per policy endorsement as required by contract terms and aggregate up to \$5,000,000.
- **Commercial General Liability Insurance:** Each occurrence up to \$2,000,000 and aggregate up to \$4,000,000.
- **Automobile Liability Insurance:** Up to \$1,000,000.
- **Umbrella Liability Insurance:** Each occurrence up to \$10,000,000 and aggregate up to \$10,000,000.
- **Workers Compensation and Employer's Liability Insurance:** Up to \$1,000,000.

Client#: 4652 GOOMI DATE (MM/DD/YYYY): 8/27/2024

ACORD - CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policyholder must have ADDITIONAL INSURED provisions or be endorsed if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Harmon Dennis Bradshaw, Inc.
334-273-7277
P.O. Box 241667
Montgomery, AL 36124

INSURED: Goodwyn Mills & Coward, Inc.
Goodwyn Mills Coward, LLC
PO Box 241228
Montgomery, AL 36124

AGENCY: Jutta Faulkner
Tel: 334-273-7277
Fax: 334-273-7277
Email: jfaulkner@hdbinsurance.com

INSURANCE COMPANY: RSC Insurance Company
11150
35288

COVERAGE: CERTIFICATE NUMBER: 7036903231 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	INSURED	POLICY NUMBER	START DATE	END DATE	COVERAGE	LIMITS
A	COMMERCIAL GENERAL LIABILITY	ISLAND MADE	X	ZAGL89258002	10/01/2024	10/01/2025	EACH OCCURRENCE: \$2,000,000 AGGREGATE: \$4,000,000 MEDICAL EXPENSES: \$100,000 PRODUCTS & COMPOUND: \$1,000,000 ADVERTISING: \$100,000 POLLUTANT: \$1,000,000
B	UMBRELLA LIABILITY	ISLAND MADE	X	7036903231	10/01/2024	10/01/2025	EACH OCCURRENCE: \$10,000,000 AGGREGATE: \$10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	ISLAND MADE	X	ZAWC91750102	10/01/2024	10/01/2025	EACH EMPLOYEE: \$1,000,000 AGGREGATE: \$1,000,000 SICKLEAVE: \$1,000,000 SICKLEAVE: \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (REQUIRED): (Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER: Proof of Coverage

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: [Signature]

ACORD 25 (2016/03) 1 of 1 The ACORD name and logo are registered marks of ACORD TASK

Client#: 4652 GOOMI DATE (MM/DD/YYYY): 8/27/2024

ACORD - CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policyholder must have ADDITIONAL INSURED provisions or be endorsed if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: RSC Insurance Company, Inc.
201 Clarendon Road
Birmingham, AL 35202

INSURED: Goodwyn Mills Coward, LLC
PO Box 241228
Montgomery, AL 36124

AGENCY: Jutta Faulkner
Tel: 334-273-7277
Fax: 334-273-7277
Email: jfaulkner@hdbinsurance.com

INSURANCE COMPANY: RSC Insurance Company
11150
35288

COVERAGE: CERTIFICATE NUMBER: 7036903231 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (REQUIRED): (Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER: Proof of Coverage

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: [Signature]

ACORD 25 (2016/03) 1 of 1 The ACORD name and logo are registered marks of ACORD



▲ Huntsville City Hall - Huntsville, AL

Section 7 Contractor Affidavit

Contractor Affidavit

Contractor Affidavit under O.C.G.A. § 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.

E-Verify No. 1215852

March 6, 2024

Federal Work Authorization User Identification Number

Date of Authorization
Professional Architectural and
Construction Management Services

Goodwyn Mills Cawood, LLC (GMC)

Name of Project

Name of Contractor

Peachtree City, Georgia

Name of Public Employer

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

Executed on April 30, 2025 in Atlanta (city), Georgia (state).

Amy J. H. Bell
Signature of Authorized Officer or Manager

Amy Bell, Vice President, Georgia Architecture

Printed Name and Title of Authorized Officer or Manager



SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 30 DAY OF April, 2025

Kimberly Lewis
NOTARY PUBLIC

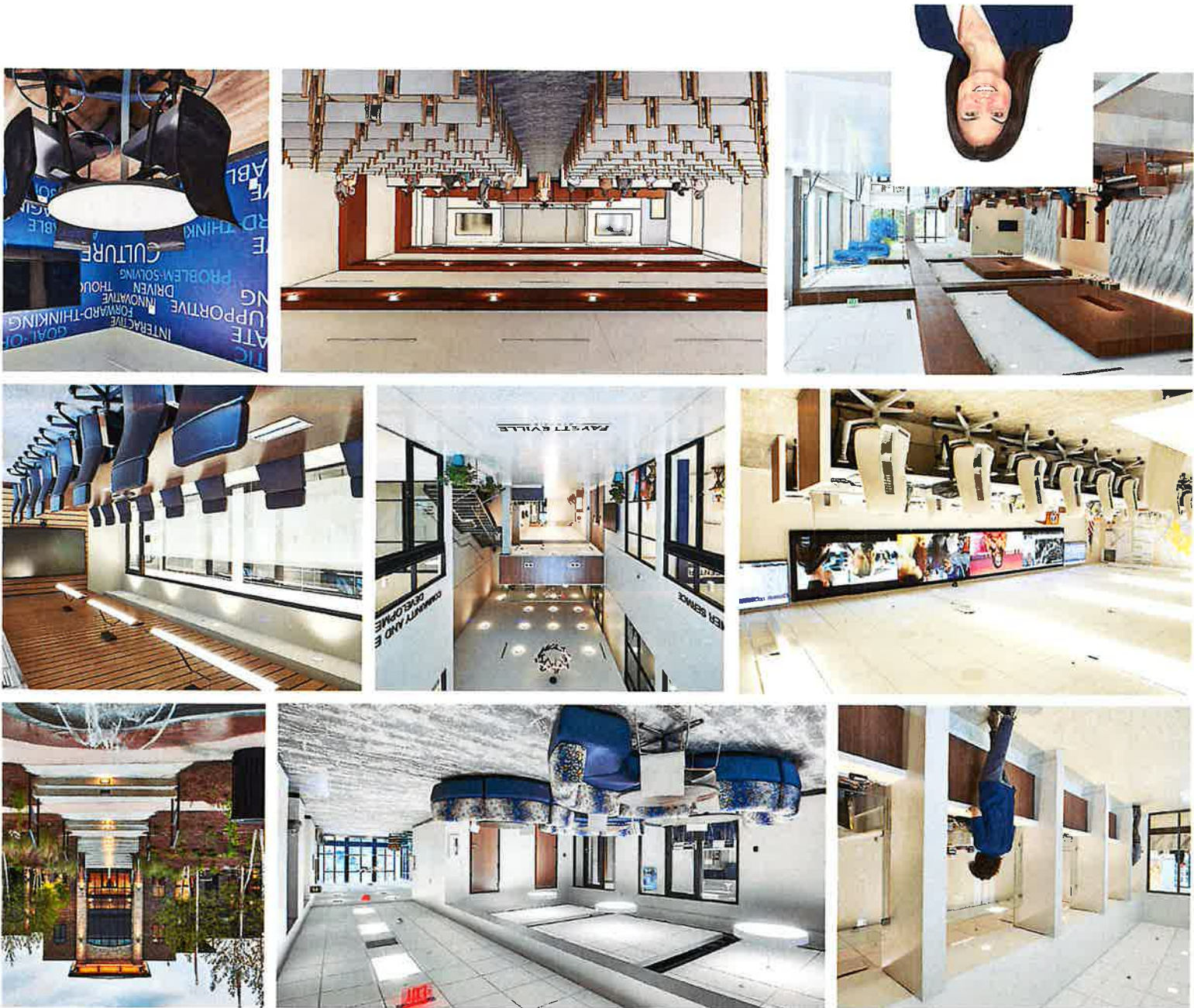
November 30, 2025

My Commission Expires:

Building Communities.



Building Communities



Amy Bell, AIA, NCARB, NCIDQ, LEED GA
Vice President, Georgia Architecture

(334) 728-2048
amy.bell@gmcnetwork.com



Goodwyn Mills Cawood

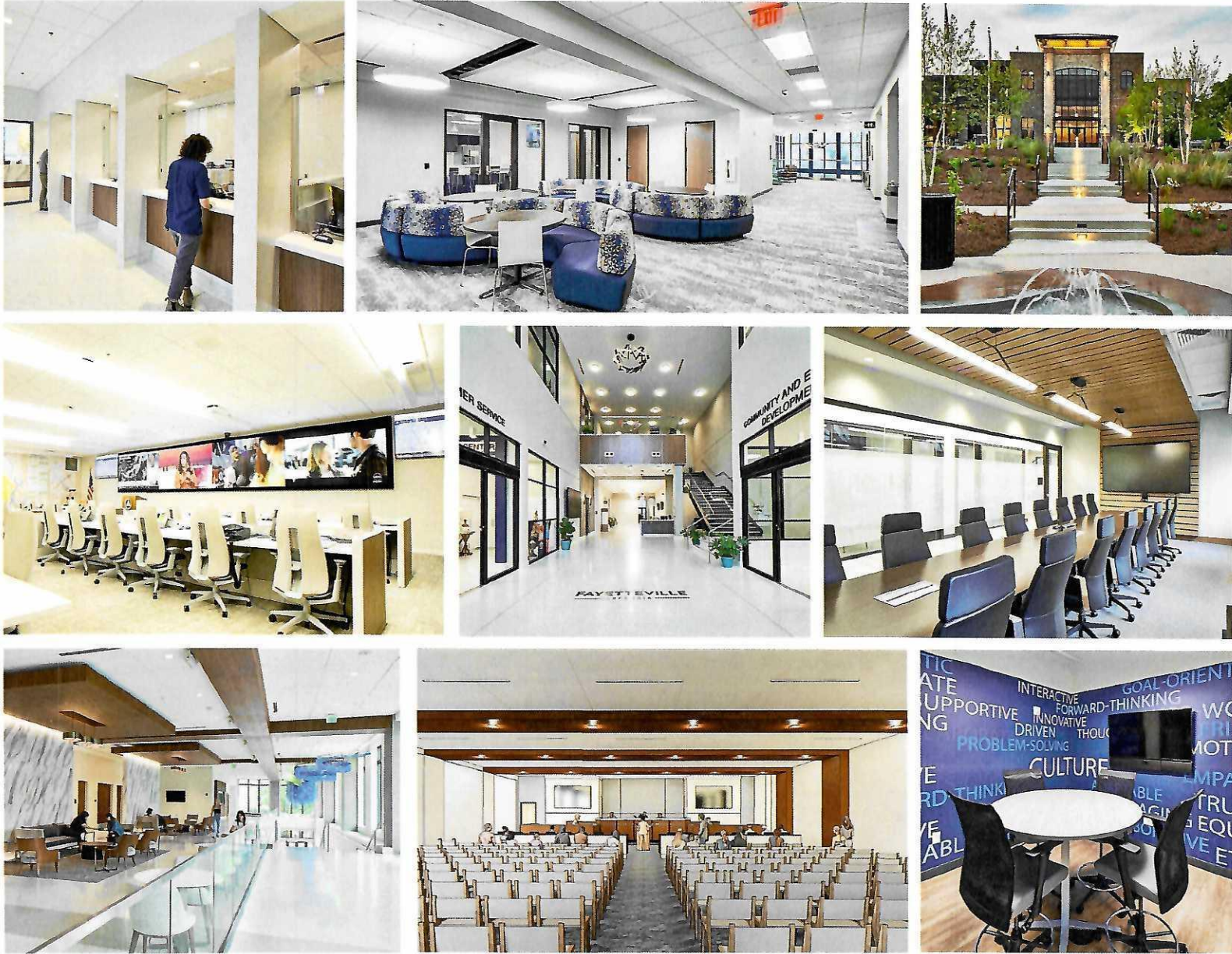


Building Communities
www.gmcnetwork.com

Professional Architectural and Construction Management Services

Peachtree City - Price Proposal

RFP #25-114PES - Submission Date: May 1, 2025



Goodwyn Mills Cawood

Building
Communities



www.gmcnetwork.com



Goodwyn Mills Cawood

6120 Powers Ferry Rd NW
Suite 200
Atlanta, Georgia 30339

T (770) 952-2481
F (770) 955-1064
www.gmcnetwork.com

May 1, 2025

City of Peachtree City
Angela Egan, Purchasing Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: **RFQ 25-114PES** – Architectural and Construction Management Services

Dear Members of the Selection Committee,

Peachtree City will gain a trusted partner in Goodwyn Mills Cawood (GMC) to provide professional architectural design services for Peachtree City. Our team of talented architects, planners, and designers brings expertise in public facility designs. GMC understands the vision necessary to develop public facilities. We would like to highlight the following unique differentiators as you evaluate our qualifications:

- 1 Experience with On-Call Contracts.** GMC is actively managing on-call contracts for several cities, including Gainesville, Douglasville, Fairburn, Commerce, and Chamblee. These contracts encompass a wide range of services such as professional architectural and engineering services, cost estimating, construction management, and planning. GMC's role involves not only the execution of these services but also ensuring that each project aligns with the specific needs and goals of the respective cities. Through these on-call contracts, GMC demonstrates its capability to deliver comprehensive, multi-disciplinary services that support urban development and infrastructure enhancement across various municipalities.
- 2 Proven Excellence in City Projects.** Katy Lucas, a seasoned Senior Interior Designer with over 20 years of experience, recently worked on an interior design package for the city, following their admiration for her work at Fayetteville City Hall. Her expertise in commercial interior design and project management, combined with her ability to lead dynamic project teams, ensures that she delivers exceptional results from conception to completion. Katy's proficiency in client relations and her commitment to excellence make her a valuable asset in any design project. Her work is characterized by a keen attention to detail and a dedication to creating functional and aesthetically pleasing environments.
- 3 Aligning our values with Peachtree City.** GMC can significantly contribute to Peachtree City by aligning with its five pillars. By improving public safety infrastructure, designing parks, and enhancing aesthetics, GMC supports a safe, active, and attractive community. Strategic planning and infrastructure development aid a thriving business environment, while innovative, sustainable practices ensure long-term efficiency and responsibility.

Thank you again for the opportunity to present our qualifications. Please feel free to contact us at any time with questions or requests for additional information.

Sincerely,

Amy K.H. Bell, AIA, NCARB, NCIDQ, LEED Green Associate
Vice President, Georgia Architecture
amy.bell@gmcnetwork.com - (334) 728-2048

Building Communities.

Rate Schedule

Unit Rates

Basic Service Rates

Principal	\$ 285 /hr
Project Manager	\$ 260 /hr
Senior Professional (Architect, Engineer, Interior Designer, etc.)	\$ 240 /hr
Professional (Architect, Engineer, Interior Designer, etc.)	\$ 200 /hr
Pre-Professional (Architect, Engineer, Interior Designer, etc.)	\$ 165 /hr
Senior Administrator	\$ 120 /hr
Clerical	\$ 80 /hr

Special Service Rates

Information Technology (IT) Technician	\$ N/A /hr
CAD Professional	\$ 120 /hr
Senior Administrative Assistant	\$ 100 /hr
Administrative Assistant	\$ 100 /hr
Clerical	\$ 80 /hr

Subconsultants Cost + % **N/A**
If particular class employee is not part of your organization, put N/A.



2025
Standard Rate and Fee Schedule

Standard Hourly Rates

Executive Vice President	\$ 305.00
Senior Vice President	\$ 285.00
Vice President	\$ 265.00
Senior Professional (Architect, Engineer Regional Technical Leader, Surveyor, Interior Design, Scientist, Project Manager)	\$ 260.00
Professional III (Architect, Engineer Design Manager, Surveyor, Interior Design, Scientist, Project Manager)	\$ 240.00
Professional II (Architect, Engineer State Technical Leader, Surveyor, Interior Design, Scientist, Project Manager)	\$ 220.00
Professional I (Architect, Engineer Design Coordinator, Surveyor, Interior Design, Scientist, Project Manager)	\$ 200.00
Senior Professional Staff (Architect, Project Engineer, Interior Design, Scientist, Assistant Project Manager)	\$ 165.00
Professional Staff III (Architect, Project Professional, Interior Design, Scientist)	\$ 150.00
Professional Staff II (Architect, Staff Professional, Interior Design, Scientist)	\$ 135.00
Professional Staff I (Architect, Interior Design, Scientist)	\$ 120.00
Senior Technical (Technical Spec., Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 165.00
Technical III (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 150.00
Technical II (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 125.00
Technical I (Contract Spec., CADD Tech., Designer, Drafting, CA, ROW, Inspector)	\$ 100.00
Intern II (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 90.00
Intern I (Architecture, Engineering, Survey, Interior Design, Environmental Sciences)	\$ 75.00
Executive Administrative Assistant	\$ 120.00
Administrative Assistant II	\$ 100.00
Administrative Assistant I	\$ 80.00
Field Survey:	
Survey Crew (four-man survey crew)	\$ 350.00
Survey Crew (three-man survey crew)	\$ 280.00
Survey Crew (two-man survey crew)	\$ 210.00
Field Tech III	\$ 120.00
Field Tech II	\$ 95.00
Field Tech I	\$ 75.00

Reimbursable Expenses

Travel Expenses	
Vehicle Transport	\$0.70 per mile
Travel/ Meals/ Lodging	Cost
Other Out-of-Pocket Expenses	Cost plus ten percent
Sub-Consultant/ Sub-Contractors	Cost plus five percent
Sub-Consultant/Sub-Contractors reimbursable expenses	Cost plus five percent
Printing & Shipping	
Out of house reprographic services	Cost plus ten percent
In-House B&W reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House Color reprographic services (small format)	\$0.10/ sheet (8.5 x 11)
	\$0.15/ sheet (11 x 17)
In-House B&W reprographic services (large format)	\$0.15/ sf
In-House Color reprographic services (large format)	\$0.20/ sf
GPS equipment	\$250.00 per day

Building Communities.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 7/2/2025
Kelly Bush, Financial & Administrative Services Director 7/3/2025
Chris Hobby, Assistant City Manager 7/3/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-04 Kedron Bridge Guardrail Replacement

Recommendation:

Award the contract for replacement of the guardrail at the Kedron Bridge to Piedmont Paving in the amount of \$139,668.72.

Discussion:

This project is to replace the guardrail in advance of the Kedron Bridge. This bridge is located on N Peachtree Parkway at the point where it crosses over Lake Kedron. The guardrail was damaged by a motor vehicle that lost control and veered off the roadway. No fatalities or injuries were reported as a result of this accident. However, the guardrail was damaged and needs to be replaced. Since this bridge was built, roadside safety barrier standards have increased, requiring a redesign of the barrier. Staff worked with a consulting engineering firm to design a safety barrier that meets current MASH standards and then issued this design as part of a bid package to solicit contractors to perform the work.

The City received two (2) bids. The bids are as follows:

Piedmont Paving	\$ 139,668.72
JHC Corporation	\$ 275,958.45

Staff reviewed the apparent low bid and found that they meet all requirements. Therefore, Staff recommends awarding the project to Piedmont Paving.

Budget Impact:

There is sufficient funding in the Bridge Maintenance account to cover the cost of this project.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Public Works Director 7/3/2025
Dustin Farron, Assistant Financial & Administrative Services Director 7/3/2025
Kelly Bush, Financial & Administrative Services Director 7/3/2025
Chris Hobby, Assistant City Manager 7/7/2025
Justin Strickland, City Manager 7/7/2025

DATE: July 10, 2025

SUBJECT: 07-25-05 FY2025 Budget Amendment and Acceptance of Donations toward Greenspace Trail Improvements

Recommendation:

Approve the attached budget amendment 25-18 accepting and budgeting for the \$2,000 donation from the SouthSide Cycling Club to go toward a bike repair stand along with in-kind materials with volunteer installation of natural surface trail maintenance and improvements at the Peachtree City Athletic Complex (PAC Trails) and Gin Branch Greenspace.

Discussion:

The SouthSide Cycling Club proposes to donate \$2,000 for a bike repair stand along with in-kind materials for natural surface trail improvements. The Trail Maintenance projects will be donation-in-kind of materials installed by volunteers.

SouthSide Cycling Club volunteers to lead other community groups and residents to donate materials and materials-in kind contributions to complete recommended trail service improvements. An estimated 2 miles of existing greenspace natural surface social trails will be maintained for safe accessibility, sustainability and with improvements including information kiosk, trail markings and short boardwalks to cross drainages.

Both the PAC Trails and Gin Branch Greenspace Trail community service projects were included proposals to increase natural surface trails for City residents suitable for hiking, running and mountain biking in the 2025 Recreation Master Plan approved for planning purposes.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments:

1. Council Agenda - SSCC Bike Repair Stand Donation
2. Budget Amendment 25-18 Bike Repair Stand



Included Tools

- Philips & standard screwdrivers
- Steel core tire levers (2)
- Headset/pedal wrench
- 8/10mm cone wrench
- 9/11mm cone wrench
- Torx T-25
- Hex key set



High Security Outdoor Public Bike Pump (with Gauge)

- 2 year warranty
- Outdoor-rated stainless steel construction, completely sealed
- Proprietary long-life piston seal and solid pump rod
- Steel braided air hose core prevents cutting
- Dual pump head works on all bikes
- Longer hose available with mounting clip



**Maintenance free alloy handle
and weather proof gauge**



**Longer hose and mounting
clip available**



QR code to online help



CITY OF PEACHTREE CITY

BUDGET AMENDMENT	
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	NUMBER	25-18
--	---------------	-------

DATE 7/10/25

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2025 Budget Resolution to accept and budget a \$2,000 donation from SouthSide Cycling Club for a bike repair stand at the Peachtree City Athletic Complex.

	Entered
10/1/2017	10/1/2017
10/2/2017	10/2/2017
10/3/2017	10/3/2017
10/4/2017	10/4/2017
10/5/2017	10/5/2017
10/6/2017	10/6/2017
10/7/2017	10/7/2017
10/8/2017	10/8/2017
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1/23/2018	1/23/2018
1/24/2018	1/24/2018
1/2	

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 7/2/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-06 Annual Zoning Map and Zoning Ordinance Adoption

Recommendation:

Re-adopt the Official Zoning Map and Zoning Ordinance.

Discussion:

The purpose of this agenda item is for the Council to officially re-adopt the Peachtree City Zoning Map and Zoning Ordinance. These documents have been re-adopted annually by the City Council to ensure their validity and legal standing.

The Official Zoning Map and Zoning Ordinance have been updated as appropriate to reflect all map amendments adopted during calendar year 2024. No additional zoning map or text changes are included with the adoption of this ordinance.

Budget Impact:

There is no budget impact associated with this request.

Attachments:

1. 2025 - Official Zoning Map
2. Ordinance - 2025 Annual Zoning Map and Zoning Ordinance Adoption

- | | | | |
|--|--|--|--|
|  Peachtree City Boundary |  Airport Overlay Districts |  VR |  LUC |
|  Major Arterial |  ADO |  R-43 |  LI |
|  Local Rd |  RPZO |  LUR |  LUI |
|  Lakes |  TSO |  GR |  OS-C |
|  Zoning Condition |  AR |  OI |  OS-P |
| |  ER |  LC |  GC |

Peachtree City Official Zoning Map

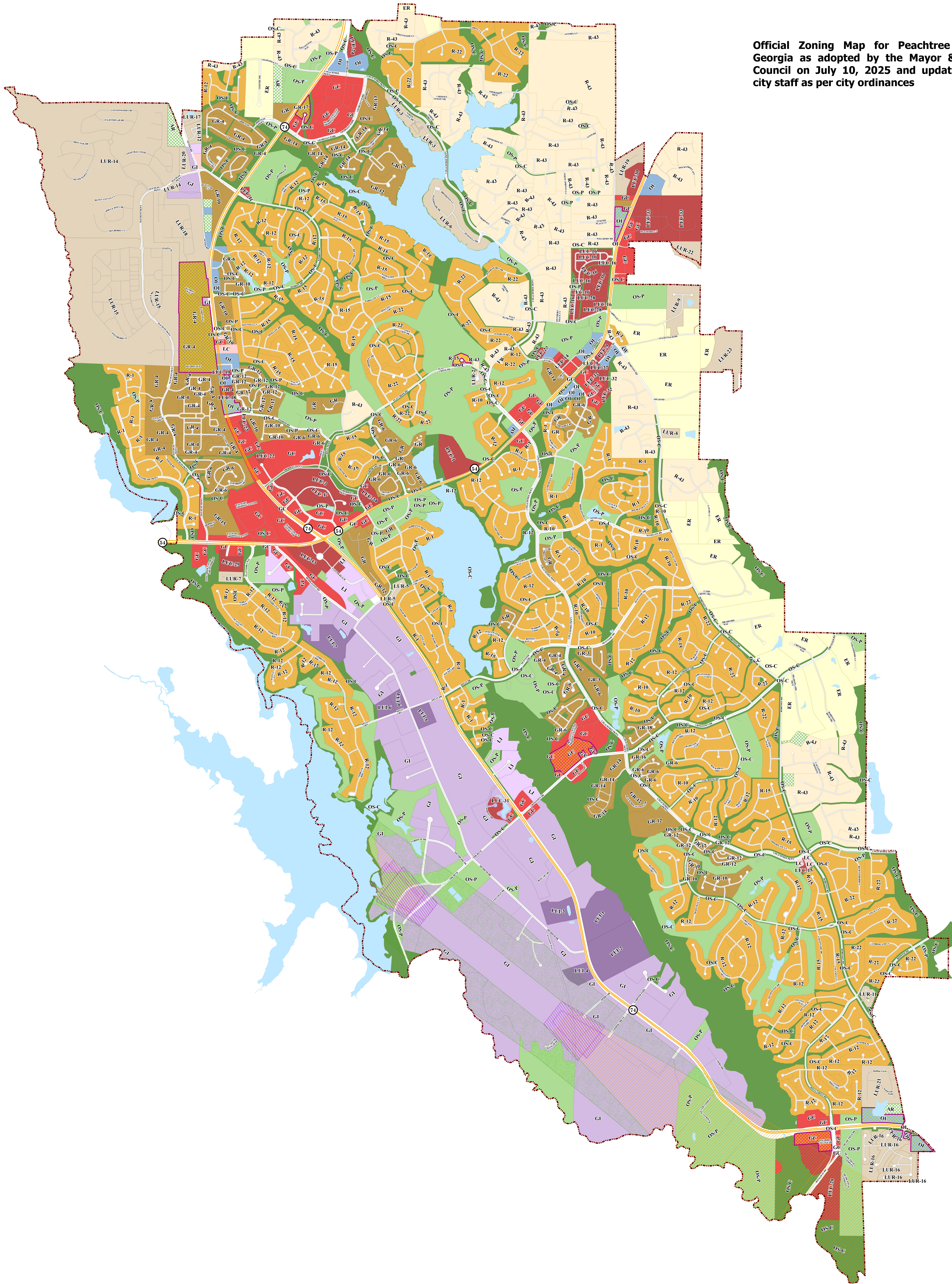


0 0.25 0.5 Miles

Compiled by Peachtree City GIS Division

Maps and Data are to be used for reference purposes only. The data contained on Peachtree City's Geographic Information System (GIS) is subject to constant change. This information is provided AS IS without warranty of any kind, implied or expressed, as to the information being accurate or complete. Map information is believed to be accurate but accuracy is not guaranteed. As with any data that is compiled from several sources, including third parties, there may be errors, omissions or inaccuracies. The Shapefiles and Feature Datasets used to create these maps have not been officially field verified by the City of Peachtree City and should not be used for any survey work. Neither the City of Peachtree City nor any of its employees shall be held liable for any inaccuracies or errors in this file. It is strongly recommended that users of this data verify all data prior to use. With knowledge of the foregoing, by proceeding to use the city's GIS each user agrees to waive, release and indemnify Peachtree City, its agents, consultants, contractors

Official Zoning Map for Peachtree City, Georgia as adopted by the Mayor & City Council on July 10, 2025 and updated by city staff as per city ordinances



**AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE,
SPECIFICALLY ARTICLE IV, ENACTMENT CLAUSE, AND
ARTICLE VII SECTION 702 DISTRICT BOUNDARIES,
TO FORMALLY ADOPT THE PEACHTREE CITY ZONING ORDINANCE
AND THE PEACHTREE CITY OFFICIAL ZONING MAP,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section1. Article IV – Enactment Clause of the Peachtree City Zoning Ordinance be amended as follows:

In accordance with an adopted land use and thoroughfare plan for the development of a new town and in pursuance of authority granted by the State of Georgia General Planning and Zoning Enabling Act of 1957, as amended [Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.], the City Council of the City of Peachtree City, Georgia, does hereby ordain and enact into law the articles and sections of this ordinance for application to the entire incorporated area of Peachtree City, Georgia.

The zoning map dated July 10, 2025 is hereby adopted as the official zoning map as a part of this zoning ordinance by the City Council of the City of Peachtree City, Georgia.

Section2. Article VII, Section 702 – District boundaries of the Peachtree City Zoning Ordinance be amended as follows:

The location and boundaries of each zoning district are as shown on the "Official Zoning Map of Peachtree City, Georgia." The city zoning map, dated September 12, 1977, as amended is hereby updated and replaced by the city zoning map dated July 10, 2025. The zoning map dated July 10, 2025 is hereby adopted and by such adoption all properties in the city are hereby zoned to the zoning classifications indicated for such properties on said map until such time as said property may be rezoned to some other zoning classification.

A copy of the zoning map shall be kept on file in the office of the city clerk, and preserved by the city clerk. It shall be the express duty of the city clerk or someone authorized by the city clerk, to replace the zoning map as it is amended by the city council. A copy of the zoning map shall be available for all persons desiring to examine it and shall be considered the official zoning map of the city.

As properties are rezoned, it shall be the express duty of the city clerk or their designee to make the authorized rezoning changes such that the zoning map reflects the changes authorized by the city governing authority. A copy of the zoning map shall be

available for all persons desiring to examine it and shall be considered the official zoning map of the city.

Section 3. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 5. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 10th day of July, 2025.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clint Holland, Post 3

Attest: _____
City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 7/3/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-07 New Alcohol License - Singh's Cafe Indian Cuisine, 1009 N. Peachtree Parkway

Recommendation:

Approve a new alcohol license for Singh's Cafe Indian Cuisine, 1009 N. Peachtree Parkway.

Discussion:

Singh's Cafe Indian Cuisine, located at 1009 N. Peachtree Parkway, has submitted a request for a new alcohol license. Mr. Gurmeet Singh has requested to be appointed as the Licensee and as the License Representative.

The business location and Mr. Singh have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. For the remainder of 2025, the applicant will pay \$2,500 for malt beverage, wine, and distilled spirits and \$250 for Sunday Sales. Going forward, the applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000, plus \$500 for Sunday sales.

Attachments:

1. Application Redacted
2. Picture of sign



Office of the City Clerk

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: Mr. Singh LLC d/b/a Singh's Cafe Indian Cuisine	Business Location: 1009 N Peactree Parkway , Peachtree City , GA, 30269	Number of Serving Bars: 1
Nature of Business: Full-service Indian restaurant operating as Singh's Cafe Indian Cuisine, providing dine- in, takeout, catering, and alcohol service.	Mailing Address: 1009 N Peactree Parkway , Peachtree City , GA, 30269	Business Phone Number: 4 [REDACTED]
Name of Licensee: Gurmeet Singh	Home Address: [REDACTED], Brookhaven ,GA,30329	Home/Cell Phone Number: [REDACTED]
Name of License Representative:	Home Address:	Home/Cell Phone Number:

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☐	Wine	☐	Wine	☐
Distilled Spirits	☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☒	Holidays	☐		☐		☐

Please complete information below (use separate sheet if necessary):

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
Gurmeet Singh	[REDACTED] Brookhaven ,GA,30329	[REDACTED]
Arvinder Pal Singh	[REDACTED] Brookhaven ,GA,30329	[REDACTED]

Contact Person:

Gurmeet Singh

E-mail Addresses for License Applicant(s):

[REDACTED]

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO

If YES, please provide name of employee: _____

AT&T CHARM



ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Singh's Cafe Indian Cuisine
Hearing before City Council of the City of Peachtree City
On the **10th** day of **July**, **2025** at **6:30**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Dustin Farron, Assistant Financial & Administrative Services Director 7/3/2025
Kelly Bush, Financial & Administrative Services Director 7/3/2025
Chris Hobby, Assistant City Manager 7/3/2025
Justin Strickland, City Manager 7/3/2025

DATE: July 10, 2025

SUBJECT: 07-25-08 FY26 Manager's Proposed Budget

Recommendation:

No action requested at this time.

Discussion:

In accordance with O.C.G.A. § 36-81-5, the City Manager's Proposed Budget for Fiscal Year 2025-2026 was presented to the City Council on June 5, 2025.

The proposed budget was made available to the public in the following ways:

Electronically: A full copy of the budget is accessible on the City's official website.

Physically: A printed copy is available for public inspection at the front desk of City Hall during normal business hours.

A public hearing to receive citizen input on the proposed budget is being held today, on July 10, 2025, at 9:30 AM.

Final adoption of the budget is scheduled for consideration at the regular City Council meeting on August 21, 2025, at 6:30 PM.

Since the proposed budget was presented on June 5, 2025, the following changes are being recommended in the General Fund for the final adoption of the budget:

FY2026 Proposed Budget Amendments

	Debit	Credit
Salaries (Citywide)	\$ 642,069	
Fire Training Tower (CIP - Fire)		\$ 387,308
Equip. Operator - Public Works (Street Sweeper)		\$ 95,500
Part-time Salaries - Code Enf.		\$ 80,000
Golf Cart (2) @ \$15,000 (CIP - Code Enf.)		\$ 30,000
General Admin Contingency		\$ 49,261
Total	\$ 642,069	\$ 642,069

This would add 1 full-time position to Public Works for regular street sweeping and 10 part-time positions to Code Enforcement for additional path patrol. An addition of 6 FTEs (Full-Time Equivalents) overall. It would also include the purchase of a Fire Training Tower to be used with the current Burn Building and purchases of two golf carts for the new part-time code park/path enforcement officers. This will keep the proposed total funding of the General Fund Budget the same as presented at the June 5, 2025, meeting by offsetting the proposed additions by reducing funds from citywide salaries regarding merit.

All other funds are recommended to stay the same as proposed on June 5, 2025.

As a note to revenues for the General Fund, since the City opted into the new Statewide Floating Homestead Exemption (2024), all homestead ad-valorem taxes are frozen for calendar year 2025 (FY2026) and will be the same amount as calendar year 2024 (FY2025).

Budget Impact:

Funding for FY2026 operating budgets for Peachtree City's various funds not operated on a project basis and the FY2026 Capital Improvement Program.

Attachments:

None